



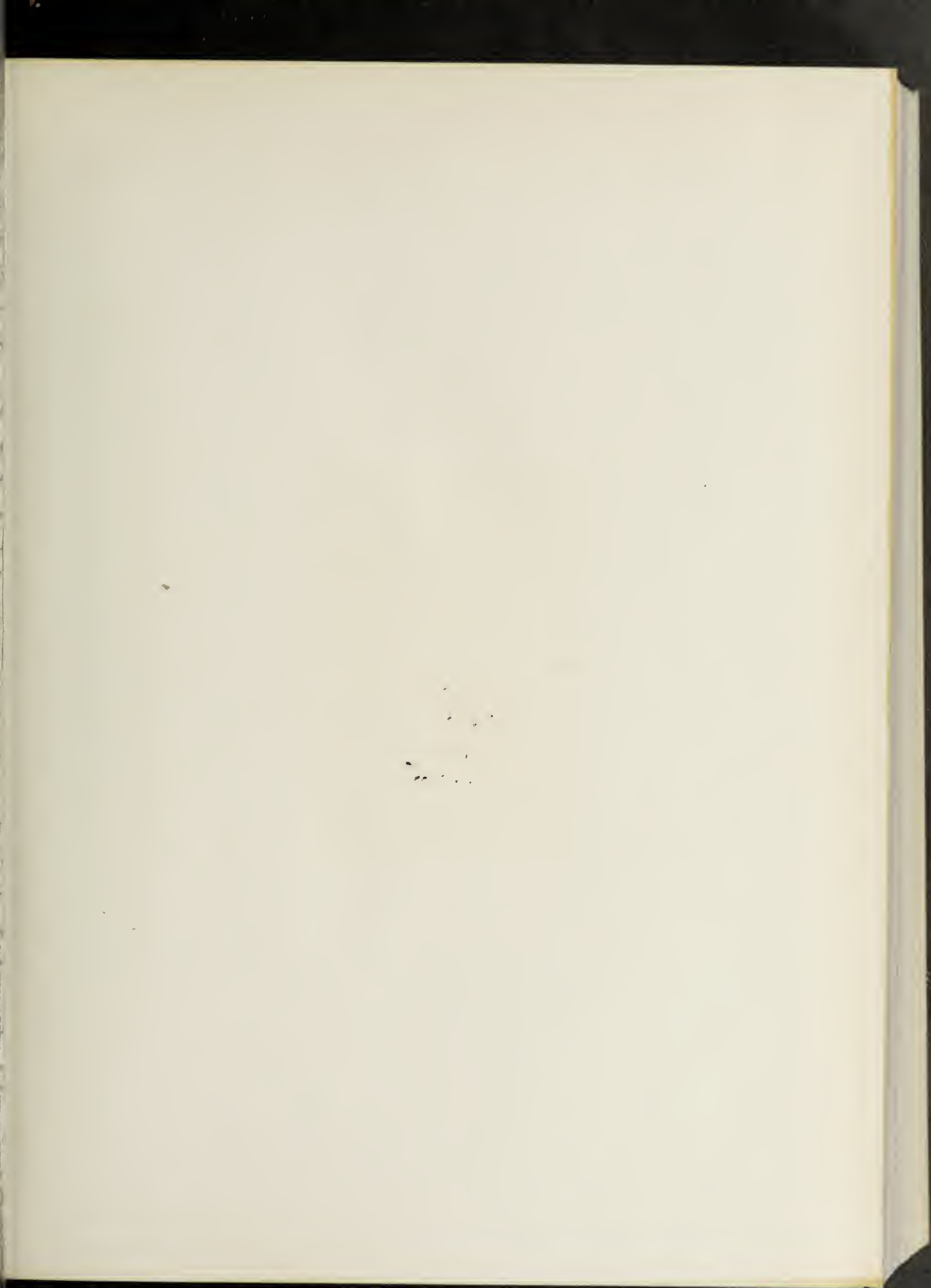
LIBRARY
OF THE
UNIVERSITY
OF ILLINOIS

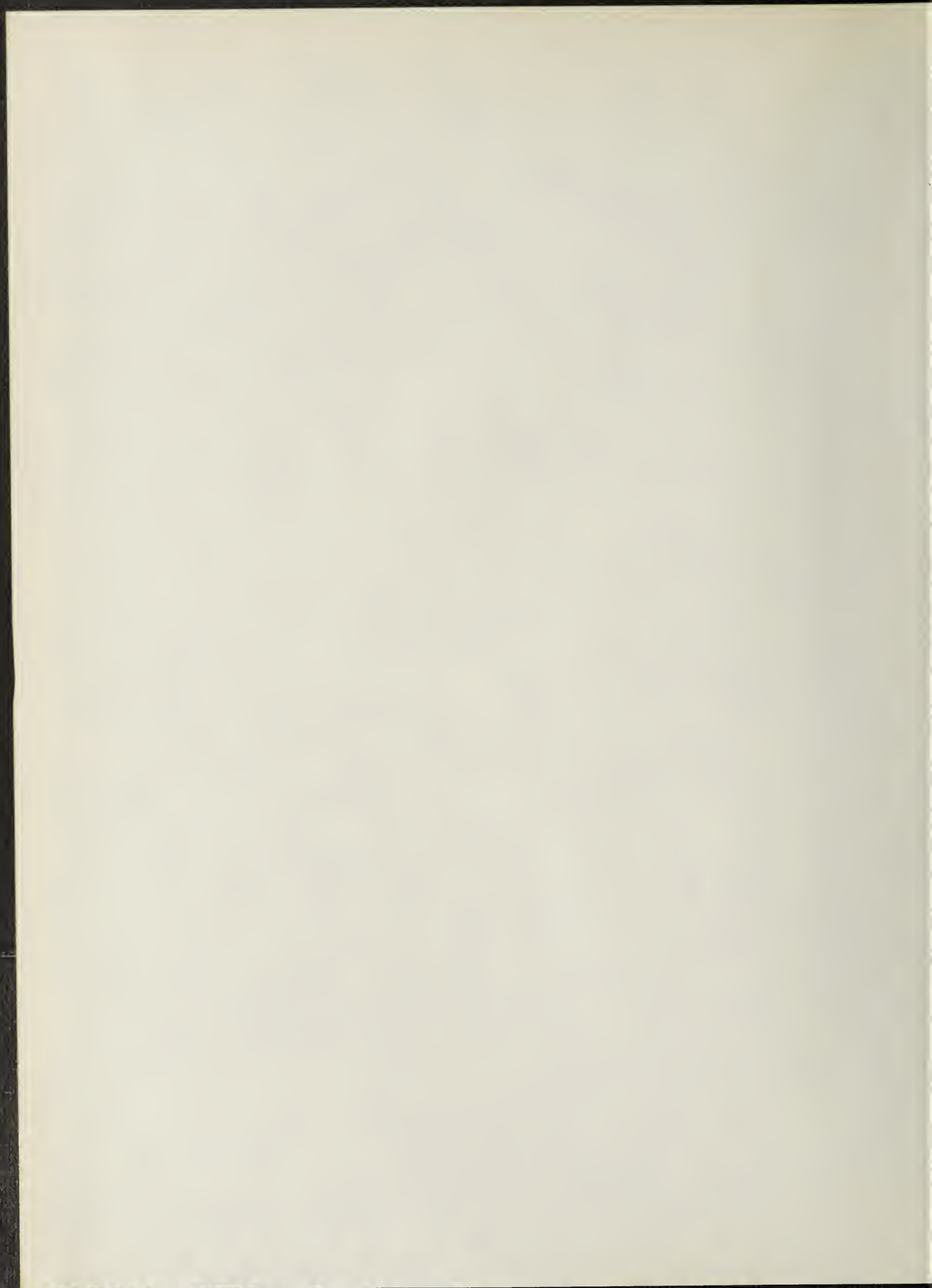
352.05

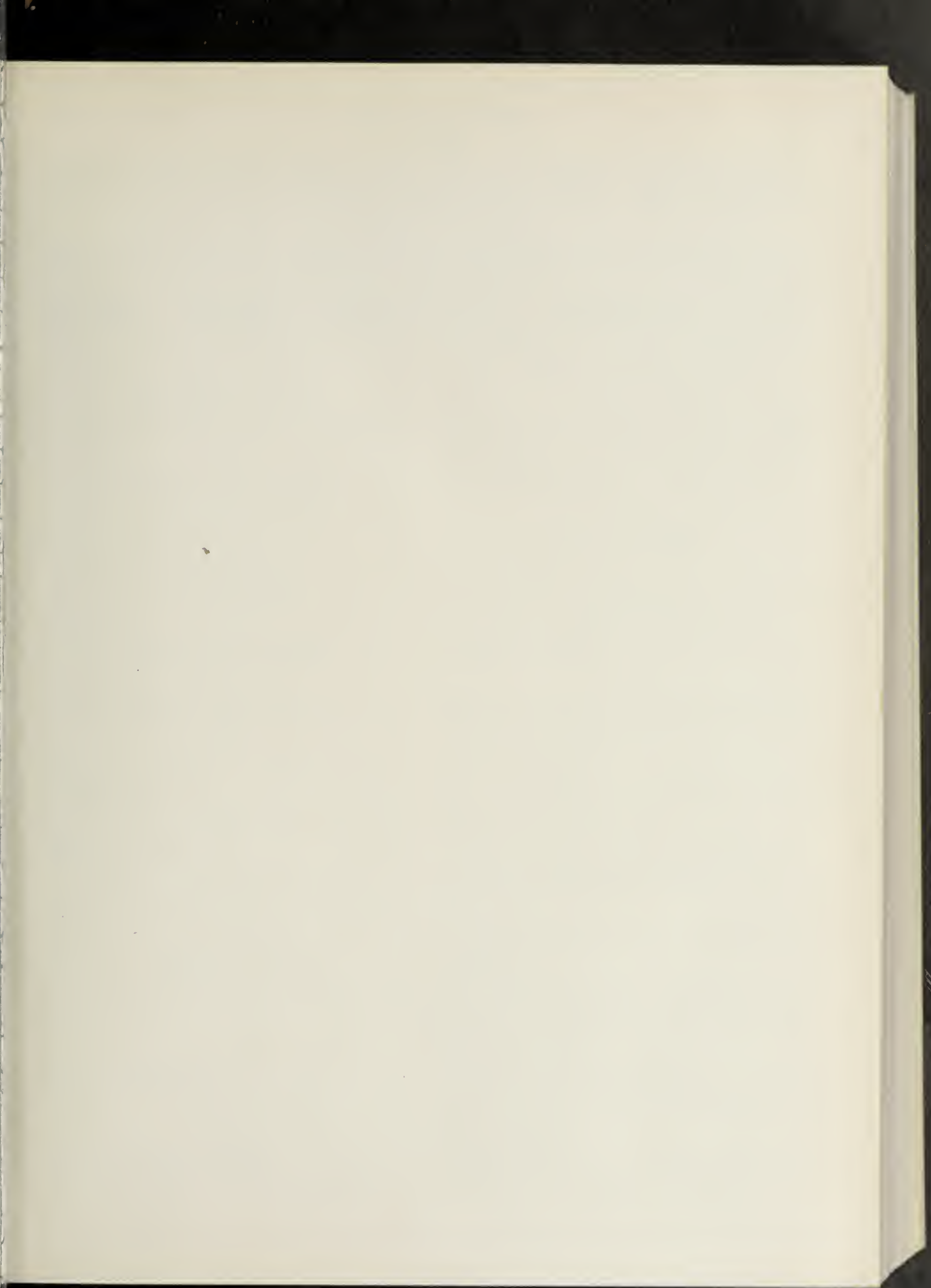
NEW

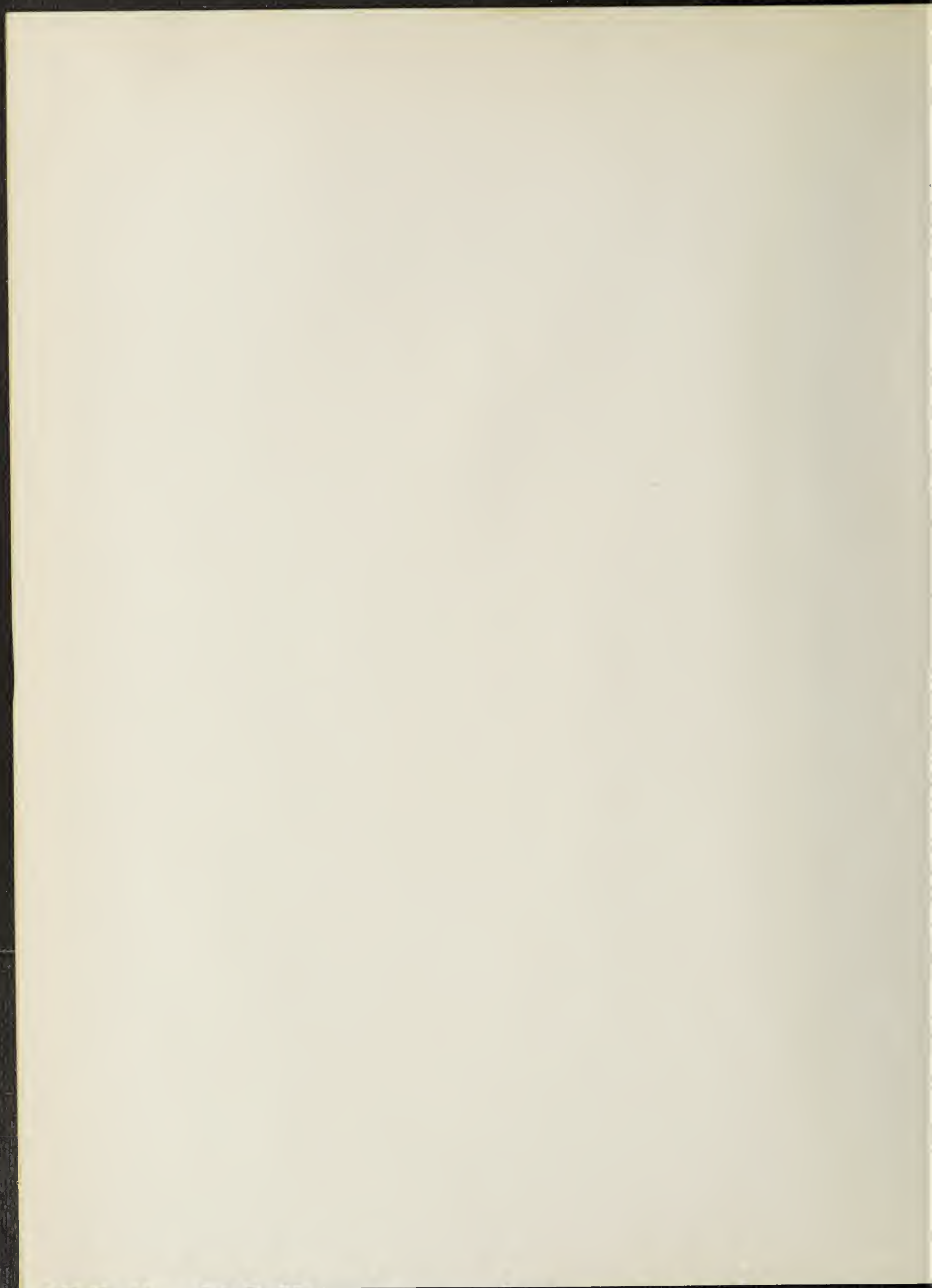
v. 44

no. 1-25









2.05
W 287

BULLETIN

OF THE

BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

Issued under authority of Chapter 27, Section 665 of the Charter of the City of New York
Published weekly by the Board of Standards and Appeals at its office, 80 Lafayette Street, 9th Floor, Manhattan,
New York 13, N. Y.

Vol. XLIV	Subscription \$15.00 a year	January 6, 1959	Single Copies, 25 cents By Mail, 30 cents	No. 1
-----------	--------------------------------	-----------------	--	-------

DIRECTORY

BOARD OF STANDARDS AND APPEALS

HARRIS H. MURDOCK, Chairman

EDWIN W. KLEINERT

MAX H. FOLEY

HAROLD R. SLEEPER

SAMUEL L. BECKER, Director

JOSEPH J. DOYLE, *Chief Clerk*

OFFICE—80 Lafayette Street, 9th Floor, Manhattan, New
York 13, N. Y.

TELEPHONE—WHitehall 3-3600, Extensions 2600-2609, 2769-
2770 and 3020-3024.

Address all communications to the Chairman

CONTENTS

Docket.

Notice of Hearing Calendar.

Fire Drill Rules.

Appeals as to Multiple Dwellings.

Local Law 72—of 1958.

HOURS OF CONSULTATION

10 A.M. to 1 P.M.

Any person desiring to consult the chairman or the engi-
neers, pertaining to the work of the board, will be seen only
between the hours of ten in the morning and one in the
afternoon—Saturdays excepted.

PUBLIC HEARINGS

Tuesdays at 10 a.m. and 2 p.m.

Special meetings as published in this Bulletin.

All hearings are held at 80 Lafayette Street, 9th Floor,
Borough of Manhattan.

NOTICE TO APPELLANTS AND APPLICANTS

No appeal or application will be entertained in connection
with which court proceedings are pending or in progress,
unless exception is granted by the chairman, nor accepted
which is not filed within thirty days from the date of the
action of the Administrative Official.

Any communication purporting to be an appeal or appli-
cation shall be regarded as a mere notice of intention to seek
relief until it is filed on the form required by the rules of
this board.

Upon receipt of any such communication the writer will
be supplied with the official forms for presenting his appeal
or application.

At the time of filing an appeal or application, the appel-
lant or applicant shall forward a signed notice of appeal
addressed to the Administrative Official either Borough
Superintendent of Buildings or Fire Commissioner and file
with this board a duplicate of said notice.

Appellants and applicants are advised that their plans must
indicate the points of the compass so as to establish the true
location and position of the property, the subject of the
appeal or application.

Appeals and applications will be simplified and disposition
of same expedited by conforming to these directions.

HARRIS H. MURDOCK, *Chairman*.

CALENDAR

DOCKET

New Cases filed up to December 31, 1958

Cal. No. Dept. Premises Affected

756-58-BZ—B.B.—3291-3323 Nostrand Avenue, northeast corner of Avenue T, Block 7365, Lot 71, Borough of Brooklyn, NB 2403-58—Airport Area—Height.

757-58-BZ—B.B.—2475-2483 17th Street and 1701-1717 Avenue Y, northeast corner, Block 7419, Lot 45, Borough of Brooklyn, Alt. 2754-58—re extension of building for business use—manufacturing and residence districts.

758-58-SA—General Automatic Gas-fired Hot Water Domestic Heating Boilers, Models L-4, L-5, L-6, L-7, L-8, L-9, and L-10, manufactured by General Automatic Products Corp., Appliance.

759-58-BZ—B.B.—2111 Brown Street, southeast corner of Avenue U, Block 7365, Lot 1, Borough of Brooklyn, NB 2395-58—Airport Area—Height.

760-58-BZ—B.Bx.—1332-1340 Ogden Avenue, east side, 138.80 feet south of West 170th Street, Block 2522, Lots 12, 13, 14 and 15, Borough of The Bronx, Alt. 939-58—re parking and storage—local retail use district.

761-58-BZ—B.Bx.—2954-2958 Bruner Avenue, east side, 100 feet south of Adeo Avenue, Block 4791, Lots 4 and 52, Borough of The Bronx, Alt. 1075-58—re extension of building—factory use—residence use district.

762-58-BZ—B.B.—1514-1516 Avenue Z, south side, 50 feet west of East 16th Street, Block 7460, Lot 6, Borough of Brooklyn, NB 2381-58—re area occupied—business use, D area district.

763-58-BZ—B.M.—1-3 14th Street, East, and 69 Fifth Avenue, northeast corner, Block 842, Lots 1, 5 and part of Lot 7 Borough of Manhattan, NB 169-58—re elimination of garage—multiple dwelling—retail use district.

764-58-BZ—B.B.—1889-1893 Fulton Street, north side, 103 feet 2¼ inches east of MacDougal Street, Block 1530, Lot 19, Borough of Brooklyn, NB 1347-58—re area—retail use, C area district.

765-58-A—B.M.—532-534 East 88th Street, south side, 171 feet west of East End Avenue, Block 1584, Lots 33 and 34, Borough of Manhattan, Alt. 1633-56—re altered building, constitutes a new building.

766-58-SM—Federan Fedwall (wall coverings) manufactured by Federal Industries Inc., Material.

767-58-BZ—B.B.—4102-4110 Avenue U and 2201-2211 Coleman Street, southeast corner, Block 8558, Lot 36, Borough of Brooklyn, Alt. 3382-58—re extension of use and change in occupancy to gasoline service station, parking and storage of more than 5 cars—retail use district.

768-58-BZ—B.B.—905-915 Pennsylvania Avenue and 125-133 Wortman Avenue, northeast corner, Block 4369, Lot 37, Borough of Brooklyn, NB 2379-58—re gasoline service sta-

tion, parking of cars awaiting service—business and residence use districts.

769-58-BZ—B.B.—8001-8023 Flatlands Avenue, north side, from East 80th to East 81st Street, 765-775 East 80th Street and 766-776 East 81st Street, Block 8001, Lots 1, 3 and 9, Borough of Brooklyn, NB 2273-58—re erection and maintenance of gasoline service station, parking and storage of motor vehicles—retail and residence use districts.

770-58-BZ—B.B.—81-85 Clinton Avenue, east side, 105 feet, 4 inches south of Park Avenue and 76 Waverly Avenue, Block 1888, Lots 37, 38 and 39, Borough of Brooklyn, Alt. 4081-58—re parking and storage of owners trucks, loading and unloading for 5-story factory, unrestricted, business and residence use districts.

771-58-BZ—B.Bx.—2161-2167 Parker Street and 1620-1622 Purdy Street, northeast corner, Block 3962, Lot 1, Borough of The Bronx, Alt. 648-58—re parking and storage of more than 5 motor vehicles—residence use district.

772-58-A—B.M.—3-5 West 18th Street, north side, 134.4 feet west of 5th Avenue, Block 820, Lot 36, Borough of Manhattan, Alt. 1815-58—re egress.

773-58-BZ—B.B.—2727-2729 Cropsey Avenue and 217-231 Bay 46th Street, northeast corner, Block 6914, Lot 84, Borough of Brooklyn, N.B. 2681-58—re store and restaurant, area excessive and more than one building on lot—residence use, D area district.

774-58-BZ—B.Q.—36-25 Parsons Boulevard, northeast corner of 37th Avenue, Block 5014, Lot 1, Flushing, Borough of Queens, N.B. 4167-58—re erection of 6 story multiple dwelling within airport area.

775-58-BZ—B.Bx.—3490 Palmer Avenue, southeast corner of Boston Road, Block 5259, Lot 1, Borough of The Bronx, N.B. 1318-58—re bowling alleys, restaurant, bar, kitchen, etc., accessory parking—manufacturing and residence use district.

776-58-BZ—B.B.—155 Prospect Park Southwest, northwest corner of Vanderbilt Street, Block 5268, Lot 94, Borough of Brooklyn, Alt. 3431-58—re gasoline service station, accessory minor repairs, lubritorium, car washing, parking of cars awaiting service, area excessive, etc.—residence and local retail use district.

777-58-BZ—B.Q.—180-06 to 180-14 (180-10 official) Linden Boulevard, south side, 125.42 feet west of Montauk Street, Block 12406, Lots 320 and 321, St. Albans, Borough of Queens, N.B. 3984-58—re gasoline service station, lubrication, auto washing—non automatic. minor repairs with hand tools only, parking of motor vehicles, ground sign, rear yard, etc.—retail and residence use district.

778-58-A—B.B.—1588 Carroll Street, south side, 225 feet west of Schenectady Avenue, 2nd floor, Block 1413, Lot 28, Borough of Brooklyn, Alt. 1181-57—re egress.

779-58-A—B.Q.—87-37 188th Street, northeast corner of Palo Alto Avenue, Block 10501, Lot 60, Hollis, Borough of Queens, Decision—re Revocation of Certificates of Occupancy Nos. 792-27 and 1030-50.

CALENDAR

DESIGNATIONS: B.—Department of Buildings; B.B.—Department of Buildings, Brooklyn; B.M.—Department of Buildings, Manhattan; B.Q.—Department of Buildings, Queens; B.R.—Department of Buildings, Richmond; B.Bx.—Department of Buildings, Bronx; H.D.—Health Department; F.D.—Fire Department, and M. and A.—Dept. of Marine and Aviation.

RULES

Last Publication

Arc and Gas Welding and Oxygen Cutting	Nov. 27, 1956.
Carbon Dioxide Liquefier, Rules..	Mar. 18, 1947—Vol. 32, No. 11
Cements, Air Entraining Portland, Rules for Approval and Use of.	April 12, 1955.
Cements, Blended, Rules for Testing and Use of	Mar. 15, 1955—Vol. 40, No. 11
Certificate of Occupancy, approved form	Dec. 28, 1943—Vol. 28, No. 52A
Concrete Flat Slabs, Rules	July 13, 1937—Vol. 22, No. 28
Concrete Masonry Units, Rules for Manufacture, Testing and Use of	April 24, 1951—Vol. 36, No. 7A
Dry Cleaning Establishments, Rules Covering	Sept. 15, 1955.
Concrete Rules (Hydrated Lime)..	Aug. 3, 1937—Vol. 22, No. 31
Elevator Rules	Mar. 3, 1936—Vol. 21, No. 9
Erection, Alteration, Repair, Excavation for and Demolition of Buildings	Feb. 1, 1956.
Exit Rules (Revolving Doors) ...	June 15, 1937—Vol. 22, No. 24
Exterior Veneering Materials, Rules for	Mar. 11, 1952—Vol. 37, No. 11A
Factory Exit Rules	Feb. 22, 1955.
Fire Alarm Rules (Interior)....	April 15, 1958.
Fire Drill Rules	April 15, 1958.
Fire Resistive, Flameproof Materials, etc., Rules for Testing of	Jan. 8, 1957.
Fire Retarding Rules for Garages, Motor Vehicle Repair Shops and Oil Selling Stations	Apr. 22, 1952—Vol. 37, No. 17
Fireproof Wood, Testing of.....	Apr. 13, 1937—Vol. 22, No. 15
Gas Shut-Off Rules	Apr. 7, 1925—Vol. 10, No. 14
Hatchway Protection	June 5, 1928—Vol. 13, No. 23
Insulating Fibre Board Rules	Mar. 25, 1952—Vol. 37, No. 13A
Methyl Chloride Rules for Class B and C Refrigerating Systems...	Feb. 11, 1947—Vol. 32, No. 6
Oil Burner Rules	Nov. 20, 1956.
Opening Protective Assemblies, Rules for Inspection of	May 27, 1954.
Parking and Storage of Motor Vehicles—Rules of Commissioner of Housing and Buildings	Sept. 7, 1948—Vol. 33, No. 36
Plumbing Rules	Aug. 3, 1937—Vol. 22, No. 31
Plumbing Rules (Submerged Inlets; Protective Methods to Prevent Contamination of Water Supply)	Nov. 13, 1956.
Procedure, Rules of	Sept. 7, 1937—Vol. 22, No. 36
Smoking in Factories, Rules for..	April 15, 1958.
Spraying and Drying of Paints, Varnishes, Lacquers, etc.	Mar. 4, 1958.
Sprinkler, Rules	June 29, 1937—Vol. 22, No. 26
Standpipe Fireline Rules	June 8, 1937—Vol. 22, No. 23
Structural Alterations, Reporting.	June 7, 1932—Vol. 17, No. 23
Wire Glass Rules (Amendment to Rule 505 of Industrial Code)..	Sept. 3, 1946—Vol. 31, No. 36
Zoning Resolution, Rule to Supplement Section 19-A—	July 11, 1958.

Section I, List of Approved Gas Fired Heating Equipment, Gas Burner and Heater Accessories. Oil Fired Heating Equipment and Oil Burner and Heater Accessories, issued June 1, 1955, listing all approvals through May 24, 1955.

Section II, List of Approved Concrete and Clay Products, issued June 27, 1958, listing all approvals through July 2, 1957.

These pamphlets may be purchased at 80 Lafayette Street, Manhattan. Single Copies \$1.25; By Mail—\$1.50.

Further Sections will be published, containing other approved materials and appliances.

JANUARY 6, 1959, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing, Tuesday morning, January 6, 1959, at 10 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:

117-58-BZ

APPLICANT—John J. Lynch and James J. Lyons, Jr., for 60 Duane Street Corp., owner.

SUBJECT—Application February 21, 1958—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a business and residence use district, the maintenance of a parking lot for the parking and storage of more than five (5) motor vehicles to extend into the residence portion of the premises.

PREMISES AFFECTED—928-932 Simpson Street, east side, 83.8 feet south of East 163rd Street, Block 2723, Lot 36, Borough of The Bronx.

Laid over from December 16, 1958, to January 6, 1959, at the request of an objector.

991-57-BZ

APPLICANT—Julius S. Rapson, for Rosedale Park Homes, Inc., owner.

SUBJECT—Application December 30, 1957—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a G-1 area district, the erection of a one family dwelling without the required front yard and within twenty feet of the rear lot line.

PREMISES AFFECTED—129-45 Brookville Boulevard, northeast corner of 130th Avenue, Block 12889, Lot 1, Rosedale, Borough of Queens.

323-58-BZ

APPLICANT—Charles M. Spindler, for 9201 Third Avenue Corp., owner.

SUBJECT—Application May 22, 1958—decision of the Borough Superintendent, under sections 7f, 7e, 7h, 7i, 7A and 21 of the Zoning Resolution, to permit in a retail and residence use district, the change in use from parking lot to a gasoline service station with accessory uses of lubritorium, car washing—non-automatic, office, sale of accessories, minor repairs with hand tools only, safety inspection station and parking and storage of motor vehicles with show windows and signs within 75 feet of a residence use district, the proposed building encroaches on the required rear yard.

PREMISES AFFECTED—92-01 to 92-13 3rd Avenue and 302-314 92nd Street, southeast corner, Block 6103, Lots 5, 7, 8, and 9, Borough of Brooklyn.

505-58-BZ

APPLICANT—Reginald S. Hardy, for Daniel J. Schaefer, owner.

SUBJECT—Application August 26th, 1958—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot for the parking and storage of more than five (5) motor vehicles for accessory use by patron of the funeral home and by parishioners of the church across Fourth Avenue—no fee to be charged.

PREMISES AFFECTED—416 42nd Street, south side, 100 feet, east of 4th Avenue, Block 724, Lot 11, Borough of Brooklyn.

1002-55-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Abraham Rosenberg, Rebecca Rosenberg, Sylvia Rosenberg and Shirley Firkser, Marion Friedman and Ruth Gold, owners.

SUBJECT—Application reopened May 20, 1958 as Vol. II—decision of the Borough Superintendent, under sections 7f, 7e and 7i of the Zoning Resolution, to permit in a retail and residence use district, the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs, car washing, office and sales, storage and parking of cars waiting to be serviced.

PREMISES AFFECTED—113-14 to 113-20 Rockaway Boulevard (113-16 official) and 114-24 to 114-30 114th Street, southwest corner, Block 11705, Lots 36, 37, 38, 39 and 40, Jamaica, Borough of Queens.

206-47-BZ—Vol. III

APPLICANT—Joshua Brown, for Anthony Coppola, owner.

SUBJECT—Application reopened April 8, 1958—as Vol. III—decision of the Borough Superintendent, under sec-

CALENDAR

tion 7e of the Zoning Resolution, to permit in a local retail and residence use district, extension of the use of the present gasoline service station to include an authorized state auto inspection station, minor repairs and parking and storage of more than five cars awaiting service.
PREMISES AFFECTED—167 Olympia Boulevard and 265 Kensington Avenue, northeast corner, Block 3255, Lot 32, South Beach, Borough of Richmond.

625-58-A

APPLICANT—Joshua Brown, for Anthony Coppola, owner.
SUBJECT—Application October 30, 1958—filed pursuant to section 35, General City Law re proposed driveway and Curb Cuts in bed of a mapped street—proposed widening of Olympia Boulevard.
PREMISES AFFECTED—167 Olympia Boulevard, and 265 Kensington Avenue, northeast corner, Block 3255, Lot 32, South Beach, Borough of Richmond.

1187-24-BZ—Vol. III

APPLICANT—New York Telephone Company for same, owner, Harold V. Dixon, General Solicitor.
SUBJECT—Application reopened June 17, 1958 as Vol. III—decision of the Borough Superintendent under sections 7d and 21 of the Zoning Resolution, to permit in a residence use, E-1 area district, the New York Telephone Company to construct a one-story addition to the two story portion of the Richmond Hill Central Telephone Exchange building.
PREMISES AFFECTED—87-28 109th Street (official 87-28 109th Street) west side, 264.67 feet south of Jamaica Avenue and 87-29 108th Street, Block 9298, Lot 91, Borough of Queens.

573-57-BZ

APPLICANT—W. P. LaVallee, for Alexander Lo Re, owner.
SUBJECT—Application July 25, 1957—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a G area district, the continuance of an existing garage that encroaches on the required rear and side yards.
PREMISES AFFECTED—85-15 Chevy Chase Street, east side, 103.1 feet south of Grand Central Parkway, Block 9968, Lot 100, Jamaica, Borough of Queens.

493-57-BZ

APPLICANT—Leonard F. Rothkrug, for Frelude Realty Corp., owner.
SUBJECT—Application June 25, 1957—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in an unrestricted and business use district, the change in use from furniture storage to manufacturing of wearing apparel with an area used for manufacture in excess of that permitted.
PREMISES AFFECTED—411-415 Bedford Avenue, east side, 68 feet south of South 8th Street, Block 2138, Lots 7 and 8, Borough of Brooklyn.

494-57-A

APPLICANT—Leonard F. Rothkrug, for Frelude Realty Corp., owner.
SUBJECT—Application June 25, 1957—Appeal from a decision of the Borough Superintendent, re live load, exit, etc.
PREMISES AFFECTED—411-415 Bedford Avenue, east side, 68 feet south of South 8th Street, Block 2138, Lots 7 and 8, Borough of Brooklyn.

1086-23-BZ—Vol. II

APPLICANT—Larry Meltzer, for Chassen Realty Company, Inc., owner (Joseph Stern doing business as Hide-A-Way Garage, lessee).
SUBJECT—Application reopened May 28, 1957 as Vol. II—decision of the Borough Superintendent, under section 7i of the Zoning Resolution, to permit in a business use district, in an existing one-story building, the change in

use from public garage for more than five (5) motor vehicles to public garage for more than five (5) motor vehicles and motor vehicle repair shop—non collision or body work.

PREMISES AFFECTED—2772-2774 West 15th Street, west side, 190 feet north of Neptune Avenue, Block 6996, Lot 87, Borough of Brooklyn.

129-58-BZ

APPLICANT—Robert J. Crinnion, for Edward T. and Ada McCarroll, owners.
SUBJECT—Application March 6, 1958—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot for the parking and storage of more than five (5) motor vehicles.
PREMISES AFFECTED—3510 Putnam Place and 288 East 211th Street, southeast corner, Block 3356, Lot 10, Borough of The Bronx.

455-58-BZ

APPLICANT—Kenneth W. Milnes, for Gaetano Trubia, owner.
SUBJECT—Application July 24, 1958—decision of the Borough Superintendent, under sections 7c and 7A of the Zoning Resolution, to permit in a local retail use district, the reconstruction and rehabilitation of an existing gasoline service station, accessory building for a lubritorium, car wash, auto repairs—mainly with hand tools and to install one new pump, relocate the existing pumps and install three additional tanks and provide a business sign within 75 feet of a residence use district.
PREMISES AFFECTED—194 Brighton Avenue, southwest corner of Sumner Place, Block 117, Lot 20, New Brighton, Borough of Richmond.

402-42-BZ—Vol. II

APPLICANT—Charles M. Spindler, for Frank A. Flinker, owner; Standard Tex and Kalsomine Co., owner.
SUBJECT—Application reopened April 29, 1958 as Vol. II—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a business use district, the continuance and extension in area of a paint mixing plant.
PREMISES AFFECTED—2540 Atlantic Avenue (displayed) (2542-2544 Atlantic Avenue official) and 47 Williams Avenue, southwest corner, Block 3683, Lot 23, Borough of Brooklyn.

424-58-BZ

APPLICANT—Abraham Farber, for Curb Holding Corporation, owner.
SUBJECT—Application July 15, 1958—decision of the Borough Superintendent, under sections 7e and 7i of the Zoning Resolution, to permit in a business and residence use district, the change in occupancy of an existing one-story building from sash and door storage to auto showroom, auto repairs, storage of more than five (5) cars and gasoline storage (not for public sale), all for a term of fifteen (15) years.
PREMISES AFFECTED—2453-2461 Coney Island Avenue, east side, 220 feet, 9 inches north of Avenue V, Block 7343, Lot 57, Borough of Brooklyn.

425-58-A

APPLICANT—Abraham Farber, for Curb Holding Corp., owner.
SUBJECT—Appeal July 15, 1958 from a decision of the Borough Superintendent, re construction, proximity of Social Club.
PREMISES AFFECTED—2453-2461 Coney Island Avenue, east side, 220 feet, 9 inches north of Avenue V, Block 7343, Lot 57, Borough of Brooklyn.

553-58-BZ

APPLICANT—Max Wechsler of Wechsler and Schimenti, for Fraydun Construction Co., owner.

CALENDAR

SUBJECT—Application filed September 22, 1958—decision of the Borough Superintendent, under sections 7c, 7A and 21 of the Zoning Resolution, to permit in a local retail and residence use district, a one story extension to an existing four-story multiple dwelling with basement and cellar and the change in occupancy of the basement floor from apartments to restaurant with storage, office and restrooms in the cellar, the proposed show windows and signs are within 75 feet of a residence use district and the proposed extension exceeds the permitted area.

PREMISES AFFECTED—355 East 50th Street, north side, 85 feet west of 1st Avenue, Block 1343, Lot 23, Borough of Manhattan.

554-58-A

APPLICANT—Max Wechsler of Wechsler and Schimenti, for Fraydun Construction Co., owner.

SUBJECT—Application filed September 22, 1958—Appeal from a decision of the Borough Superintendent—exit and rear yard.

PREMISES AFFECTED—355 East 50th Street, north side, 85 feet west of 1st Avenue, basement and 1st floor, Block 1343, Lot 23, Borough of Manhattan.

97-50-BZ—Vol. II

APPLICANT—Julius S. Rapson, for Island Carriers Inc., owner.

SUBJECT—Application reopened October 8, 1957 as Vol. II—re decision of the Borough Superintendent, under sections 7e and 21 of the Zoning Resolution, to permit in a residence use "D" area district, the erection of loading platform that encroaches on the required rear yard.

PREMISES AFFECTED—150-28 107th Avenue, south side, 203.55 feet west of 154th Street, Block 10130, Lot 20, Jamaica, Borough of Queens.

132-58-BZ

APPLICANT—Lama, Proskauer and Prober, for Ken-Isle Inc., owner.

SUBJECT—Application March 18, 1958—decision of the Borough Superintendent, under sections 7e and 7h of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs, car wash, storage, office and sales and the parking and storage of motor vehicles for a stated term of fifteen (15) years.

PREMISES AFFECTED—17-39 to 17-61 (17-55 official) Francis Lewis Boulevard, 157-63 to 157-71 18th Avenue, northeast corner, 157-52 to 157-64 17th Road and 17-38 to 17-48 160th Street, Block 4747, Lot 31, Whitestone, Borough of Queens.

Laid over from July 15, 1958, to September 30, 1958, at the request of the applicant; then to October 21, 1958, for inspection and decision; hearing closed; attorney in opposition permitted to file objection within ten days, then to November 12, 1958, for further inspection by members of the Board, and decision; then to December 9, 1958 for further inspection and decision; then to January 6, 1959, for decision at the request of the applicant to acquire additional lot.

199-57-BZ

APPLICANT—Max Siegel Associates, for Abraham Hirschfeld, owner.

SUBJECT—Application reopened November 25, 1958 for consideration as to extension of time to complete, expired September 18, 1958—decision of the Borough Superintendent, previously granted on condition under section 7h of the Zoning Resolution, permitting in a restricted retail use district, the maintenance of a parking lot for more than five (5) motor vehicles and a frame attendants shanty.

PREMISES AFFECTED—48-54 East 34th Street, south side, 153 feet east of Madison Avenue, Block 863, Lots 53, 54, 55 and 56, Borough of Manhattan.

Laid over from December 16, 1958, to January 6, 1959, as matter is not ready for hearing; applicant to be notified.

960-57-BZ

APPLICANT—Albert Melniker, for Joseph J. Thomas, owner; Isle Fuel Oil Service Co., under contract to purchase.

SUBJECT—Application December 23, 1957—decision of the Borough Superintendent, under Sections 7e and 7h of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, minor motor vehicle repairs with hand tools only, sale of accessories, and parking and storage of more than five (5) motor vehicles.

PREMISES AFFECTED—1400 Bay Street and 5 Fingerboard Road, northwest corner, Block 2864, Lot 57, Rosebank, Borough of Richmond.

Laid over from September 30, 1958; date to be set; for inspection and decision; hearing closed; then set for December 19, 1958; then to January 6, 1959.

342-58-A

APPLICANT—Albert Melniker, for Joseph J. Thomas, owner.

SUBJECT—Application May 28, 1958—filed pursuant to Section 35, General City Law re Curb Cuts in bed of mapped street—Fingerboard Road.

PREMISES AFFECTED—1400 Bay Street and 5 Fingerboard Road, northwest corner, Block 2864, Lot 57, Borough of Richmond.

9-58-BZ

APPLICANT—Albert Melniker, for Vincent De Palma and Frank Griffe, partners.

SUBJECT—Application January 15, 1958—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a retail use district, at an existing gasoline service station with public garage, motor vehicle repair shop, used car lot and dead storage of automobiles, the erection of an extension for use as a two-bay lubritorium, and to extend the uses to include auto body and fender repairs.

PREMISES AFFECTED—2062 Richmond Road and 5 Colfax Avenue, southeast corner, Block 3577, Lot 1, Grant City, Borough of Richmond.

Laid over from December 9, 1958; date to be set; for inspection and decision; hearing closed; then set for December 19, 1958; the premises were inspected by a Committee of the Board; then to January 6, 1959, for consideration after applicant has submitted the Board a proposal for storing motor vehicles on Colfax Street

741-57-BZ

APPLICANT—Dominick Salvati and Son, for Andrew Trenchina, owner.

SUBJECT—Application October 16, 1957—decision of the Borough Superintendent under Section 7c of the Zoning Resolution, to permit in a retail and residence use district, the erection of a one-story masonry extension to an existing one-story building to provide adequate facilities for the established cement block manufacturing shop.

PREMISES AFFECTED—1564 Hylan Boulevard southeast corner of Burgher Avenue, Block 3368, Lot 15, Dongan Hills, Borough of Richmond.

Laid over from September 30, 1958; date to be set; for inspection and decision; hearing closed; then set for December 19, 1958; the premises were inspected by a Committee of the Board; then to January 6, 1959, for applicant to furnish the Board with full information as to the establishment of the present use.

959-57-BZ

APPLICANT—Kenneth W. Milnes, for Frank and Wesley Van Hoesen, owners.

SUBJECT—Application December 23, 1957—decision of the Borough Superintendent, under sections 7c and 21 of the Zoning Resolution, to permit in a residence use district, a new modern, four (4) bay, masonry building as addi-

CALENDAR

tional accessory building to the present gasoline service station, the new building to be used for lubratorium, car wash, motor adjustments and minor repairs with hand tools only.

PREMISES AFFECTED—3701 Amboy Road, northwest corner of Old Amboy Road, Block 4645, Lot 100, Great Kills, Borough of Richmond.

Laid over from October 21, 1958; date to be set; hearing closed; then set for December 19, 1958; then to January 6, 1959.

368-58-BZ

APPLICANT—Samuel Carr, for Ruth Liebow, owner.

SUBJECT—Application June 10, 1958—decision of the Borough Superintendent, under section 7e, 7h and 21 of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, car wash, lubratorium, office and sales, motor vehicle repairs and parking of cars awaiting service.

PREMISES AFFECTED—5770 Hylan Boulevard, southwest corner of Segune Avenue, Block 6699, Lot 1, Princes Bay, Borough of Richmond.

Laid over from November 5, 1958; date to be set for inspection and decision; hearing closed; then set for December 19, 1958; then to January 6, 1959.

869-57-BZ

APPLICANT—Hannibal F. Zumbo, for Avanti Realty Corp., owner.

SUBJECT—Application December 3, 1957—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the parking and storage of more than five (5) motor vehicles.

PREMISES AFFECTED—41-49 Tompkins Place, east side, 98 feet, 5 inches north of Degraw Street, Block 326, Lots 7 and 11, Borough of Brooklyn.

Laid over from December 16, 1958 to December 19, 1958, for inspection and decision; then to January 6, 1959.

HARRIS H. MURDOCK, *Chairman*.

JANUARY 6, 1959, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, January 6, 1959, at 2 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:*

33-58-A

APPLICANT—Metropolitan Tobacco Co., Inc., lessee; Anthony Ferrante Building Corp., owner.

SUBJECT—Application January 31, 1958—Appeal from an order of the Fire Commissioner, re storage of matches.

PREMISES AFFECTED—736 Parkside Avenue, south side, 306 feet, 6 inches east of Nostrand Avenue, Block 4828, Lot 22, Borough of Brooklyn.

487-58-A

APPLICANT—New York City Transit Authority, for City of New York, owner. New York City Transit Authority, Lessee.

SUBJECT—Application August 15, 1958—Appeal from an decision of the Fire Commissioner re: installation of six Diesel oil tanks.

PREMISES AFFECTED—66-99 Fresh Pond Road, north side of right-of-way, 150 feet east of Fresh Pond Road, Block 3619, Lot 3, Ridgewood, Borough of Queens.

511-58-A

APPLICANT—Sidney H. Kitzler, for David Diamond, owner; King Furniture Co., lessee.

SUBJECT—Application August 28, 1958—Appeal from a decision of the Borough Superintendent, re stairway, live load, etc.

PREMISES AFFECTED—398-400 Rockaway Avenue, west side, 189 feet, 4½ inches north of Pitkin Avenue, Block 3499, Lot 161, Borough of Brooklyn.

658-58-A

APPLICANT—Gerhard E. Karplus, Research Institute for The Study of Man, owner.

SUBJECT—Application November 18, 1958—Appeal from a decision of the Borough Superintendent, re stair enclosure opening on elevator shaft.

PREMISES AFFECTED—162 East 78th Street, south side, 151 feet, 3 inches east of Lexington Avenue, Block 1412, Lot 47, Borough of Manhattan.

676-58-A

APPLICANT—T. R. Galloway, for Consolidated Edison Co., of New York, Inc., owner.

SUBJECT—Application November 19, 1958—Appeal from a decision of the Borough Superintendent, re storage tanks below ground, etc.

PREMISES AFFECTED—700-746 East 14th Street, 199-215 Avenue D, 701-745 East 13th Street and 214-228 Avenue C, entire block, Block 383, Lots 1, 5, 9, 21, 27, 29, 31 and 35, Borough of Manhattan.

171-46-A—Vol. III

APPLICANT—Larry Meltzer, for Kenneth and Gunhilde R. Carroad, Trustees under Indentures of Trust dated January 10, 1950; Bell Container Corp., lessee.

SUBJECT—Application reopened December 19, 1958 as Vol. III—Appeal from a decision of the Borough Superintendent—construction.

PREMISES AFFECTED—2-41 North 11th Street, north side, 170 feet west of Kent Avenue and 28-66 North 12th Street, Block 2287, Lot 1, Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman*

JANUARY 13, 1959, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, January 13, 1959, at 10 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:*

657-55-BZ—Vol. II

APPLICANT—Gustave Goldman, for Joseph Ventola, owner.

SUBJECT—Application reopened October 28, 1958 as Vol. II—decision of the Borough Superintendent, under 7C and 21 sections of the Zoning Resolution, to permit in a residence use, "D" area district, the erection of a one story extension without the required rear yard and, extend the present uses of restaurant, bar, grill and cabaret and patron's parking no fee being charged.

PREMISES AFFECTED—1012-1022 Ralph Avenue, west side, 45 feet south of Snyder Avenue, Block 4731, Lot 42, Borough of Brooklyn.

488-58-BZ

APPLICANT—Charles A. Buckley, Jr., for Judson Estates, Inc., owner.

SUBJECT—Application August 15, 1958—decision of the Borough Superintendent, under Section 7h, of the Zoning Resolution, to permit local, retail and residence use district, the maintenance of a parking lot for the parking and storage of more than five (5) motor vehicles.

PREMISES AFFECTED—1314-1330 Merriam Avenue, east side, 150 feet, west of 169th Street, Block 2531, Lot 5, Borough of the Bronx.

531-58-BZ

APPLICANT—Lama, Proskauer and Prober, for Louis Loria, owner.

SUBJECT—Application September 9, 1958—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a residence use district, on a plot with an existing two-story dwelling, the use of the unbuilt upon portion of the premises for a parking lot for the parking and storage of more than five (5) motor vehicles for a temporary term of five years.

CALENDAR

PREMISES AFFECTED—170-180 McKinley Avenue and 408-414 Autumn Avenue, southwest corner, Block 4170, Lot 21, Borough of Brooklyn.

109-58-BZ

APPLICANT—Robert J. Crinnion, for Jarvis Corp., owner.

SUBJECT—Application March 7, 1958—decision of the Borough Superintendent, under Sections 7e and 7h of the Zoning Resolution, to permit in a local retail and residence use district, the erection and maintenance of a gasoline service station with accessory uses of lubritorium, auto washing (non-automatic), minor repairs with hand tools only, office, sale and storage of auto accessories and parking of more than five (5) motor vehicles, all for a stated term of fifteen (15) years.

PREMISES AFFECTED—3032 Middleton Road, south side, from Jarvis to Hollywood Avenues, Block 5401, Lot 1, Borough of The Bronx.

523-58-BZ

APPLICANT—Charles M. Spindler, for Robert Maller and Selma Quinton, owners.

SUBJECT—Application September 5, 1958—decision of the Borough Superintendent, under Sections 7e, 7f, and 7c of the Zoning Resolution, to permit partly in a retail and partly in a residence use district, the erection and maintenance of a gasoline service station, auto washing (non-automatic), office and accessory sales, minor repairs with hand tools only, auto safety inspection station and parking and storage of cars awaiting service all for a temporary term of fifteen (15) years.

PREMISES AFFECTED—117-30 to 117-48 (117-36 official) Farmers Boulevard and 187-22 to 187-34 Baisley Boulevard, southwest corner, Block 12448, Lot 31, Hollis, Borough of Queens.

524-58-A

APPLICANT—Charles M. Spindler, for Robert Maller and Selma Quinton, owners.

SUBJECT—Application September 5, 1958—Appeal from a decision of the Borough Superintendent—re premises in bed of mapped street, proposed widening of Baisley Boulevard.

PREMISES AFFECTED—117-30 to 117-48 (117-36 official) Farmers Boulevard and 187-22 to 187-34 Baisley Boulevard, Block 12448, Lot 31, Hollis, Borough of Queens.

474-58-BZ

APPLICANT—Harry A. Yarish, for 98 Sterling Place Realty Corp., owner.

SUBJECT—Application July 31, 1958—decision of the Borough Superintendent, under Sections 7c and 21 of the Zoning Resolution, to permit in a residence use district, the extension in use of an existing one story building, occupied as a garage for more than five (5) cars, to include auto repair shop and gasoline selling facilities by the installation of twelve tanks and six pumps.

PREMISES AFFECTED—98-114 Sterling Place, south side, 235 feet, 5 inches west of 7th Avenue, Block 945, Lot 21, Borough of Brooklyn.

396-58-BZ

APPLICANT—Gilbert Lazarus, for Melville A. Schroeter, owner.

SUBJECT—Application June 27, 1958—decision of the Borough Superintendent, under sections 7e, 7f, 7c and 7a of the Zoning Resolution, to permit in a business use district, a portion of the premises to be used for a motor vehicle repair shop together with parking of more than five (5) motor vehicles, incidental sale of gasoline, oil and motor accessories to customers of cars being repaired, office and storage space, the balance of the premises to be used for three stores, a business entrance located within 75 feet of a residence zone.

PREMISES AFFECTED—1680-1688 Albany Avenue, west side, 48.18 feet south of Marginal Street (Avenue H), and 4016-4018 Marginal Street (Avenue H), Block 7744, Lots 47, 49, and 50, Borough of Brooklyn.

521-58-BZ

APPLICANT—John F. Fitzsimons, for Wilton Homes, Inc.

SUBJECT—Application September 5, 1958—decision of the Borough Superintendent, under sections 7e and 7h of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs with hand tools only and parking of cars awaiting service for a stated term of fifteen (15) years.

PREMISES AFFECTED—33-20 Francis Lewis Boulevard, southwest corner of 33rd Avenue, Block 5260, Lot 1, Bay-side, Borough of Queens.

552-58-BZ

APPLICANT—Frederick A. Ketcher and Charles Karsch, for 2574 7th Avenue Corp., owner; Eli Zelikoff and Zion Nelson, lessees.

SUBJECT—Application September 22, 1958—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a local retail use district, the continuance of a non-flashing, illuminated sign located above the first floor of the building and is not over the subject store.

PREMISES AFFECTED—200 West 149th Street and 2574 7th Avenue, southwest corner, Block 2034, Lot 36, Borough of Manhattan.

571-58-BZ

APPLICANT—James E. Vassalotti, for David Katz, owner.

SUBJECT—Application October 3, 1958—decision of the Borough Superintendent, under sections 7f, 7i and 7e of the Zoning Resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs (hand tools only), car washing, storage room, office and sales and parking of cars waiting to be serviced for a temporary term of fifteen (15) years.

PREMISES AFFECTED—138-17 Hillside Avenue and 139-68 to 139-78 Queens Boulevard, northwest corner, Block 9625, Lot 54, Jamaica, Borough of Queens.

135-58-BZ

APPLICANT—Leonard F. Rothkrug, for Ludvik Hilman, Martin Rausman and George Pullman, doing business as Joint Realty Co., owners.

SUBJECT—Application March 18, 1958—decision of the Borough Superintendent, under sections 7f and 7i of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, accessory motor vehicle repairs (hand tools only), lubritorium, car washing (non-automatic), office and sales, parking of cars awaiting service, all for a term of fifteen (15) years.

PREMISES AFFECTED—3880 Richmond Avenue and 4575 Amboy Road, northwest corner, Block 5585, Lot 62, Eltingville, Borough of Richmond.

665-58-A

APPLICANT—Leonard F. Rothkrug, for Ludwig Helman, Martin Rausman and George Pullman, doing business as Joint Realty Co., owner.

SUBJECT—Application November 14, 1958—filed pursuant to section 35, General City Law re curb cuts in bed of mapped street—proposed widening of Richmond Avenue and Amboy Road.

PREMISES AFFECTED—3880 Richmond Avenue and 4575 Amboy Road, northwest corner, Block 5585, Lot 62, Eltingville, Borough of Richmond.

CALENDAR

409-58-BZ

APPLICANT—Andrew Di Camillo, for Joseph Coscia, owner.

SUBJECT—Application June 30, 1958—decision of the Borough Superintendent, under sections 7e, 7h, 7i and 21 of the Zoning Resolution, to permit in a retail and residence use, "C" area district the erection of a one story extension to the present building and change uses of auto laundry, auto body repairs and paint shop and parking and storage of more than five motor vehicles to automatic auto laundry, auto repairs and parking and storage of more than five (5) motor vehicles and parking of cars waiting to be serviced, the new extension occupying more than the permitted area.

PREMISES AFFECTED—8822-8824 4th Avenue and 361-383 89th Street, northwest corner, Block 6062, Lots 41, 42, 45 and 48, Borough of Brooklyn.

146-38-BZ—Vol. II

APPLICANT—Larry Meltzer, for Irving Wasserman, owner.

SUBJECT—Application reopened January 28, 1958 as Vol. II—decision of the Borough Superintendent, under sections 7c and 7i of the Zoning Resolution, to permit in a business use district the enlargement in area and extension of the uses of the existing gasoline service station by erecting a one-story building at the rear of the premises for use as a motor vehicle repair shop including painting and auto body and fender repairs.

PREMISES AFFECTED—5366-5368 Kings Highway (also known as 818-820 East 53rd Street), west side, 200 feet south of Foster Avenue, Block 7948, Lot 11, Borough of Brooklyn.

185-31-BZ—Vol. III

APPLICANT—Leonard F. Rothkrug, for Koster's Bakery Company, owner.

SUBJECT—Application reopened December 9, 1958 for consideration as to extension of time to complete—decision of the Borough Superintendent previously granted on condition, under sections 7c and 21 of the Zoning Resolution, permitting in a residence and business use, C area district, the extension of a business building (bakery), covering more than the permitted area.

PREMISES AFFECTED—1155-1161 Madison Street, north side, 75 feet east of Central Avenue, Block 3360, Lots 52 and 55, Borough of Brooklyn.

65-47-BZ

APPLICANT—Sanders and Glazer, for Carmen Pisano, owner.

SUBJECT—Application reopened December 9, 1958 for consideration as to extension of term of variance, expired July 15, 1957—decision of the Borough Superintendent, previously granted on condition under section 7e of the Zoning Resolution for a term of years, permitting in a local retail use district, the extension of existing building and the change of occupancy from three stores and eight families to funeral chapel and seven families and the erection of a garage at rear for five (5) motor vehicles.

PREMISES AFFECTED—54-56 Tompkins Avenue and 712-720 Park Avenue, southwest corner, Block 1739, Lots 38 and 39, Borough of Brooklyn.

874-52-BZ

APPLICANT—Patrick R. O'Connor, owner.

SUBJECT—Application reopened December 9, 1958 for consideration as to extension of time to complete—decision of the Borough Superintendent, previously granted on condition, under section 7h of the Zoning Resolution, permitting in a residence use district, the parking and storage of motor vehicles.

PREMISES AFFECTED—1774-1750 Zerega Avenue and 2403-2409 Fuller Avenue, northeast corner, Block 3997, Lot 1, Borough of The Bronx.

797-54-BZ—Vol. II

APPLICANT—Harry A. Yarish, for Anthony Trotta, owner.

SUBJECT—Application reopened December 9, 1958 for consideration as to extension of time to complete, expired March 26, 1958—decision of the Borough Superintendent, previously granted on condition, under section 7f, 7i and 7e of the Zoning Resolution, permitting in a business use district, the erection and maintenance of a gasoline service station, store, washing, greasing, minor auto repairs, with hand tools only, parking and storage of automobiles, dwelling and 2 car garage accessory to dwelling; show windows within 75 feet of residence use district.

PREMISES AFFECTED—690-700 Utica Avenue and 818-828 Clarkson Avenue, southwest corner, Block 4636, Lot 6, Borough of Brooklyn.

729-52-BZ—Vol. II

APPLICANT—Haus and Bresin, for Allerton Three, owner.

SUBJECT—Application reopened June 11, 1957 as Vol. II—re decision of the Borough Superintendent, under sections 7e and 7h of the Zoning Resolution, to permit in a local retail use district, the erection and maintenance of a gasoline service station for a temporary term of fifteen (15) years.

PREMISES AFFECTED—25-15 Francis Lewis Boulevard, east side, 36.21 feet south of 25th Avenue, Block 5769, Lot 18, Flushing, Borough of Queens.

Laid over from June 3, 1958, to June 17, 1958, for inspection and decision; hearing closed; applicant to furnish additional photograph, 4 prints as requested by Board; then to July 1, 1958, for further inspection and decision; and at the request of the applicant to permit negotiation with affected property owners and filing of revised plans; then to September 17, 1958, at the request of the applicant to confer with objectors; then to October 15, 1958, at request of the applicant, to file revised plans; then to October 21, 1958, for consideration of revised plans and decision; then to October 28, 1958, for further consideration and for applicant to file an undertaking, signed and sworn to before a notary public, to the effect that in the event the Board permits the gas station as proposed, he will construct a private dwelling on the adjoining lot under his ownership and complete it before the gas station is in operation; then to November 5, 1958, for decision; applicant to furnish affidavit to bind successors and assigns; then to November 18, 1958, applicant to submit an affidavit giving exact metes and bounds of subject property and the proper lot numbers over the signature of the owner; then to January 13, 1959, at request of the applicant; no further notices to be sent out.

918-57-BZ

APPLICANT—Leonard F. Rothkrug, for Peter Baron and New York Lien Corp., owners.

SUBJECT—Application December 17, 1957—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in an E-1 area district, the erection of a six-story building with cellar and sub-cellar for use as a multiple dwelling.

PREMISES AFFECTED—1227-1233 Pelham Parkway and 2201-2225 Throop Avenue, northwest corner, Block 4372, Lots 1, 25, 26 and 28, Borough of The Bronx.

Laid over from December 9, 1958, to January 13, 1959, for inspection and decision; hearing closed.

432-58-BZ

APPLICANT—Leonard F. Rothkrug, for Harold Pearlman and Isidore Davis, owners.

SUBJECT—Application July 17, 1958—decision of the Borough Superintendent, under sections 7f and 7i of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station with accessory motor vehicle repairs with hand tools only, lubrication and car washing—non automatic, and business signs all for a temporary term of fifteen (15) years.

CALENDAR

PREMISES AFFECTED—84-16 Parsons Boulevard, northwest corner of 84th Road, Block 9751, Lot 7, Jamaica, Borough of Queens.

Laid over from December 9, 1958, to January 13, 1959 for inspection and decision; hearing closed.

433-58-A

APPLICANT—Leonard F. Rothkrug, for Harold Pearlman and Isidore Davis, owners.

SUBJECT—Application July 17, 1958—filed pursuant to section 35, General City law re premises partly in bed of mapped street—proposed widening of 84th Road.

PREMISES AFFECTED—84-16 Parsons Boulevard, northwest corner of 84th Road, Block 9751, Lot 7, Jamaica, Borough of Queens.

711-56-BZ

APPLICANT—Paul Friedman, for Felnor Realty Corp., owner.

SUBJECT—Application October 19, 1956—re decision of the Borough Superintendent, under Sections 7e, 7h and 7i of the Zoning Resolution, to permit in a local retail use district, the erection and maintenance of a gasoline service station, lubritorium, minor repairs with hand tools only, office, storage and sales of auto accessories, parking of more than five (5) motor vehicles waiting to be serviced and a post standard ground sign for a stated term of fifteen (15) years.

PREMISES AFFECTED—101-02 to 101-10 (101-06 official) Astoria Boulevard, 101-01 to 101-09 31st Avenue and 28-01 to 28-13 101st Street, southwest corner of Astoria Boulevard, Block 1688, Lot 30, East Elmhurst, Borough of Queens.

Laid over from March 5, 1957, to April 9, 1957, for applicant to file lay-out plan and inspection and decision; hearing closed; then placed on the reserve calendar pending erection of church on adjacent property; now set for hearing on October 1, 1957; then to October 8, 1957 for further inspection and decision; then to November 6, 1957, for further inspection and decision; then to December 10, 1957, at request of the applicant, to file revised plans; then to June 10, 1958, for further consideration by Board; inspected by committee of the Board, which is of the opinion that the application should be laid over further in order to give the church proposed to be erected on the adjoining plot more time to determine whether they can proceed with the development for church or school; then to October 7, 1958, for report from objecting property owner; then to December 9, 1958, for applicant to report to the Board as to adjacent property proposed for church and school which are in objection; then to January 13, 1959, for further consideration as to the progress of construction of the church building on the plot adjacent.

902-52-BZ—Vol. III

APPLICANT—Charles M. Spindler, for Estate of Sadie V. Sisto; John R. Owens, Executor; owner.

SUBJECT—Application reopened July 23, 1957 as Vol. III—decision of the Borough Superintendent under sections 7c and 7e of the Zoning Resolution, to permit in a retail use district the erection and maintenance of a gasoline service station together with a motor safety inspection station, minor repairs with hand tools only and the parking within the retail use zone of cars awaiting service.

PREMISES AFFECTED—164-15 to 164-25 (164-25 official) Union Turnpike and 78-28 to 78-36 165th Street, northwest corner, Block 6972, Lot 21, Flushing, Borough of Queens.

Laid over from March 25, 1958 to April 15, 1958, for inspection and decision; hearing closed; then to May 6, 1958, at request of applicant who is trying to acquire adjoining property to enlarge the plot; then to June 3, 1958, at request of the applicant, to acquire additional property for possible conforming use; then to June 17, 1958, at the request of the applicant to attempt to acquire additional property to enlarge the plot; then to September 17, 1958, at the request of

the applicant; then to November 12, 1958, for decision; applicant to be notified; then to December 9, 1958 at request of the applicant, in view of possibility of property being sold for a conforming use; then to January 13, 1959, as request of applicant to consider possibility of conforming use.

289-58-BZ

APPLICANT—Leo Kornbluth, for Allwyn Contracting Co., Inc., owner.

SUBJECT—Application May 9, 1958—decision of the Borough Superintendent, under Sections 7e, 7f, 7i and 7A of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, minor repairs with hand tools only, non-automatic auto laundry, office, storage and sales of auto accessories, parking of more than five (5) motor vehicles waiting for service for a stated term of (15) years.

PREMISES AFFECTED—398-410 Kings Highway, southwest corner of Kings Place, Block 6678, Lots 73, 75 and 77, Borough of Brooklyn.

Laid over from September 30, 1958, to October 15, 1958, for inspection and decision; hearing closed; then to December 16, 1958, at request of applicant to investigate possible conforming use, which might result in withdrawal of this application; premises have been inspected; then to January 13, 1959, at the request of the applicant.

458-16-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober for West 9th Street Realty Corporation, owner.

SUBJECT—Application reopened June 3, 1958 as Vol. II—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a retail use district, the change in use of the present three buildings from garage and stables to offices, storage, shipping and crating of non-combustibles, manufacture of wood crates for packing on premises, loading and unloading, gasoline storage tank for owners use, two table saws and parking and storage of motor vehicles on the unbuilt upon portion of the plot and a sign on front of building.

PREMISES AFFECTED—17-35 West 9th Street, north side, 163.6 feet east of Columbia Street, Block 534, Lots 35, 36, and 37, Borough of Brooklyn.

Laid over from December 2, 1958, to December 9, 1958, for applicant to obtain revised additional objection as to woodworking machinery from the Building Department; hearing closed; then to December 16, 1958, for inspection and decision; then to January 13, 1959, to permit the applicant to report to the Board what he proposes to do to make conditions safe; hearing closed; the premises were inspected by a Committee of the Board, which reported that the one-story building in three sections retains the gasoline equipment and storage of trucks used in the storage business, has a cross cut and rip bench saws and piles of lumber for crates with no mechanical means for removal of sawdust and cuttings, stores large quantities of imported peat moss and carnauba wax and crated material, creating a dangerous condition; the open area proposed for parking is now unused.

300-58-BZ

APPLICANT—Charles M. Spindler, for Reo Properties, Inc., owner; Socony Mobil Oil Co., Inc., lessee.

SUBJECT—Application May 15, 1958—decision of the Borough Superintendent, under sections 7e, 7f, 7i and 7A of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station with accessory uses of lubritorium, auto washing—non automatic, office, sale of accessories, minor repairs with hand tools only, safety inspection station and the parking and storage of motor vehicles with business sign and show windows within 75 feet of a residence use district all for a temporary term of fifteen (15) years.

PREMISES AFFECTED—7214-7224 20th Avenue and 1773-1783 73rd Street, northwest corner, Block 6195, Lots 43 and 48, Borough of Brooklyn.

CALENDAR

Laid over from December 9, 1958, to December 16, 1958, for inspection and decision; hearing closed; then to January 13, 1958, at request of applicant to file revised plans and for decision; the premises were inspected by a committee of the Board.

578-58-BZ

APPLICANT—Murray Stockman, for Violet Camack and Gertrude Greenblatt, owners.

SUBJECT—Application October 7, 1958—decision of the Borough Superintendent, under sections 7e, 7f and 7i of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, non automatic auto laundry and minor auto repairs with hand tools only for adjustment with incidental parking of motor vehicles awaiting repairs or service for a term of fifteen (15) years.

PREMISES AFFECTED—1085 Morris Park Avenue, northwest corner of Haight Avenue, Block 4130, Lots 33, 34 and 35, Borough of The Bronx.

Laid over from December 9, 1958, to December 16, 1958, for inspection and decision; hearing closed; then to January 13, 1959, for owner to report as to possibility of selling the premises for a conforming use, now under negotiation.

564-57-BZ

APPLICANT—Simon Cohen, for Ellis Zweier, owner.

SUBJECT—Application July 26, 1957—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a G-1 area district, the enlargement of the garage in a two family home that encroaches on the required side yard.

PREMISES AFFECTED—131 Beach 135th Street, west side, 671.21 ft. south of Rockaway Beach Boulevard, Block 775, Lot 41, Rockaway Beach, Borough of Queens.

Laid over from December 16, 1958, to December 19, 1958 for inspection and decision, hearing closed; then to January 13, 1959, for decision; no appearance; applicant to be notified.

HARRIS H. MURDOCK, *Chairman.*

JANUARY 13, 1959, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, January 13, 1959, at 2 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:*

894-54-SM

APPLICANT—Inland Steel Products Company (Milcor Steel Co.), owner.

SUBJECT—Application November 12, 1954—Milcor Steel Roof Deck, approval of.

123-56-SA

APPLICANT—Hunt Heater Corporation, owner.

SUBJECT—Application February 1, 1956—Hunt Novent Gas-fired Heating Unit (for window or wall installation) Models W-20, W-355 and W-455, approval of.

169-57-SM

APPLICANT—Masonite Corporation, owner.

SUBJECT—Application February 19, 1957—Masonite Shadowvent Siding (10 inch and 12 inch widths), approval of.

170-57-SM

APPLICANT—Masonite Corporation, owner.

SUBJECT—Application February 19, 1957—Masonite Panelgroove and Ridgegroove Siding, approval of.

171-57-SM

APPLICANT—Masonite Corporation, owner.

SUBJECT—Application February 19, 1957—Masonite Ridgeline Siding, approval of.

449-57-SM

APPLICANT—The Lincoln Electric Company, owner.

SUBJECT—Application May 22, 1957—Lincolnweld Submerged Arc Welding, Process (including machines, welding, electrodes and flux), approval of.

563-57-SM

APPLICANT—The Vonnegut Hardware Company, owner.

SUBJECT—Application July 25, 1957—Type NC Von Duprin Panic Exit Device, approval of.

651-57-SM

APPLICANT—Rolscreen Company, owner.

SUBJECT—Application August 5, 1957—Pella Wood Folding Door, approval of.

263-58-SA

APPLICANT—Philips Electronics, Inc., owner.

SUBJECT—Application April 18, 1958—Novelco Gas Liquefier, Model 42149, approval of.

302-58-SM

APPLICANT—Interboro Incinerator Company, owner.

SUBJECT—Application May 15, 1958—Interboro Cast Iron Incinerator Hopper Door, Model HD-1, approval of.

324-58-SM

APPLICANT—Sheffield Division Armco Steel Corporation, owner.

SUBJECT—Application May 22, 1958—Sheffield High Strength Bolts, approval of.

454-58-SA

APPLICANT—Chattanooga Royal Company, owner.

SUBJECT—Application July 24, 1958—Royal DV-20 and DV-30, approval of.

459-58-SA

APPLICANT—Ribelle Perotto for The Barber Manufacturing Company, owner.

SUBJECT—Application July 29, 1958—Turbo-Heat Power Gas Conversion Burner, Models PBS-185 and PBS-210, approval of.

460-58-SA

APPLICANT—Ribelle Perotto for The Barber Manufacturing Company, owner.

SUBJECT—Application July 29, 1958—Gun-Heat Gas Conversion Burner, Models IN-5-A, IN-9-A and IN-15-A, approval of.

469-58-SM

APPLICANT—Hudson Cement Corp., Division of Colonial Sand & Stone, owner.

SUBJECT—Application July 31, 1958—Hudson Cement Corporation Portland Cement, Types I and II, approval of.

674-47-SM—Vol. II

APPLICANT—The Rawlplug Company, Inc., owner.

SUBJECT—Application reopened January 14, 1958 Rawl Drives and Rawl Plugs—re Rawl-Drives, Masonry fastener; previously dismissed.

725-49-SA

APPLICANT—Steward-Warner Corporation, U.S. Machine Division, owner.

SUBJECT—Application October 14, 1949—Saf-Air Gas-fired Wall Heater, Models 8201, 8202 and 8203, approval of.

272-55-SA

APPLICANT—H. C. Little Burner Company, Inc., owner.

SUBJECT—Application March 28, 1955—Safti-Vent Gas-fired Wall Heaters, Models GW-16, GW-22, GW-30, GWT-16, GWT-22, GWT-30, GWR-8 and GWT-8, approval of.

CALENDAR

226-58-SA

APPLICANT—Siemon Manufacturing Company, owner.
SUBJECT—Application April 14, 1958—Power-Combimatic Gas-Oil Burners, FGO-400BE, FGO-700BE, FGO-1000-BE, FGO-2200BE, FGO-3000BE, FGO-3500BE, approval of.

305-58-A

APPLICANT—Samuel Carr, for Willa Realty Co., owner.
SUBJECT—Application May 13, 1958—Appeal from a decision of the Borough Superintendent, re egress.
PREMISES AFFECTED—35 West 21st Street, north side, 372 feet east of Avenue of The Americas, Block 823, Lot 19, Borough of Manhattan.

559-58-A

APPLICANT—Max Wechsler, of Wechsler and Schimenti, for Faith For Today, Inc., owner.
SUBJECT—Application filed September 24, 1958—Appeal from a decision of the Borough Superintendent—review of a decision of the Borough Superintendent—re zoning matter.
PREMISES AFFECTED—708-43 71st Avenue, north side, 100 feet west of 110th Street, Block 2223, Lot 44, Forest Hills, Borough of Queens.

586-58-A

APPLICANT—Abraham Grossman, for Seymour Nathan, owner.
SUBJECT—Application October 10, 1958—Appeal from a decision of the Borough Superintendent, re egress, fire escape, etc.
PREMISES AFFECTED—101-103 Wooster Street, west side, 125 feet north of Spring Street, Block 501, Lot 28, Borough of Manhattan.

7-58-A

APPLICANT—Loral Electronics Corp., lessee, for Herbeco Realty Corp., owner.
SUBJECT—Application January 3, 1958—Appeal from a decision of the Fire Commissioner—re permit for smoking—factory.
PREMISES AFFECTED—825 Bronx River Avenue, northeast side, 300 feet east of Story Avenue, Block 3621, Lot 10, Borough of The Bronx.

286-58-A

APPLICANT—Clinton Brown, for Newton Associates, Inc., owner; World Dyeing and Finishing Co., lessee.
SUBJECT—Application April 30, Appeal from Orders of the Fire Commissioner, a decision re Orders of the Fire Commissioner and a decision of the Borough Superintendent, re location of Oil Burner, and removal of oil storage tank.
PREMISES AFFECTED—345 West 13th Street, and 670-676 Hudson Street, northeast corner, 6th floor, Block 629, Lot 4, Borough of Manhattan.

330-58-A

APPLICANT—Jack Fein, for Otto Van Glahn, owner.
SUBJECT—Application May 23, 1958—Appeal from a decision of the Borough Superintendent, re exit stairs.
PREMISES AFFECTED—1325-27 Broadway, north side, 83 feet, 11 inches, east of Grove Street, Block 3321, Lot 59, Borough of Brooklyn.

528-58-A

APPLICANT—Lama, Proskauer and Prober, for Anna Turso, owner.
SUBJECT—Application August 3, 1958—Appeal from a decision of the Borough Superintendent—re frame structure for commercial use within fire limits.
PREMISES AFFECTED—1889-1893 Fulton Street, north side, 103 feet, 2¼ inches east of McDougal Street, Block 1530, Lot 19, Borough of Brooklyn.

378-58-A

APPLICANT—Noah N. Sherman, for Karo Film Corp., owner; Bonded Film Storage Co., Inc., lessee.
SUBJECT—Application June 17, 1958—Appeal from a decision of the Borough Superintendent, re: sprinklers.
PREMISES AFFECTED—42-53 21st Street, east side, 59.87 feet north of 43rd Avenue, Block 427, Lot 24, Long Island City, Borough of Queens.

461-58-A

APPLICANT—Jacob Berman, for John Zengal, owner, Rego Forest Service Station Inc., Lessee.
SUBJECT—Application July 29, 1958—filed pursuant to section 35 General City Law re premises partly in mapped street, Nansen Street.
PREMISES AFFECTED—69-01 Woodhaven Boulevard, northeast corner, Block 3178, Lot 67, Forest Hills, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

JANUARY 20, 1959, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, January 20, 1959, at 10 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:*

535-58-BZ

APPLICANT—John F. Fitzsimons, for Tony and Jennie Andruk, owners.
SUBJECT—Application September 10, 1958—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a business use district, the reconstruction of an existing gasoline service station, lubricatorium, auto laundry (non-automatic), minor auto repairs with hand tools only and parking of cars waiting to be serviced, the proposed work to provide a new accessory building, install additional gasoline tanks and relocate the pump islands and curb cuts.
PREMISES AFFECTED—23-25 31st Street, east side, 75 feet north of 23rd Road, Block 835, Lot 27, Astoria, Borough of Queens.

186-53-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober for Jacob Stein, owner.
SUBJECT—Application reopened July 29, 1958 as Vol. II—decision of the Borough Superintendent under section 7e of the Zoning Resolution to permit in a local retail and residence use district, the erection and maintenance of a gasoline service station, lubricatorium, minor auto repairs, storage, office and sales and the parking of cars waiting to be serviced for a stated term of fifteen (15) years.
PREMISES AFFECTED—216-06 Hillside Avenue and 88-10 to 88-13 216th Street, southeast corner, Block 10676, Lot 17, Hollis, Borough of Queens.

249-58-BZ

APPLICANT—Fred C. Dahlem, for Rubin Gordon, owner.
SUBJECT—Application April 18, 1958—decision of the Borough Superintendent, under sections 7c and 7h of the Zoning Resolution to permit in a local retail and residence use district, the erection of a one story and cellar structure for use as stores and market and to use the unbuilt upon portion of the site as a parking lot for patron parking and neighborhood car owners.
PREMISES AFFECTED—1260 Gunhill Road, south side, 26.85 feet west of Bouck Avenue, Block 4619, Lots 1, 3, 21 and 28, Borough of The Bronx.

414-58-BZ

APPLICANT—Ingram S. Carner, for Eleanor A. Fisher, owner.
SUBJECT—Application July 8, 1958—decision of the Borough Superintendent, under sections 7e, 7f, 7i and 7a of the Zoning Resolution, to permit in the retail portion of

CALENDAR

a plot partly in a retail and partly in a residence use district, the erection and maintenance of a gasoline service station, office, sale of auto accessories, car washing (non-automatic) auto repairs with hand tools only, lubritorium, parking and storage of more than five (5) motor vehicles waiting to be serviced with curb cuts and show windows within 75 feet of a residence use district for a stated term of fifteen (15) years.

PREMISES AFFECTED—107-52 to 107-60 (107-56 official) New York Boulevard and 162-11 to 162-21 108th Avenue, northwest corner, Block 10140, Lot 26, South Jamaica, Borough of Queens.

538-58-BZ

APPLICANT—Herman E. Horwood, for Ado Cristantante, owner.

SUBJECT—Application September 17, 1958—decision of the Borough Superintendent, under sections 7c and 7i of the Zoning Resolution, to permit in a business and residence use district the reconstruction of an existing gasoline service station by removing the existing dwelling and changing the use of the five (5) car garage to motor vehicle repair shop with hand tools only, touch up spraying and welding and wheel alignment and to extend the existing parking of cars into the residence portion of the premises.

PREMISES AFFECTED—628-630 Crescent Avenue, south side, 128 feet west of Belmont Avenue, 2321-2327 Belmont Avenue, Block 3087, Lots 11-19, Borough of the Bronx.

306-58-BZ

APPLICANT—Henry Nordheim, for Frandel Realty Corp., owner.

SUBJECT—Application May 16, 1958—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a retail use district, manufacturing on a floor area in excess of that permitted.

PREMISES AFFECTED—2315-2333 Westchester Avenue and 1401 Parker Street, northwest corner, Block 3969, Lot 1, Borough of The Bronx.

501-58-BZ

APPLICANT—Charles M. Spindler, for Clara Flapan, owner.

SUBJECT—Application August 25th 1958—decision of the Borough Superintendent, under sections 7e and 7h of the Zoning Resolution, to permit in a local retail use district the erection and maintenance of a gasoline service station, lubritorium, auto washing (non-automatic), office, sale of accessories, minor repairs with hand tools only, auto safety inspection station and the parking and storage of motor vehicles for a stated term of fifteen (15) years.

PREMISES AFFECTED—3743-3761 Nostrand Avenue, east side 140 feet north of Avenue Y, Block 7422, Lot 54, Borough of Brooklyn.

54-36-BZ—Vol. II

APPLICANT—Samuel Miller for Esso Standard Oil Co., owner.

SUBJECT—Application reopened September 30, 1958 as Vol. II—decision of the Borough Superintendent, under sections 7c and 7i of the Zoning Resolution, to permit in a business and residence use district, the reconstruction and rehabilitation of an existing gasoline service station, lubritorium and auto laundry and to extend the uses to include minor auto repairs with hand tools only and the parking of cars awaiting service, the proposed reconstruction to provide a new accessory building, additional gasoline tanks and the relocation of the gasoline pumps and curb cuts.

PREMISES AFFECTED—525 Gravesend Neck Road (517-531 displayed), northwest corner of Ocean Parkway, Block 7157, Lot 16, Borough of Brooklyn.

570-58-BZ

APPLICANT—Lama, Proskauer and Prober, for Ruth Gould, Shirley Firsker, Sylvia Rosenberg, Rebecca Rosenberg, Abraham Rosenberg and Marion Freedman, owners.

SUBJECT—Application October 3, 1958—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs, car wash, storage room, office and sales and the parking and storage of motor vehicles.

PREMISES AFFECTED—5601-5611 Avenue U and 2063-2083 East 56th Street, northeast corner, Block 8399, Lot 6, Borough of Brooklyn.

482-58-BZ

APPLICANT—Otto J. and Warren A. Sambach, for Anthony J. Amato, owner.

SUBJECT—Application August 12, 1958—decision of the Borough Superintendent, under sections 7e, 7h and 21 of the Zoning Resolution, to permit in a residence use district, the erection of a one story building for use as a warehouse and office with the open area in front used for the parking of employees cars, the proposed structure does not provide a rear yard and exceeds the permitted area coverage.

PREMISES AFFECTED—156-08 107th Avenue, south side, 50 feet west of 157th Street, Block 10135, Lot 27, South Jamaica, Borough of Queens.

491-58-BZ

APPLICANT—Ervin Palmer, for Daniel A. Brener, owner. Edward R. Lewis, Lessee.

SUBJECT—Application August 21st, 1958—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a local retail use district, in an existing three story and cellar structure, the change in occupancy of the second floor from private club to office use.

PREMISES AFFECTED—22 Greenwich Avenue, east side, 31 feet, 5 inches north of West 10th Street, Block 606, Lot 6, Borough of Manhattan.

544-58-BZ

APPLICANT—Julian Roth, of Emery Roth and Sons, for 80 Pine, Inc., owner.

SUBJECT—Application September 19, 1958—decision of the Borough Superintendent, under section 19A of the Zoning Resolution, to permit in an unrestricted use, A area district, the erection of a thirty-eight (38) story office building with less than the required number of off-street loading berths.

PREMISES AFFECTED—Block bounded by 78-80 Pine Street, north side, 134-152 Water Street 172-194 Pearl Street and 110-134 Maiden Lane, Block 39, Lots 12 to 24 and 26, Borough of Manhattan.

456-58-BZ

APPLICANT—Fred C. Dahlem, for Florence Christiano, Joseph Christiano, Jr., Emily Muccardi, owners.

SUBJECT—Application July 25, 1958—decision of the Borough Superintendent, under sections 7f, 7e, and 7i of the Zoning Resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubritorium, office, sale of accessories, car wash, minor repairs with hand tools only, parking and storage of more than five (5) motor vehicles and the sale of used cars for a stated term of fifteen (15) years.

PREMISES AFFECTED—2800-2806 Boston Road, north east corner of Radcliff Avenue, Block 4516, Lots 856-863 inclusive, Borough of The Bronx.

540-27-BZ—Vol. II

APPLICANT—Samuel Miller, for Esso Standard Oil Company, owner.

SUBJECT—Application reopened September 23, 1958 as Vol. II—decision of the Borough Superintendent, under sections 7c and 7i of the Zoning Resolution, to permit in a business and unrestricted use district, the extension in area and the reconstruction of an existing gasoline service station, lubrication, non-automatic car wash, office and sales-room and to extend the uses to include motor vehicle repairs and parking of cars awaiting service, the

CALENDAR

proposed reconstruction to provide a new accessory building, additional gasoline tanks and the relocation of the gasoline pumps and curb cuts.

PREMISES AFFECTED—450 Flushing Avenue and 725-727 Bedford Avenue, southeast corner, Block 1715, Lot 31, Borough of Brooklyn.

240-57-BZ—Vol. II

APPLICATION—Aaron Halpern for Fun Fair Park, Inc., owner, Kapprach Enterprises, Inc., lessee.

SUBJECT—Application reopened April 29, 1958 as Vol. II—decision of the Borough Superintendent under section 7e of the Zoning Resolution, to permit the additional use of a batting range to the previously granted parking of motor vehicles on premises partly in a residence use district.

PREMISES AFFECTED—28-21 to 28-51 Linden Place (28-31 Linden Place official) and 28-20 to 28-80 Whitestone Parkway, northeast corner and 28-02 to 28-12 137th Street, Block 4336, 4337, 4339, Lots 35, 40, 62, 70, 46, and 65, Borough of Queens.

659-50-BZ—Vol. IV

APPLICANT—Henry J. Nurick, for Jericho Sash and Door Co., owner.

SUBJECT—Application reopened October 7, 1958 as Vol. IV—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a business use district, the erection of a new one story building at the rear of the premises to be used in conjunction with the two existing buildings on the lot for the storage of finished woodwork such as doors, trim and sash which is delivered by railroad.

PREMISES AFFECTED—251-61 Jamaica Avenue, north side, 200.88 feet west of Little Neck Parkway, Block 8668, Lot 118, Bellerose, Borough of Queens.

373-58-BZ

APPLICANT—Peter H. Brandt, for GHG Building Corporation, owner.

SUBJECT—Application June 11, 1958—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district in an existing six story and cellar multiple dwelling, the change in use of a three room, ground floor apartment from doctor's office to an artist's studio and to change the use of the Boy's Room, a room for building personnel, to a Dance School.

PREMISES AFFECTED—3701 Henry Hudson Parkway, northeast corner of Blackstone Avenue, Block 3417, Lot 246, Borough of The Bronx.

240-28-BZ—Vol. II

APPLICANT—George H. Colin for Cities Service Oil Company, owner.

SUBJECT—Application reopened June 3, 1958—as Vol. II—decision of the Borough Superintendent, under sections 7c, 7i, and 21 of the Zoning Resolution, to permit in a retail and residence use district, the reconstruction of an existing gasoline service station by erecting a new accessory building for use as lubritorium, car washing, minor auto repairs, accessory sales and the parking and storage of more than five (5) motor vehicles, the proposed reconstruction to provide additional tanks and to relocate pumps and curb cuts.

PREMISES AFFECTED—35-01 Beach Channel Drive, south side, and west of Beach 35th Street, Block 312, Lot 7, Edgemere, Borough of Queens.

Laid over from December 16, 1958, to January 20, 1959, for inspection and decision for continuation of hearing to consider the Administrative Appeal.

705-58-A

APPLICANT—George H. Colin, for Cities Service Oil Co., owner.

SUBJECT—Application December 4, 1958—filed pursuant to section 35, General City Law re mapped street-proposed widening of Rockaway Beach Boulevard not to be

used in connection with Gasoline Station.

PREMISES AFFECTED—35-01 Beach Channel Drive (Amstel Boulevard), southwest corner of Beach 35th Street, Block 312, Lot 7, Edgemere, Borough of Queens.

352-45-BZ—Vol. II

APPLICANT—Anthony M. Salvati, for Nathan Ossip, owner; Patrick Brini, lessee.

SUBJECT—Application reopened April 15, 1958 as Vol. II—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a business use district, the reconstruction of an existing gasoline service station with accessory uses of lubritorium, auto repairs, car washing, inspection station and parking of cars and to increase the number of gasoline tanks and the rearrangement of pump islands.

PREMISES AFFECTED—81-22 Rockaway Boulevard, southwest corner of 82nd Street and 81-09 to 81-17 95th Avenue, Block 9010, Lot 26, Woodhaven, Borough of Queens.

Laid over from November 5, 1958, date to be set, for applicant to file revised plans as to accessory building and for inspection and decision; hearing closed; set for January 20, 1959.

30-58-BZ

APPLICANT—Meyer Kraushaar, for Cohen-Kraushaar Realty Corp., owner.

SUBJECT—Application January 30, 1958—decision of the Borough Superintendent, under sections 7f and 7i of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, office, sales and storage of auto accessories, car washing (non-automatic), lubritorium, minor repairs with hand tools only and parking of more than five (5) cars waiting to be serviced, for a stated term of fifteen (15) years.

PREMISES AFFECTED—184-11 to 184-19 Horace Harding Expressway and 184-12 North Hempstead Turnpike, northwest corner, Block 7067, Lot 50, Fresh Meadows, Borough of Queens.

Laid over from September 17, 1958; date to be set; Applicant to furnish Board with plans and photographs; then set for January 20, 1959. hearing closed;

635-57-BZ

APPLICANT—H. M. Cole, for 115 East 69th Street, Inc., owner.

SUBJECT—Application September 17, 1957—decision of the Borough Superintendent under section 7e of the Zoning Resolution, to permit in a residence use district, the use of the first floor as a legation for the Republic of Sudan to the United Nations and the second floor as an office for the Pharmaceutical Information Bureau.

PREMISES AFFECTED—115 East 69th Street, north side, 185 feet east of Park Avenue, Block 1404, Lot 8, Borough of Manhattan.

Laid over from December 16, 1958, and continuation of hearing to January 20, 1959; applicant to obtain new decision of the Borough Superintendent, submit revised plans and notices to be sent by regular mail of a new date of hearing.

280-58-BZ

APPLICANT—James E. Vassalotti, for L. L. F. Realty Co., Inc., owner.

SUBJECT—Application May 5, 1958—decision of the Borough Superintendent, under sections 7e and 7h of the Zoning Resolution, to permit in a residence use district, the erection of two (2) one-story buildings to be used as public market and stores with loading and unloading and the parking of patrons cars—no fee to be charged.

PREMISES AFFECTED—1555-1581 Rockaway Parkway, east side, 379 feet south of Flatlands Avenue and 1162-1174 East 98th Street, Block 8205, Lot 11, Borough of Brooklyn.

Laid over from December 9, 1958, to January 20, 1959, for inspection and decision; hearing closed.

CALENDAR

JANUARY 20, 1959, 2 P.M.

359-58-BZ

APPLICANT—Paul Friedman, for Rine Realty Corp., Popover Realty Corp., Inc., owners; General Outdoor Advertising Co., lessee.

SUBJECT—Application June 4, 1958—decision of the Borough Superintendent, under sections 7e and 7h of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, non-automatic car wash, office and sale of auto accessories, minor repairs with hand tools only, parking and storage of cars—pleasure type only, for a stated term of fifteen (15) years.

Laid over from December 9, 1958, to January 20, 1959, for applicant to file revised plans eliminating the curb cut to Seeley Street; hearing closed.

200-24-BZ—Vol. III

APPLICANT—Leonard F. Rothkrug, Herbst and Rusciano, for Jerome Estates, Inc., owner.

SUBJECT—Application reopened January 14, 1958 as Vol. III—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a business and residence use district, the change in use from public garage, previously granted by the Board, to the storage and manufacturing of metal products.

PREMISES AFFECTED—3030 Jerome Avenue, east side, 161.8 feet south of East 204th Street and 3103 Villa Avenue, Block 3321, Lot 25, Borough of The Bronx.

Postponed from December 16, 1958, and hearing continued to January 20, 1959, for statement by applicant as to proposed tenant.

371-58-BZ

APPLICANT—Joseph Mitchell, for 32 Norfolk Street, Inc., owner.

SUBJECT—Application June 12, 1958—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a local retail and residence use district, in an existing three-story and cellar structure, an extension on the 1st floor and the use as a plumbing warehouse and office.

PREMISES AFFECTED—245-247 Madison Street, north side, 95 feet, 3½ inches west of Clinton Street, Block 270, Lot 41, Borough of Manhattan.

Laid over from November 25, 1958, to December 16, 1958, for inspection and decision; hearing closed; then to January 20, 1959, for applicant to file revised plans showing proposed extension complies with the requirements as to the exits and floor loads; hearing closed.

372-58-A

APPLICANT—Joseph Mitchell, for 32 Norfolk Street, Inc., owner.

SUBJECT—Appeal from a decision of the Borough Superintendent, re construction.

PREMISES AFFECTED—245-247 Madison Street, north side, 95 feet 3½ inches, west of Clinton Street, Block 270, Lot 41, Borough of Manhattan.

471-58-BZ

APPLICANT—William C. Kane, for Pat Management Corp., owner.

SUBJECT—Application August 1, 1958—decision of the Borough Superintendent, under sections 7f, 7e and 7i of the Zoning Resolution, to permit in a retail use district a gasoline service station, lubritorium, non-automatic car wash, motor vehicle repair shop using hand tools only, parking of more than five (5) motor vehicles.

PREMISES AFFECTED—801-821 Sound View Avenue, 1701-1751 Lafayette Avenue, northwest corner and 800-830 Rosedale Avenue, Block 3637, Lot 64, Borough of The Bronx.

Laid over from December 16, 1958, to December 19, 1958 for inspection and decision; hearing closed; then to January 20, 1959, at the request of an objector.

HARRIS H. MURDOCK, *Chairman*.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, January 20, 1959, at 2 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:*

374-58-A

APPLICANT—Simon B. Zelnik, for J. E. Lobert, owner.

SUBJECT—Application June 20, 1958—Appeal from a decision of the Borough Superintendent—re construction.

PREMISES AFFECTED—148 West 57th Street, south side, 225 feet east of 7th Avenue, Block 1009, Lot 55, Borough of Manhattan.

508-58-A

APPLICANT—Guy B. Panero, for John D. Rockefeller, Jr., owner.

SUBJECT—Application August 27, 1958—Appeal from a decision re an order of the Fire Commissioner, re opening in wall of garage.

PREMISES AFFECTED—163 East 70th Street, north side, 224 feet, 4 inches west of 3rd Avenue, Block 1405, Lot 27, Borough of Manhattan.

509-58-A

APPLICANT—Charles M. Shapiro, for L. Witkin, doing business as A. and J. Garage, Inc., owner; Mechanical Mirror Works, lessee.

SUBJECT—Application August 28, 1958—Appeal from a decision of the Borough Superintendent, re installation of infra-red drying oven, not of approved type.

PREMISES AFFECTED—659 Edgecombe Avenue, west side, 273.4 feet south of Jumel Place, Block 2112, Lots 90-94, Borough of Manhattan.

545-58-A

APPLICANT—Samuel Rosenblum, for S. W. Steel Management Co. Inc., owner.

SUBJECT—Application September 19, 1958—Appeal from a decision of the Borough Superintendent—re egress.

PREMISES AFFECTED—39-41 West 55th Street, north side, 395 feet east of Avenue of the Americas, 2nd, 3rd, 6th, 7th and penthouse floors, Block 1271, Lot 17, Borough of Manhattan.

591-58-A

APPLICANT—Lama, Proskauer and Prober, for 155 Hudson Street Corporation, owner.

SUBJECT—Application October 8, 1958—Appeal from a decision of Borough Superintendent, re stairs.

PREMISES AFFECTED—153-155 Hudson Street, west side, 26 feet north of Hubert Street, 1st floor; Block 215, Lot 23, Borough of Manhattan.

617-58-A

APPLICANT—Leonard F. Rothkrug, for Angelo Santomartino, doing business as S and S Service Station, owner.

SUBJECT—Application October 28, 1958—filed pursuant to Section 35, General City Law re erection of building in bed of a mapped street—West 19th Street.

PREMISES AFFECTED—2974-2984 Cropsey Avenue, west side, 25 feet south of Bay 53rd Street, Block 6947, Lot 301, Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman*.

JANUARY 27, 1959, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, January 27, 1959, at 10 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:*

696-24-BZ—Vol. II

APPLICANT—Leonard F. Rothkrug, for Singer and Carlton, Inc., owners.

SUBJECT—Application reopened September 30, 1958 as

CALENDAR

Vol. II—decision of the Borough Superintendent, under sections 7i and 7e of the Zoning Resolution, to permit in a manufacturing and residence use district, the change in occupancy from public garage, previously granted by the board to public garage, motor vehicle repair shop, touch up painting and spraying lubrication, gasoline tanks and pumps, welding, storage of parts and office, all for a temporary term of ten (10) years.

PREMISES AFFECTED—1317-1327 36th Street and 123-139 Louisa Street, northeast corner, Block 5312, Lot 6, Borough of Brooklyn.

614-58-BZ

APPLICANT—Nathan Lubroth for City of New York, Department of Water Supply, Gas and Electricity, owner; Jerome Fine, doing business as West 92nd Street Parking Corp., lessee.

SUBJECT—Application October 27, 1958—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a non-transient parking lot for the parking and storage of more than five (5) motor vehicles.

PREMISES AFFECTED—105-107 West 90th Street, north side, 100 feet west of Columbus Avenue and 104-106 West 91st Street, Block 1221, Lot 28, Borough of Manhattan.

615-58-BZ

APPLICANT—Nathan Lubroth, for City of New York, Department of Water Supply, Gas and Electricity, owner; Jerome Fine, doing business as West 92nd Street Parking Corp., lessee.

SUBJECT—Application October 27, 1958—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a business and residence use district, the maintenance of a non-transient parking lot for the parking and storage of more than five (5) motor vehicles.

PREMISES AFFECTED—101-115 West 92nd Street, 660-664 Columbus Avenue, northwest corner and 108-118 West 93rd Street, Block 1223, Lot 25, Borough of Manhattan.

557-58-BZ

APPLICANT—Lama, Proskauer and Prober, for Abraham Rosenberg, Rebecca Rosenberg, Sylvia Rosenberg, Shirley Firkser, Marvin Friedman and Ruth Gould, owners.

SUBJECT—Application filed September 24, 1958—decision of the Borough Superintendent, under sections 7f, 7i and 7e of the Zoning Resolution, to permit in a business and residence use district, on the business portion of the premises, the erection and maintenance of a gasoline service station with accessory uses of lubritorium, minor auto repairs, car wash, storage room, office and sales and the parking and storage of motor vehicles, all for a temporary term of fifteen (15) years.

PREMISES AFFECTED—88-01 to 88-15 (official 88-09) Liberty Avenue and 103-11 to 103-19 88th Street, northeast corner, Block 9108, Lots 19, 22, 25, 28 and 29, Ozone Park, Borough of Queens.

338-46-BZ—Vol. II

APPLICANT—Charles M. Spindler, for Peteling Realty Corp., owner.

SUBJECT—Application reopened October 28, 1958 as Vol. II—decision of the Borough Superintendent, under sections 7f and 7i of the Zoning Resolution, to permit in a business use district, on a plot presently occupied as a used car sales lot, the erection of a one story building for use as an automobile showroom with incidental motor vehicle repairs, sale and display of new and used cars, parking and storage of motor vehicles and a gasoline service station with lubrication, non-automatic auto washing, accessory sales and auto safety inspection station all for a temporary term of twenty (20) years.

PREMISES AFFECTED—1498-1526 Coney Island Avenue, west side, 100 feet north of Avenue L, Block 6536, Lots 30 and 34, Borough of Brooklyn.

510-58-BZ

APPLICANT—Matthew and Lucy Macchio, owners.

SUBJECT—Application August 22, 1958—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in an E-1 area district, the erection of a two family dwelling with less than the required set back from the side yard.

PREMISES AFFECTED—1301 Astor Avenue, northeast corner of Wilson Avenue, Block 4381, Lot 8, Borough of The Bronx.

223-31-BZ—Vol. II

APPLICANT—Patrick D. Concagh, for American Oil Company, owner.

SUBJECT—Application reopened October 28, 1958 as Vol. II—decision of the Borough Superintendent, under sections 7c, 7i and 7a of the Zoning Resolution, to permit in a business and residence use district, the extension and relocation of an existing gasoline service station and to permit the accessory uses of lubritorium, car wash non-automatic, minor repair with hand tools only and accessory parking of cars waiting to be serviced.

PREMISES AFFECTED—2871-2875 Baisley Avenue and 3319-3333 East Tremont Avenue, northwest corner, Block 5333, Lots 1, 4 and 110, Borough of The Bronx.

1079-25-BZ—Vol. II

APPLICANT—Leonard F. Rothkrug, for Madeline Scime, doing business as Mels Automatic Transmission Co., owner.

SUBJECT—Application reopened September 30, 1958 as Vol. II—decision of the Borough Superintendent, under section 7i of the Zoning Resolution, to permit in a business use district the change in occupancy of an existing public garage for more than five (5) cars previously granted by the Board to motor vehicle repair shop principally automatic transmission repairs for a temporary term of ten (10) years.

PREMISES AFFECTED—915-925 65th Street, north side, 90 feet west of Fort Hamilton Parkway, Block 5743, Lot 31, Borough of Brooklyn.

504-58-BZ

APPLICANT—Julius S. Rapson, for Stephen E. Korpanty, owner.

SUBJECT—Application August 26th 1958—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a G-1 area district, the maintenance of a one family dwelling that encroaches on the required setbacks from the street line, these encroachments are due to proposed street widenings.

PREMISES AFFECTED—244-25 130th Avenue, northwest corner of Hook Creek Boulevard, Block 12891, Lot 10, Rosedale, Borough of Queens.

486-58-BZ

APPLICANT—Ingram S. Carner, for J. and A. Brenneis, Inc., owner.

SUBJECT—Application August 14, 1958—decision of the Borough Superintendent, under sections 7c and 7i of the Zoning Resolution, to permit in a retail use district the change in use of the existing building and premises from stores, auto showroom and service station for owners cars only to store for sale and storage of auto accessories, motor vehicle repair shop no painting or spraying and parking of more than five cars waiting to be serviced on the unbuilt portion of the premises.

PREMISES AFFECTED—35-19 Leavitt Street, east side, 101.10 feet north of Northern Boulevard, Block 4961, Lot 7, Flushing, Borough of Queens.

643-58-BZ

APPLICANT—Lama, Proskauer and Prober, for The Greenpoint Savings Bank, owner.

SUBJECT—Application November 10, 1958—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a retail and residence

CALENDAR

use district, the extension of the present parking lot from the retail portion into the residential portion of the plot for use of the patrons of the bank, no fee to be charged.
PREMISES AFFECTED—5102-5124 Church Avenue and 356-366 East 52nd Street, southwest corner and 397-409 East 51st Street, Block 4699, Lot 1, Borough of Brooklyn.

267-49-BZ—Vol. III

APPLICANT—Multer, Nova and Seymour, for Aaron Bring Chevrolet Company, Inc. owner; Gold Medal Candy Corp., lessee.

SUBJECT—Application reopened November 13, 1957, as Vol. III—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a residence and business-1 use district, the change of use of a present building from a public garage to storage warehouse finished and boxed candy products.

PREMISES AFFECTED—2920 West 20th Street, west side, 140 feet south of Mermaid Avenue, Block 7059, Lot 26, Borough of Brooklyn.

851-57-A

APPLICANT—Multer, Nova and Seymour for Gold Medal Candy Corp., lessee; Aaron Bring Chevrolet Co., Inc., owner.

SUBJECT—Application November 1, 1957—Appeal from a decision of the Borough Superintendent, re use of Class 4 Building—change of use from garage to storage warehouse.

PREMISES AFFECTED—2920 West 20th Street, west side, 140 feet south of Mermaid Avenue, Block 7059, Lot 26, Borough of Brooklyn.

969-57-BZ—Vol. II

APPLICANT—Morris Hannes, for Henry Payson, owner; T and D Club, Inc., owner.

SUBJECT—Application reopened December 9, 1958 as Vol. II—decision of the Borough Superintendent, under sections 7b and 7c of the Zoning Resolution, to permit in a retail and residence use district, the construction of a one story extension on the first floor of the present building and extend the restaurant facilities granted by the board under Volume I on April 8, 1958.

PREMISES AFFECTED—134-136 East 40th Street, south side, 87 feet east of Lexington Avenue, Block 895, Lots 67 and 68, Borough of Manhattan.

389-58-BZ

APPLICANT—Ludwig P. Bono, for Young Israel of Pelham Parkway, owner.

SUBJECT—Application June 24, 1958—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a C area district, the erection of an addition and extension to a present basement synagogue structure occupying more than the permitted area.

PREMISES AFFECTED—2120-2126 Barnes Avenue and 800-818 Lydig Avenue, southeast corner, Block 4293, Lot 31, Borough of The Bronx.

143-42-BZ—Vol. II

APPLICANT—Moritz Simon, for 511 Realty Corp., owner; Scully Walton, Inc., lessee.

SUBJECT—Application reopened December 2, 1958—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence and unrestricted use district, the use of the first floor of the East 72nd Street building and extending through to East 73rd Street in an existing factory building as a garage for the storage of more than five (5) ambulances, oxygen and showroom on East 72nd Street and storage and factory in the rear portion on East 73rd Street.

PREMISES AFFECTED—511-519 East 72nd Street, north side, 198 feet east of York Avenue and 510-518 East 73rd Street, Block 1484, Lot 9, Borough of Manhattan.

346-58-BZ

APPLICANT—Victor G. Madonia, for Joseph Scarapicchia, owner.

SUBJECT—Application June 2, 1958—decision of the

Borough Superintendent, under sections 7e and 7a of the Zoning Resolution, to permit in a local and residence use district, for a term of fifteen (15) years the erection and maintenance of a gasoline service station and automatic auto laundry with minor auto repairing, office, salesroom, storage room and the parking of motor vehicles awaiting service.

PREMISES AFFECTED—232-01 to 232-19 Linden Blvd (232-11 official), north side from 232nd St. to 233rd St., 116-67 to 116-75 232nd St., 116-72 to 116-82 233rd St., Block 11333, Lot 1, Cambria Heights, Borough of Queens.

19-57-BZ

APPLICANT—Reginald S. Hardy, for Frances P. Headley and Seena Prastien, owners.

SUBJECT—Application January 15, 1957—decision of the Borough Superintendent, under sections 7f, 7i and 7A of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry (non-automatic), motor vehicle repair shop, for minor repairs (hand tools only), and with show windows within 75 feet of residence use district.

PREMISES AFFECTED—1790-1820 Utica Avenue and 4914-4924 Avenue J, southwest corner, Block 7797, Lots 47, 49, 50 and 51, Borough of Brooklyn.

Laid over from July 16, 1957, to July 23, 1957, for inspection and decision; hearing closed; then to December 17, 1957, for further consideration by the Board after community building has been developed; then to May 20, 1958, for report at that time as to the condition in connection with the proposed community house in Block 7775 opposite the proposed gasoline station; and for determination by the Board as to procedure thereafter; then to June 17, 1958, for inspection and decision; hearing closed; also for applicant to advise the Board the status of the construction of proposed Community House; then to July 8, 1958, at request of the applicant to permit him to examine plans filed for the nearby Community House and to report to the Board what such plans call for and the status of proposed structure and for decision; then to September 23, 1958, for applicant to report to the Board as to his examination of plan and the status of the proposed structure under the building now planned to be located in similar location; then to October 28, 1958, for information as to status of Community Center opposite and as to ownership; then to November 25, 1958, at the request of the applicant to furnish the Board with information as to the proposed community center; then to January 27, 1959, for further consideration and decision.

HARRIS H. MURDOCK, *Chairman*.

JANUARY 27, 1959, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, January 27, 1959, at 2 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matter:

739-58-A

APPLICANT—Alex Danin, for Cord-Meyer Development Co., owner; Sound Vista Property Sections 1 through 9 inclusive, lessees.

SUBJECT—Application December 1, 1958—filed pursuant to section 35, of the General City Law re erection of buildings partly in bed of mapped streets—14th, 18th and 23rd Avenues, 217th Street and proposed widening of Bell Boulevard.

PREMISES AFFECTED—214-05 14th Avenue, 214-15 and 214-35 18th Avenue, 214-14 and 214-34 18th Avenue, 214-10, 214-30 and 214-11 and 214-31 23rd Avenue; 14-20, 14-40, 16-10 and 16-30 217th Street; 16-01 to 16-25 Bell Boulevard; 14-25, 15-05 and 15-55 Bell Boulevard; Block 5938, Lot 50, Block 5943, Lots 2, 10, 20, 30, 40 and 50, Block 5952, Lots 2 and 50 and Block 5956, Lots 2, and 50; Sound Vista Property, Sections 1 through 9, inclusive, Bayside, Borough of Queens.

HARRIS H. MURDOCK, *Chairman*.

RULES

Fire Drill Rules, Adopted by the Board of Standards and Appeals, October 5, 1923

(593-23-SR)

DEFINITION OF "FIRE DRILL"

The method and practice of the systematic and orderly vacating of a building by its occupants in case of emergency, panic or fire in the least possible time—by the nearest safe means of exit—and the use of fire appliances which shall be provided for the extinguishing or retarding of fire and the safeguarding of human life.

Rule 1.

In all buildings as defined in Article 1, Section 10 of the Labor Law in which fire drills are required pursuant to Section 279 thereof and in any other building in which such drills are required by the Fire Commissioner pursuant to the power conferred in section 491 of the New York City Charter, it shall be the duty of the owners, lessees or tenants to conduct fire drills monthly and at such other times as the Fire Commissioner may direct.

For the purpose of conducting such fire drills the owner or tenants shall appoint from among their employees such responsible and dependable persons, male or female, who shall efficiently perform the duties of the various positions of the fire drill organization, as specified on the accompanying chart.

It shall be the duty of the owner or tenant to enter in the blank spaces provided for that purpose in said chart the names of persons so selected and post said chart and copies of the rules in a conspicuous place.

FIRE DRILL ORGANIZATION

Premises
Name of concern.....
Building No.Story.....

FOREMAN OR PERSON IN CHARGE

Regular	Substitute
.....	

WATCHMAN

.....	
.....	

MALE SEARCHER

.....	
-------	-------

FEMALE SEARCHER

.....	
-------	-------

STREET ALARM BOX RUNNER

.....	
-------	-------

FIRE BRIGADE

.....	
.....	
.....	

EXIT GUARDS

.....	Exit.....	
.....	"	
.....	"	
.....	"	
.....	"	

Squad Monitors

.....	Squad No. 1.....
.....	" " 2.....
.....	" " 3.....
.....	" " 4.....
.....	" " 5.....
.....	" " 6.....

Rule 2. Duties of Foreman.

The Foreman or Person in Charge shall direct, enforce and have full charge of the "Fire Drill" in every factory on each floor. Each day before work is begun he shall see that extinguishers, fire hose, fire buckets, etc., are in readiness for use, exit doors are unlocked, aisles are free from obstruction, that stairways, halls, etc., are properly lighted, and shall remedy any dangerous condition found to exist. Immediately after work is commenced he shall check up the Fire Drill Organization list and note if the regularly assigned persons are present; if any are found to be absent, he shall assign other employees (if practicable) to perform their duties.

He shall immediately notify new employees of the existence of the Fire Drill Organization and give them the necessary instructions as to the duties they are to perform, etc.

He shall be familiar with the operation and location of the interior alarm signal box on his floor.

He shall listen for the test signal each morning at the appointed hour and in the event of the test signal not being heard he shall communicate with the superintendent or other person in charge of the building and advise him of the fact. The (Floor Captain's) Foreman's orders are final as to the carrying out of the fire drill on his particular floor.

Rule 3. Duties of Watchmen.

The WATCHMEN shall see that all doors and windows are closed so as to prevent the spread of fire. The WATCHMEN shall be the only persons permitted to remain on the floor during the progress of a fire drill and do so at their own risk. For ordinary purposes only one watchman and a substitute shall be designated. In special cases, however, extra watchmen may be assigned by consent in writing from Fire Commissioner.

Rule 4. Duties of Searchers.

The MALE AND FEMALE SEARCHERS shall search all toilets, dressing rooms and emergency rooms used and frequented by their sex and all other portions of the floor and order all persons, except those authorized to remain, to leave the premises. They are to take care of and assist all persons who may faint or be disabled.

SEARCHERS shall leave the floor immediately after the last squad leaves.

Rule 5. Duties of Street Alarm Box Runner.

The STREET-ALARM-BOX-RUNNER shall be familiar with the location of the nearest city fire alarm box and know how it is operated.

In ordinary practice fire drills the STREET-ALARM-BOX-RUNNER shall report to the Foreman for orders, and if his services are not required he shall promptly file out of the premises with the other occupants.

Only when a fire actually occurs on his floor, or when ordered to do so by the Foreman, shall the STREET-ALARM-BOX-RUNNER proceed to the street alarm box and send in the fire alarm.

RULES

Rule 6. Duties of Fire Brigade.

The fire brigade shall have full charge of the operation of all auxiliary fire fighting apparatus and shall endeavor to extinguish, or at least hold in check until the arrival of the Fire Department, any fire that may occur. When it is necessary for the fire brigade to respond to different floors in the building they shall not use the stairways or fire escapes while the occupants are escaping from the premises.

Rule 7. Duties of Exit Guards.

The EXIT GUARDS shall station themselves at all exit doors leading to fire escapes, stairways, and other means of escape immediately upon the sounding of the alarm. There shall be two guards for each exit, if practicable; one to stand in the hallway holding back the door and the other directly inside on the floor. They are to keep the exit doors open and direct the movements of the persons using these exits and prevent congestion.

EXIT GUARDS shall remain at their stations until all of the occupants of the building have passed their station. Then close their doors and pass out of the building. Upon signal for the occupants to return, EXIT GUARDS shall take their designated stations and remain there until all persons have returned to their respective floors.

Rule 8. Duties of Squad Monitors.

The SQUAD MONITORS, as soon as the alarm is sounded, shall see that the employees under their charge quickly form into line, two abreast, and numbering not more than thirty to each squad. They shall see that all aisles and passageways are cleared of obstructions.

Note: Chairs, stools, baskets, etc., should be pushed under or placed on top of work benches.

MONITORS shall proceed at the head of their respective squads to the exit assigned, and then march up or down the stairs or to other exits as directed by the EXIT GUARDS.

On reaching the sidewalk MONITORS shall keep their squads in order and lead them a reasonable distance from the building, so as not to cause congestion and interference with fire apparatus. When the proper signal is given they shall return to their respective floors at head of their squads.

MONITORS will at all times see that those under their charge conduct themselves in a respectable and orderly manner.

Rule 9. Holding of Drills.

FIRE DRILLS shall be held at least once each month at varied hours of the day, and all of the occupants shall participate therein simultaneously. Such drills shall conduct all occupants to a place of safety.

Where dual operation interior fire alarm systems are installed as permitted under Rule 11 of the interior fire alarm rules of the Board of Standards and Appeals, the fire drill conducted each month shall include all of the

persons on the premises engaged at work for a factory, and drills shall be conducted at least twice, each year in which all of the persons on the premises shall participate simultaneously.

Rule 10. Duties of Owner.

It shall be the duty of the OWNER, LESSEE OR TENANT OF THE BUILDING or his authorized agent or their representatives to personally observe that the "Fire Drill" is held simultaneously on every floor of the building and the participation therein of every occupant of such building. Any FIRE DRILL in which all of the occupants do not participate shall not be considered as complying with the LAW, except as otherwise provided in these rules.

The person or persons representing the OWNERS, LESSEE OR TENANT, who supervises the FIRE DRILL at the building shall submit to an examination by the Division of Fire Prevention as to their experience and general fitness for such duties, and shall be so certified in writing by the FIRE COMMISSIONER.

It shall be the duty of the ENGINEER, SUPERINTENDENT or other PERSON IN CHARGE of a building having an interior fire alarm system to test such system daily immediately after the beginning of business, and to see that all apparatus operated by springs, requiring winding are rewound after each alarm and kept in normal condition for operation.

Rule 11. Duties of Engineer.

Whenever it is necessary to test the fire alarm system at any other time of the day, owing to repairs, etc., being made, the PERSON IN CHARGE OF BUILDING will first notify all Foremen of the several floors of the intended test and likewise notify them when the repairs, etc. are completed. This precaution is taken to prevent confusion and excitement, also misunderstanding of the alarm signals.

It shall also be the duty of the PERSON IN CHARGE OF BUILDING to sound the interior alarm system at irregular intervals, but not less than once each calendar month, for the purpose of holding practice fire drills. He shall keep on the premises a record of such drills, showing the date when held and the required time for all occupants to reach the street or a point of safety outside the building.

The PERSON IN CHARGE OF BUILDING must immediately acquaint new tenants of the existence of the "Fire Drill" Organization and its purport.

Rule 12. Registration.

The name and address of every person, corporation or co-partnership, that will, under professional service, carry on the trade, business or calling of establishing, maintaining or supervising the "Fire Drill" shall be registered in the Fire Department, which Department shall, upon evidence of fitness, grant a certificate to that effect.

NOTICE

Applicants, under the zoning resolution, are entitled to one copy of Form 7NO.

If they desire additional copies, for their own convenience in notifying proper owners, they may obtain such

copies at the office of the Board of Standards and Appeals, at 80 Lafayette Street, Manhattan, at five cents each—postage to be added if the forms are forwarded by mail.

NOTICE

WARNING

Notice is hereby given to all appellants and applicants, and to all lawyers, architects and engineers representing owners or lessees in proceedings before the Board—

First, That if they do not appear in person or by representative at the hearing of their case, dismissal for lack of prosecution is likely to result.

Second, That due and ample notice of the date set for hearing is provided in the publication of this BULLETIN of the calendars of the Board, each case being set down by Calendar Number and the premises under the date of the hearing.

Third, That no plea of ignorance of the date of the hearing can be entertained in view of this publication and of the posting of the calendars on the bulletin board in the offices of the Board and of the further publication of the calendars in the daily press.

Fourth, That no one is entitled to written notice of the date for the hearing in his case, and that the plea of failure to receive such notice is no excuse for neglect to appear.

Fifth, That the business of the Board is to dispose of all cases promptly; therefore, no appeal or application will be held in abeyance by reason of failure of the appellant or applicant to file necessary data, or by any other method of delay.

Sixth, That no appeal or application will be accepted for filing unless, at the time of filing, all papers, plans and data required by law are supplied, as specified on the blank appeal or application forms.

Applicants, under the building zone resolution, are entitled to one copy of Form 7NO.

If they desire additional copies, for their own convenience in notifying property owners, they may obtain such copies at the office of the Board of Standards and Appeals, 80 Lafayette Street, 9th Floor, Manhattan, at five cents each—postage to be added if the forms are forwarded by mail.

RULES

APPEALS AS TO MULTIPLE DWELLINGS

The Legislature, under Chapter 333 of 1948, has clarified Section 60 of the Multiple Dwelling Law by describing the agency authorized to grant variances under this Section, so as clearly to mean in New York City—the Board of Standards and Appeals.

Chapter 508 of 1948 has also been adopted by the Legislature, amending the Multiple Dwelling Law to provide, under new Section 310, for a Board of Appeals. By description the Board of Appeals means in New York City—the Board of Standards and Appeals. Section 310 provides as follows as to appeals:

LAWS OF NEW YORK—By Authority

Chapter 508 of 1948

§ 310. Board of appeals. 1. As used in this section "board" shall mean the agency of a city constituted as a board and authorized by law both to grant variances of the zoning resolution and to make rules supplemental to laws regulating construction, maintenance, use and area of buildings.

2. Where the compliance with the strict letter of this chapter causes any practical difficulties or any unnecessary hardships the board shall have the power, on satisfactory proof at a public hearing, provided the spirit and intent of this chapter are maintained and public health, safety and welfare preserved, and substantial justice done, to vary or modify any provision or requirement of this chapter, or any rule, regulation, supplementary regulation, ruling or order of the department with respect to the provisions of this chapter, as follows:

a. For multiple dwellings and buildings existing on July first, nineteen hundred forty-eight, provisions relating to:

- (1) Height and bulk;
- (2) Required open spaces;
- (3) Minimum dimensions of yards or courts; or
- (4) Means of egress.

b. For multiple dwellings and buildings erected or to be erected after July first, nineteen hundred forty-eight, and

such dwellings thereafter altered or to be altered, provisions relating to:

- (1) Required open spaces; or
- (2) Minimum dimensions of yards or courts.

Variations or modifications may be granted pursuant to this paragraph b only on condition that open areas for light and air are provided which are at least equivalent in area to those required by the applicable provisions of this chapter.

3. An application for such a variance or modification may be made by any person aggrieved or by the head of any public agency, within such time and under such procedure, conditions and rules as may be prescribed by the board. The board shall fix a reasonable time for the hearing of an application and shall require that due notice be given of the time and place of such hearing to the applicant and to the department. Any person or a duly authorized representative of any public agency may appear at any such hearing and be heard on any such application.

4. In every case the board shall state the reason or reasons for its decision. All decisions of the board shall be subject to review in the same manner as is provided by law for review of decisions of such board respecting variances of the zoning resolution.

5. A record of all decisions of the board, indexed according to the section or sections of this chapter affected thereby, shall be kept in the office of the board. Such record shall be open to public inspection at all times during business hours.

BOARD OF STANDARDS AND APPEALS
80 LAFAYETTE STREET
NEW YORK 13, N. Y.

Bulk Rate
U. S. POSTAGE
PAID
Permit No. 4875
New York, N. Y.

3
University of Illinois Library
Serials Dept.
Urbana, Ill.

NOTICE

LOCAL LAW—72 OF 1958

Effective December 19, 1958

A Local Law to amend the administrative code of the City of New York in relation to the payment of fees in connection with the filing of applications with the Board of Standards and Appeals.

Be it enacted by the Council as follows:

Section 1.—Section 669-1.0 of the administrative code of the city of New York as amended by local law ninety-four for the year nineteen hundred fifty-seven is hereby amended to read as follows:

Sec. 669-1.0 Fees—The following fees shall be charged for the following applications, appeals and reviews:

1. a. Application for approval of materials, (and) appliances and methods or variances of construction \$100.00
- b. Application for amendment of prior approval of materials, appliances and methods or variances of construction 25.00
2. a. Application to vary the application of the zoning resolution, except as provided in subdivision b 100.00
- b. Where such application is for conversion of a one-family dwelling to a two family dwelling 25.00
- c. Application for an extension of the term of years of zoning variance previously granted. 50.00

- d. Application for a change in use, height or area of premises in connection with a zoning variance previously granted 50.00
3. Appeal from or application for review of any order, requirement, decision or determination of the commissioner of buildings or of any superintendent of buildings or of the fire commissioner or any rule or regulation or amendment or repeal thereof made by the fire commissioner 10.00
4. Application for an extension of time in which to comply with conditions imposed in the resolution of the Board of Standards and Appeals 10.00
5. Exemptions—
 - a. The provisions of this section shall not apply if the owner of the premises affected by the application, appeal or review be a corporation or association organized and operated exclusively for religious, charitable or educational purposes, or for one or more such purposes, no part of the net earnings of which enures to the benefit of any private individual, and provided that the premises affected are to be used exclusively by such corporation or association for one or more of such purposes.
 - b. The provisions of this section shall not apply if a municipal department or agency of the city is the applicant before the Board of Standards and Appeals.

Sec. 2—This local law shall take effect immediately.

BULLETIN

OF THE

BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

Issued under authority of Chapter 27, Section 665 of the Charter of the City of New York

Published weekly by the Board of Standards and Appeals at its office, 80 Lafayette Street, 9th Floor, Manhattan, New York 13, N. Y.

Vol. XLIV

Subscription
\$15.00 a year

January 13, 1959

Single Copies, 25 cents
By Mail, 30 cents

No. 2

DIRECTORY

BOARD OF STANDARDS AND APPEALS

HARRIS H. MURDOCK, Chairman

EDWIN W. KLEINERT

MAX H. FOLEY

HAROLD R. SLEEPER

SAMUEL L. BECKER, Director

JOSEPH J. DOYLE, Chief Clerk

OFFICE—80 Lafayette Street, 9th Floor, Manhattan, New York 13, N. Y.

TELEPHONE—WHitehall 3-3600, Extensions 2600-2609, 2769-2770 and 3020-3024.

Address all communications to the Chairman

CONTENTS

Petition and Order of Certiorari Service on the Board of Standards and Appeals.

Court Decisions.

Docket.

Notice of Hearing Calendar.

Minutes of Regular Meeting, Tuesday Morning, January 6, 1959, Affecting Calendar Numbers 1187-24-BZ—Vol. III, 402-42-BZ—Vol. II, 97-50-BZ—Vol. II, 1002-55-BZ—Vol. II, 493-57-BZ, 494-57-A, 741-57-BZ, 959-57-BZ, 991-57-BZ, 117-58-BZ, 129-58-BZ, 323-58-BZ, 424-58-BZ, 425-58-A, 455-58-BZ, 505-58-BZ, 553-58-BZ, 554-58-A, 132-58-BZ, 9-58-BZ, 1086-23-BZ—Vol. II, 206-47-BZ—Vol. III, 625-58-A, 199-57-BZ, 573-57-BZ, 869-57-BZ, 960-57-BZ, 342-58-A and 368-58-BZ.

Minutes of Regular Meeting, Tuesday Afternoon, January 6, 1959, Affecting Calendar Numbers 487-58-A, 658-58-A, 676-58-A, 171-46-A—Vol. III, 502-16-A—Vol. II, 622-56-A, 33-58-A, 511-58-A, 339-32-BZ—Vol. III, 100-34-BZ—Vol. II, 449-41-BZ—Vol. III, 797-52-BZ—Vol. II, 757-53-BZ—Vol. II, 359-54-BZ, 519-54-BZ—Vol. II, 709-54-BZ, 588-57-BZ, 598-57-BZ, 831-57-BZ, 169-58-BZ, 68-36-BZ—Vol. IV, 289-36-BZ—Vol. II, 341-43-BZ—Vol. IV, 93-48-BZ, 663-54-BZ, 984-54-SM and 859-57-SA.

PETITION AND ORDER OF CERTIORARI SERVED ON THE BOARD OF STANDARDS AND APPEALS

On January 7, 1959, Petition and Order of Certiorari was served on the Board by Louis H. Heiger, attorney for petitioner, Herwil Realty Mgt. Co., Inc., objecting property owner, seeking a review of the Board's determination on December 2, 1958, granting a variance under Section 7h of the Zoning Resolution for a term of five years to permit in a residence use district, the use of the premises as a private parking lot for more than five (5) motor vehicles restricted to the staff of the medical college and hospital and visiting physicians; Calendar Number 384-58-BZ; Premises 1-15 East 106th Street, north side and 2, 4, 6, 12 & 18 East 107th Street, south side, 99 feet, 10 inches east of 5th Avenue. Block 1612, Lots 5, 60, 62, 66, 67 and 68, Borough of Manhattan.

COURT DECISIONS

Matter of N. Y. Life Ins. Co. vs. Murdock:—On November 19, 1957, the Board granted an extension of the term of variance for five years under Section 7, subdivision c, of the Resolution adopted by the Board on March 6, 1956, which was granted by the Board under Section 7a, 7c and 21 of the Zoning Resolution, to permit in a residential use district the change of use from residence to commercial use and other parts of the combined structure from one commercial use to another commercial use; Calendar Number 576-37-BZ, Vol. II; Premises 215-221 East 64th Street, 230 feet east of Third Avenue, Borough of Manhattan.

At Special Term, Supreme Court, Mr. Justice Klein remanded the matter to the Board to make findings of fact as to an extension for a further term of five years. Upon the new hearing, notices are to be sent to the owners within the area of notification. (New York Law Journal, December 8, 1958, page 12).

On March 6, 1956, the Board after exhaustive hearing and report granted a variance under Section 7c for a term of two years, the short term being purposely selected for the reasons as stated in the report. The Board had in mind a longer term after it was ascertained that the violations had been taken care of and dismissed and a Certificate of Occupancy issued.

Matter of Brause vs. Murdock:—On May 21, 1958, the Board denied their appeal, represented by Latham C. Squire, to reverse the decision of the Borough Superintendent, who refused on January 13, 1958 to revoke the Building Department permit issued on N.B. Application No. 102-56; Calendar Number 1039-57-A; Premises 730 3rd Avenue; west side, from East 45th to East 46th Streets, Block 1300, Lots 31 and 41, Borough of Manhattan.

After a complete hearing, the vote was unanimously in the negative and several members of the Board expressed their reasons for their vote.

Upon court review, Mr. Justice Klein at Special Term, Supreme Court, reversed the Board, setting forth the requirements of the Zoning Resolution as to the size of a tower permitted, and in connection with the claim that "air rights" of adjoining buildings should be added to the size of the lot for the purpose of figuring the area of the permitted tower, stated in part, "Section 9 (d) limits the tower to 25% of the area of the zoning lot; Section 1(v) defines a zoning lot; the term 'open spaces' therein is further clarified by Section 1(b)(b). This is a clear and unambiguous. An easement of 'air rights' of an adjoining property may not be read into Section 1(v) as part and parcel of the plot." "It is significant that, although the Board of Standards and Appeals was unanimous in upholding the permit and in refusing to revoke it, the Chairman of the Board, while refusing to revoke, held that 'air rights' could not be used to measure plot area." "If the City Planning Commission regards 'air rights' in any degree to be an appropriate measure of arriving at the ground area of a plot, it should amend the Zoning Resolution." "To hold to the interpretation urged by the respondents and the intervening objectants, would bring height restrictions into chaos and would provide no guide as to where 'air rights' might be borrowed and to what land they might be added and would lead to confusion rather than regulation of height restrictions." (New York Law Journal, December 5, 1958, page 13).

HOURS OF CONSULTATION

10 A.M. to 1 P.M.

Any person desiring to consult the chairman or the engineers, pertaining to the work of the board, will be seen only between the hours of ten in the morning and one in the afternoon—Saturdays excepted.

CALENDAR

DOCKET

New Cases filed up to January 6, 1959

- | Cal. No. | Dept. | Premises Affected |
|---------------------------|--------------|--|
| 1-59-BZ | B.B. | 112 Flatbush Avenue Extension, southwest corner of Tillary Street, Block 132, Lot 14, Borough of Brooklyn, Alt. 3781-58—re gasoline service station, lubricatorium, car washing—non automatic, auto repairs with hand tools only, parking of more than 5 motor vehicles, etc.—business use district. |
| 2-59-A | B.Bx. | 62 Hawkins Street, south side, 533.48 feet west of City Island Avenue, 2nd floor, Block 5629, Lot 200, Borough of The Bronx, Alt. 978-58—under section 35, General City Law re premises in bed of mapped street—William Avenue. |
| 3-59-SM | | Hornbond—for use as a plaster or concrete bonding agent, manufactured by A. C. Horn Companies, Division of Sun Chemical Corp., Material. |
| 4-59-SA | | Scientific Pressure Sterilizer (Autoclave), Models 1220, 1624, 1636, 2036, 2048, 2060, manufactured by Scientific Equipment Manufacturing Corp., Appliance. |
| 5-59-SA | | Johnson Gas-fired Heaters, Models FA-400, FA-500, FA-560, FA-650, FA-750, FA-850, FA-1000, FA-1150, FA-1350, FA-1600, FA-1800, FA-2000, FA-2500, FA-3000, FA-3600 and FA-4000, manufactured by Jonson Heater Corp., Appliance. |
| 6-59-SA | | Johnson Oil-Fired Heaters, Models FA-400, FA-500, FA-560, FA-650, FA-750, FA-850, FA-1000, FA-1150, FA-1350, FA-1600, FA-1800, FA-2000, FA-2500, FA-3000, FA-3600 and FA-4000, manufactured by John Heater Corp., Appliance. |
| 7-59-BZ | B.Q. | 101-19 to 101-21 Queens Boulevard, east side, 45 feet north of 67th Drive, Block 2135, Lot 3, Rego Park, Borough of Queens, Alt. 2769-58—re business use, area excessive—business and residence use district. |
| 8-59-A | B.M. | 31 West 37th Street, north side, 485 feet, 6 inches west of 5th Avenue, Block 839, Lot 22, Borough of Manhattan, Amendment to Alt. 1369-56—re live load and egress. |
| 9-59-SM | | Wal-Mesh and Cavity Mesh, Type S, manufactured by Holmann and Barnard, Inc., Material. |
| 10-59-BZ | B.Q. | 28-28 44th Street and northeast corner of 43rd Street and 30th Avenue, Block 699, Lot 1, Astoria, Borough of Queens, Alt. 2695-58—re height—local retail and residence, 1¼ height district. |
| <i>Restored to Docket</i> | | |
| 502-16-A | Vol. II—B.M. | 35 Great Jones Street, south side, 180 feet, 10 inches east of Lafayette Street, 2nd through 7th floors, Block 530, Lot 24, Borough of Manhattan, Amendment to Alt. 1539-57—re egress. |
| 859-57-SA | | American LaFrance Dry Chemical Extinguishers, Models PDC-2A, PDC-5, PDC-10, PDC-20 and PDC-30, manufactured by American LaFrance Corp.; reopened for report as to additional trade name, Appliance. |

984-54-SM—Milcor Cellulose, manufactured by Inland Steel Products Co.; reopened for test and report as to additional application, Material.

289-36-BZ—Vol. II—B.R.—7 Androvette Street and 4409 Arthur Kill Road, northwest corner, Block 7406, Lot 1, Charleston, Borough of Richmond, Alt. 424-58—re gasoline service station, lubricatorium, minor auto repairs, parking for more than five vehicles awaiting service, etc., business use district.

93-48-BZ—B.Q.—49-08 to 49-10 Queens Boulevard, south side, 60 feet east of 49th Street, Block 2282, Lots 26 and 27, Sunnyside, Borough of Queens, Alt. 2049-57—reopened for consideration as to extension of term of variance—re extension to existing battery and ignition service—business use district.

341-43-BZ—Vol. IV—B.B.—3319-3325 Atlantic Avenue, northeast corner of Euclid Avenue, Block 4145, Lots 1, 13 and 23, Borough of Brooklyn, Alt. 3405-58—re extension to building and change of occupancy to laundry with accessory dry cleaning, offices, etc.—residence use district.

68-36-BZ—Vol. IV—B.B.—14-48 Brighton 11th Street, west side, 59 feet, 9½ inches south of Neptune Avenue, Block 7516, Lot 2375 and part of Lot 2370, Borough of Brooklyn, Alt. 3784-58—re change of use to supermarket, stores, storage of motor vehicles, parking of patrons and employees cars in open area, etc.—business and residence use district.

DESIGNATIONS: B.—Department of Buildings; B.B.—Department of Buildings, Brooklyn; B.M.—Department of Buildings, Manhattan; B.Q.—Department of Buildings, Queens; B.R.—Department of Buildings, Richmond; B.Bx.—Department of Buildings, Bronx; H.D.—Health Department; F.D.—Fire Department, and M. and A.—Dept. of Marine and Aviation.

RULES

Last Publication

Arc and Gas Welding and Oxygen Cutting	Nov. 27, 1956.
Carbon Dioxide Liquefier, Rules.	Mar. 18, 1947—Vol. 32, No. 11
Cements, Air Entraining Portland, Rules for Approval and Use of.	April 12, 1955.
Cements, Blended, Rules for Testing and Use of	Mar. 15, 1955—Vol. 40, No. 11
Certificate of Occupancy, approved form	Dec. 28, 1943—Vol. 28, No. 52A
Concrete Flat Slabs, Rules	July 13, 1937—Vol. 22, No. 28
Concrete Masonry Units, Rules for Manufacture, Testing and Use of	April 24, 1951—Vol. 36, No. 7A
Dry Cleaning Establishments, Rules Covering	Sept. 15, 1955.
Concrete Rules (Hydrated Lime) ..	Aug. 3, 1937—Vol. 22, No. 31
Elevator Rules	Mar. 3, 1936—Vol. 21, No. 9
Erection, Alteration, Repair, Excavation for and Demolition of Buildings	Feb. 1, 1956.
Exit Rules (Revolving Doors) ...	June 15, 1937—Vol. 22, No. 24
Exterior Veneering Materials, Rules for	Mar. 11, 1952—Vol. 37, No. 11A
Factory Exit Rules	Feb. 22, 1955.
Fire Alarm Rules (Interior).....	April 15, 1958.
Fire Drill Rules	April 15, 1958.
Fire Resistive, Flameproof Materials, etc., Rules for Testing of Fire Retarding Rules for Garages, Motor Vehicle Repair Shops and Oil Selling Stations	Jan. 8, 1957.
Fireproof Wood, Testing of.....	Apr. 22, 1952—Vol. 37, No. 17
Gas Shut-Off Rules	Apr. 13, 1937—Vol. 22, No. 15
Hatchway Protection	Apr. 7, 1925—Vol. 10, No. 14
Insulating Fibre Board Rules ...	June 5, 1928—Vol. 13, No. 23
Methyl Chloride Rules for Class B and C Refrigerating Systems...	Mar. 25, 1952—Vol. 37, No. 13A
Oil Burner Rules	Feb. 11, 1947—Vol. 32, No. 6
Opening Protective Assemblies, Rules for Inspection of	Nov. 20, 1956.
	May 27, 1954.

CALENDAR

Last Publication

Parking and Storage of Motor Vehicles—Rules of Commissioner of Housing and Buildings	Sept. 7, 1948—Vol. 33, No. 36
Plumbing Rules	Aug. 3, 1937—Vol. 22, No. 31
Plumbing Rules (Submerged Inlets; Protective Methods to Prevent Contamination of Water Supply)	Nov. 13, 1956.
Procedure, Rules of	Sept. 7, 1937—Vol. 22, No. 36
Smoking in Factories, Rules for ..	April 15, 1958.
Spraying and Drying of Paints, Varnishes, Lacquers, etc.	Mar. 4, 1958.
Sprinkler, Rules	June 29, 1937—Vol. 22, No. 26
Standpipe Fireline Rules	June 8, 1937—Vol. 22, No. 23
Structural Alterations, Reporting ..	June 7, 1932—Vol. 17, No. 23
Wire Glass Rules (Amendment to Rule 505 of Industrial Code) ..	Sept. 3, 1946—Vol. 31, No. 36
Zoning Resolution, Rule to Supplement Section 19-A—	July 11, 1958.

Section I, List of Approved Gas Fired Heating Equipment, Gas Burner and Heater Accessories. Oil Fired Heating Equipment and Oil Burner and Heater Accessories, issued June 1, 1955, listing all approvals through May 24, 1955.

Section II, List of Approved Concrete and Clay Products, issued June 27, 1958, listing all approvals through July 2, 1957.

These pamphlets may be purchased at 80 Lafayette Street, Manhattan. Single Copies \$1.25; By Mail—\$1.50.

Further Sections will be published, containing other approved materials and appliances.

JANUARY 13, 1959, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, January 13, 1959, at 10 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:

657-55-BZ—Vol. II

APPLICANT—Gustave Goldman, for Joseph Ventola, owner.

SUBJECT—Application reopened October 28, 1958 as Vol. II—decision of the Borough Superintendent, under 7C and 21 sections of the Zoning Resolution, to permit in a residence use, "D" area district, the erection of a one story extension without the required rear yard and, extend the present uses of restaurant, bar, grill and cabaret and patron's parking no fee being charged.

PREMISES AFFECTED—1012-1022 Ralph Avenue, west side, 45 feet south of Snyder Avenue, Block 4731, Lot 42, Borough of Brooklyn.

488-58-BZ

APPLICANT—Charles A. Buckley, Jr., for Judson Estates, Inc., owner.

SUBJECT—Application August 15, 1958—decision of the Borough Superintendent, under Section 7h, of the Zoning Resolution, to permit local, retail and residence use district, the maintenance of a parking lot for the parking and storage of more than five (5) motor vehicles.

PREMISES AFFECTED—1314-1330 Merriam Avenue, east side, 100 feet, north of 169th Street, Block 2531, Lot 5, Borough of the Bronx.

531-58-BZ

APPLICANT—Lama, Proskauer and Prober, for Louis Loria, owner.

SUBJECT—Application September 9, 1958—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a residence use district, on a plot with an existing two-story dwelling, the use of the un-built upon portion of the premises for a parking lot for the parking and storage of more than five (5) motor vehicles for a temporary term of five years.

PREMISES AFFECTED—170-180 McKinley Avenue and 408-414 Autumn Avenue, southwest corner, Block 4170, Lot 21, Borough of Brooklyn.

109-58-BZ

APPLICANT—Robert J. Criunion, for Jarvis Corp., owner.

SUBJECT—Application March 7, 1958—decision of the Borough Superintendent, under Sections 7e and 7h of the Zoning Resolution, to permit in a local retail and residence use district, the erection and maintenance of a gasoline service station with accessory uses of lubritorium, auto washing (non-automatic), minor repairs with hand tools only, office, sale and storage of auto accessories and parking of more than five (5) motor vehicles, all for a stated term of fifteen (15) years.

PREMISES AFFECTED—3032 Middleton Road, south side, from Jarvis to Hollywood Avenues, Block 5401, Lot 1, Borough of The Bronx.

523-58-BZ

APPLICANT—Charles M. Spindler, for Robert Maller and Selma Quinton, owners.

SUBJECT—Application September 5, 1958—decision of the Borough Superintendent, under Sections 7e, 7f, and 7c of the Zoning Resolution, to permit partly in a retail and partly in a residence use district, the erection and maintenance of a gasoline service station, auto washing (non-automatic), office and accessory sales, minor repairs with hand tools only, auto safety inspection station and parking and storage of cars awaiting service all for a temporary term of fifteen (15) years.

PREMISES AFFECTED—117-30 to 117-48 (117-36 official) Farmers Boulevard and 187-22 to 187-34 Baisley Boulevard, southwest corner, Block 12448, Lot 31, Hollis, Borough of Queens.

524-58-A

APPLICANT—Charles M. Spindler, for Robert Maller and Selma Quinton, owners.

SUBJECT—Application September 5, 1958—Appeal from a decision of the Borough Superintendent—re premises in bed of mapped street, proposed widening of Baisley Boulevard.

PREMISES AFFECTED—117-30 to 117-48 (117-36 official) Farmers Boulevard and 187-22 to 187-34 Baisley Boulevard, Block 12448, Lot 31, Hollis, Borough of Queens.

474-58-BZ

APPLICANT—Harry A. Yarish, for 98 Sterling Place Realty Corp., owner.

SUBJECT—Application July 31, 1958—decision of the Borough Superintendent, under Sections 7c and 21 of the Zoning Resolution, to permit in a residence use district, the extension in use of an existing one story building, occupied as a garage for more than five (5) cars, to include auto repair shop and gasoline selling facilities by the installation of twelve tanks and six pumps.

PREMISES AFFECTED—98-114 Sterling Place, south side, 235 feet, 5 inches west of 7th Avenue, Block 945, Lot 21, Borough of Brooklyn.

396-58-BZ

APPLICANT—Gilbert Lazarus, for Melville A. Schroeter, owner.

SUBJECT—Application June 27, 1958—decision of the Borough Superintendent, under sections 7e, 7f, 7c and 7a of the Zoning Resolution, to permit in a business use district, a portion of the premises to be used for a motor vehicle repair shop together with parking of more than five (5) motor vehicles, incidental sale of gasoline, oil and motor accessories to customers of cars being repaired, office and storage space, the balance of the premises to be used for three stores, a business entrance located within 75 feet of a residence zone.

PREMISES AFFECTED—1680-1688 Albany Avenue, west side, 48.18 feet south of Marginal Street (Avenue H), and 4016-4018 Marginal Street (Avenue H), Block 7744, Lots 47, 49, and 50, Borough of Brooklyn.

CALENDAR

521-58-BZ

APPLICANT—John F. Fitzsimons, for Wilton Homes, Inc.

SUBJECT—Application September 5, 1958—decision of the Borough Superintendent, under sections 7e and 7h of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs with hand tools only and parking of cars awaiting service for a stated term of fifteen (15) years.

PREMISES AFFECTED—33-20 Francis Lewis Boulevard, southwest corner of 33rd Avenue, Block 5260, Lot 1, Bay-side, Borough of Queens.

552-58-BZ

APPLICANT—Frederick A. Ketcher and Charles Karsch, for 2574 7th Avenue Corp., owner; Eli Zelikoff and Zion Nelson, lessees.

SUBJECT—Application September 22, 1958—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a local retail use district, the continuance of a non-flashing, illuminated sign located above the first floor of the building and is not over the subject store.

PREMISES AFFECTED—200 West 149th Street and 2574 7th Avenue, southwest corner, Block 2034, Lot 36, Borough of Manhattan.

571-58-BZ

APPLICANT—James E. Vassalotti, for David Katz, owner.

SUBJECT—Application October 3, 1958—decision of the Borough Superintendent, under sections 7f, 7i and 7e of the Zoning Resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs (hand tools only), car washing, storage room, office and sales and parking of cars waiting to be serviced for a temporary term of fifteen (15) years.

PREMISES AFFECTED—138-17 Hillside Avenue and 139-68 to 139-78 Queens Boulevard, northwest corner, Block 9625, Lot 54, Jamaica, Borough of Queens.

135-58-BZ

APPLICANT—Leonard F. Rothkrug, for Ludvik Hilman, Martin Rausman and George Pullman, doing business as Joint Realty Co., owners.

SUBJECT—Application March 18, 1958—decision of the Borough Superintendent, under sections 7f and 7i of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, accessory motor vehicle repairs (hand tools only), lubritorium, car washing (non-automatic), office and sales, parking of cars awaiting service, all for a term of fifteen (15) years.

PREMISES AFFECTED—3880 Richmond Avenue and 4575 Amboy Road, northwest corner, Block 5585, Lot 62, Eltingville, Borough of Richmond.

665-58-A

APPLICANT—Leonard F. Rothkrug, for Ludwig Helman, Martin Rausman and George Pullman, doing business as Joint Realty Co., owner.

SUBJECT—Application November 14, 1958—filed pursuant to section 35, General City Law re curb cuts in bed of mapped street—proposed widening of Richmond Avenue and Amboy Road.

PREMISES AFFECTED—3880 Richmond Avenue and 4575 Amboy Road, northwest corner, Block 5585, Lot 62, Eltingville, Borough of Richmond.

409-58-BZ

APPLICANT—Andrew Di Camillo, for Joseph Coscia, owner.

SUBJECT—Application June 30, 1958—decision of the Borough Superintendent, under sections 7e, 7h, 7i and 21

of the Zoning Resolution, to permit in a retail and residence use, "C" area district the erection of a one story extension to the present building and change uses of auto laundry, auto body repairs and paint shop and parking and storage of more than five motor vehicles to automatic auto laundry, auto repairs and parking and storage of more than five (5) motor vehicles and parking of cars waiting to be serviced, the new extension occupying more than the permitted area.

PREMISES AFFECTED—8822-8824 4th Avenue and 361-383 89th Street, northwest corner, Block 6062, Lots 41, 42, 45 and 48, Borough of Brooklyn.

146-38-BZ—Vol. II

APPLICANT—Larry Meltzer, for Irving Wasserman, owner.

SUBJECT—Application reopened January 28, 1958 as Vol. II—decision of the Borough Superintendent, under sections 7c and 7i of the Zoning Resolution, to permit in a business use district the enlargement in area and extension of the uses of the existing gasoline service station by erecting a one-story building at the rear of the premises for use as a motor vehicle repair shop including painting and auto body and fender repairs.

PREMISES AFFECTED—5366-5368 Kings Highway (also known as 818-820 East 53rd Street), west side, 200 feet south of Foster Avenue, Block 7948, Lot 11, Borough of Brooklyn.

185-31-BZ—Vol. III

APPLICANT—Leonard F. Rothkrug, for Koster's Bakery Company, owner.

SUBJECT—Application reopened December 9, 1958 for consideration as to extension of time to complete—decision of the Borough Superintendent previously granted on condition, under sections 7c and 21 of the Zoning Resolution, permitting in a residence and business use, C area district, the extension of a business building (bakery), covering more than the permitted area.

PREMISES AFFECTED—1155-1161 Madison Street, north side, 75 feet east of Central Avenue, Block 3360, Lots 52 and 55, Borough of Brooklyn.

65-47-BZ

APPLICANT—Sanders and Glazer, for Carmen Pisano, owner.

SUBJECT—Application reopened December 9, 1958 for consideration as to extension of term of variance, expired July 15, 1957—decision of the Borough Superintendent, previously granted on condition under section 7e of the Zoning Resolution for a term of years, permitting in a local retail use district, the extension of existing building and the change of occupancy from three stores and eight families to funeral chapel and seven families and the erection of a garage at rear for five (5) motor vehicles.

PREMISES AFFECTED—54-56 Tompkins Avenue and 712-720 Park Avenue, southwest corner, Block 1739, Lots 38 and 39, Borough of Brooklyn.

874-52-BZ

APPLICANT—Patrick R. O'Connor, owner.

SUBJECT—Application reopened December 9, 1958 for consideration as to extension of time to complete—decision of the Borough Superintendent, previously granted on condition, under section 7h of the Zoning Resolution, permitting in a residence use district, the parking and storage of motor vehicles.

PREMISES AFFECTED—1774-1750 Zerega Avenue and 2403-2409 Fuller Avenue, northeast corner, Block 3997, Lot 1, Borough of The Bronx.

797-54-BZ—Vol. II

APPLICANT—Harry A. Yarish, for Anthony Trotta, owner.

SUBJECT—Application reopened December 9, 1958 for consideration as to extension of time to complete, expired

CALENDAR

March 26, 1958—decision of the Borough Superintendent, previously granted on condition, under section 7f, 7i and 7e of the Zoning Resolution, permitting in a business use district, the erection and maintenance of a gasoline service station, store, washing, greasing, minor auto repairs, with hand tools only, parking and storage of automobiles, dwelling and 2 car garage accessory to dwelling; show windows within 75 feet of residence use district.

PREMISES AFFECTED—690-700 Utica Avenue and 818-828 Clarkson Avenue, southwest corner, Block 4636, Lot 6, Borough of Brooklyn.

729-52-BZ—Vol. II

APPLICANT—Haus and Bresin, for Allerton Three, owner.

SUBJECT—Application reopened June 11, 1957 as Vol. II—re decision of the Borough Superintendent, under sections 7e and 7h of the Zoning Resolution, to permit in a local retail use district, the erection and maintenance of a gasoline service station for a temporary term of fifteen (15) years.

PREMISES AFFECTED—25-15 Francis Lewis Boulevard, east side, 36.21 feet south of 25th Avenue, Block 5769, Lot 18, Flushing, Borough of Queens.

Laid over from June 3, 1958, to June 17, 1958, for inspection and decision; hearing closed; applicant to furnish additional photograph, 4 prints as requested by Board; then to July 1, 1958, for further inspection and decision; and at the request of the applicant to permit negotiation with affected property owners and filing of revised plans; then to September 17, 1958, at the request of the applicant to confer with objectors; then to October 15, 1958, at request of the applicant, to file revised plans; then to October 21, 1958, for consideration of revised plans and decision; then to October 28, 1958, for further consideration and for applicant to file an undertaking, signed and sworn to before a notary public, to the effect that in the event the Board permits the gas station as proposed, he will construct a private dwelling on the adjoining lot under his ownership and complete it before the gas station is in operation; then to November 5, 1958, for decision; applicant to furnish affidavit to bind successors and assigns; then to November 18, 1958, applicant to submit an affidavit giving exact metes and bounds of subject property and the proper lot numbers over the signature of the owner; then to January 13, 1959, at request of the applicant; no further notices to be sent out.

918-57-BZ

APPLICANT—Leonard F. Rothkrug, for Peter Baron and New York Lien Corp., owners.

SUBJECT—Application December 17, 1957—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in an E-1 area district, the erection of a six-story building with cellar and sub-cellar for use as a multiple dwelling.

PREMISES AFFECTED—1227-1233 Pelham Parkway and 2201-2225 Throop Avenue, northwest corner, Block 4372, Lots 1, 25, 26 and 28, Borough of The Bronx.

Laid over from December 9, 1958, to January 13, 1959, for inspection and decision; hearing closed.

432-58-BZ

APPLICANT—Leonard F. Rothkrug, for Harold Pearlman and Isidore Davis, owners.

SUBJECT—Application July 17, 1958—decision of the Borough Superintendent, under sections 7f and 7i of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station with accessory motor vehicle repairs with hand tools only, lubricatorium and car washing—non automatic, and business signs all for a temporary term of fifteen (15) years.

PREMISES AFFECTED—84-16 Parsons Boulevard, northwest corner of 84th Road, Block 9751, Lot 7, Jamaica, Borough of Queens.

Laid over from December 9, 1958, to January 13, 1959 for inspection and decision; hearing closed.

433-58-A

APPLICANT—Leonard F. Rothkrug, for Harold Pearlman and Isidore Davis, owners.

SUBJECT—Application July 17, 1958—filed pursuant to section 35, General City law re premises partly in bed of mapped street—proposed widening of 84th Road.

PREMISES AFFECTED—84-16 Parsons Boulevard, northwest corner of 84th Road, Block 9751, Lot 7, Jamaica, Borough of Queens.

711-56-BZ

APPLICANT—Paul Friedman, for Felnor Realty Corp., owner.

SUBJECT—Application October 19, 1956—re decision of the Borough Superintendent, under Sections 7e, 7h and 7i of the Zoning Resolution, to permit in a local retail use district, the erection and maintenance of a gasoline service station, lubricatorium, minor repairs with hand tools only, office, storage and sales of auto accessories, parking of more than five (5) motor vehicles waiting to be serviced and a post standard ground sign for a stated term of fifteen (15) years.

PREMISES AFFECTED—101-02 to 101-10 (101-06 official) Astoria Boulevard, 101-01 to 101-09 31st Avenue and 28-01 to 28-13 101st Street, southwest corner of Astoria Boulevard, Block 1688, Lot 30, East Elmhurst, Borough of Queens.

Laid over from March 5, 1957, to April 9, 1957, for applicant to file lay-out plan and inspection and decision; hearing closed; then placed on the reserve calendar pending erection of church on adjacent property; now set for hearing on October 1, 1957; then to October 8, 1957 for further inspection and decision; then to November 6, 1957, for further inspection and decision; then to December 10, 1957, at request of the applicant, to file revised plans; then to June 10, 1958, for further consideration by Board; inspected by committee of the Board, which is of the opinion that the application should be laid over further in order to give the church proposed to be erected on the adjoining plot more time to determine whether they can proceed with the development for church or school; then to October 7, 1958, for report from objecting property owner; then to December 9, 1958, for applicant to report to the Board as to adjacent property proposed for church and school which are in objection; then to January 13, 1959, for further consideration as to the progress of construction of the church building on the plot adjacent.

902-52-BZ—Vol. III

APPLICANT—Charles M. Spindler, for Estate of Sadie V. Sisto; John R. Owens, Executor; owner.

SUBJECT—Application reopened July 23, 1957 as Vol. III—decision of the Borough Superintendent under sections 7c and 7e of the Zoning Resolution, to permit in a retail use district the erection and maintenance of a gasoline service station together with a motor safety inspection station, minor repairs with hand tools only and the parking within the retail use zone of cars awaiting service.

PREMISES AFFECTED—164-15 to 164-25 (164-25 official) Union Turnpike and 78-28 to 78-36 165th Street, northwest corner, Block 6972, Lot 21, Flushing, Borough of Queens.

Laid over from March 25, 1958 to April 15, 1958, for inspection and decision; hearing closed; then to May 6, 1958, at request of applicant who is trying to acquire adjoining property to enlarge the plot; then to June 3, 1958, at request of the applicant, to acquire additional property for possible conforming use; then to June 17, 1958, at the request of the applicant to attempt to acquire additional property to enlarge the plot; then to September 17, 1958 at the request of the applicant; then to November 12, 1958, for decision; applicant to be notified; then to December 9, 1958 at request of the applicant, in view of possibility of property being sold for a conforming use; then to January 13, 1959, as request of applicant to consider possibility of conforming use.

CALENDAR

289-58-BZ

APPLICANT—Leo Kornbluth, for Allwyn Contracting Co., Inc., owner.

SUBJECT—Application May 9, 1958—decision of the Borough Superintendent, under Sections 7e, 7f, 7i and 7A of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, minor repairs with hand tools only, non-automatic auto laundry, office, storage and sales of auto accessories, parking of more than five (5) motor vehicles waiting for service for a stated term of (15) years.

PREMISES AFFECTED—398-410 Kings Highway, southwest corner of Kings Place, Block 6678. Lots 73, 75 and 77, Borough of Brooklyn.

Laid over from September 30, 1958, to October 15, 1958, for inspection and decision; hearing closed; then to December 16, 1958, at request of applicant to investigate possible conforming use, which might result in withdrawal of this application; premises have been inspected; then to January 13, 1959, at the request of the applicant.

458-16-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober for West 9th Street Realty Corporation, owner.

SUBJECT—Application reopened June 3, 1958 as Vol. II—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a retail use district, the change in use of the present three buildings from garage and stables to offices, storage, shipping and crating of non-combustibles, manufacture of wood crates for packing on premises, loading and unloading, gasoline storage tank for owners use, two table saws and parking and storage of motor vehicles on the unbuilt upon portion of the plot and a sign on front of building.

PREMISES AFFECTED—17-35 West 9th Street, north side, 163.6 feet east of Columbia Street, Block 534, Lots 35, 36, and 37, Borough of Brooklyn.

Laid over from December 2, 1958, to December 9, 1958, for applicant to obtain revised additional objection as to woodworking machinery from the Building Department; hearing closed; then to December 16, 1958, for inspection and decision; then to January 13, 1959, to permit the applicant to report to the Board what he proposes to do to make conditions safe; hearing closed; the premises were inspected by a Committee of the Board, which reported that the one-story building in three sections retains the gasoline equipment and storage of trucks used in the storage business, has a cross cut and rip bench saws and piles of lumber for crates with no mechanical means for removal of sawdust and cuttings, stores large quantities of imported peat moss and carnauba wax and crated material, creating a dangerous condition; the open area proposed for parking is now unused.

300-58-BZ

APPLICANT—Charles M. Spindler, for Reo Properties, Inc., owner; Socony Mobil Oil Co., Inc., lessee.

SUBJECT—Application May 15, 1958—decision of the Borough Superintendent, under sections 7e, 7f, 7i and 7A of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station with accessory uses of lubritorium, auto washing—non automatic, office, sale of accessories, minor repairs with hand tools only, safety inspection station and the parking and storage of motor vehicles with business sign and show windows within 75 feet of a residence use district all for a temporary term of fifteen (15) years.

PREMISES AFFECTED—7214-7224 20th Avenue and 1773-1783 73rd Street, northwest corner, Block 6195, Lots 43 and 48, Borough of Brooklyn.

Laid over from December 9, 1958, to December 16, 1958, for inspection and decision; hearing closed; then to January 13, 1959, at request of applicant to file revised plans and for decision; the premises were inspected by a committee of the Board.

578-58-BZ

APPLICANT—Murray Stockman, for Violet Camack and Gertrude Greenblatt, owners.

SUBJECT—Application October 7, 1958—decision of the Borough Superintendent, under sections 7e, 7f and 7i of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, non automatic auto laundry and minor auto repairs with hand tools only for adjustment with incidental parking of motor vehicles awaiting repairs or service for a term of fifteen (15) years.

PREMISES AFFECTED—1085 Morris Park Avenue, northwest corner of Haight Avenue, Block 4130, Lots 33, 34 and 35, Borough of The Bronx.

Laid over from December 9, 1958, to December 16, 1958, for inspection and decision; hearing closed; then to January 13, 1959, for owner to report as to possibility of selling the premises for a conforming use, now under negotiation.

564-57-BZ

APPLICANT—Simon Cohen, for Ellis Zweier, owner.

SUBJECT—Application July 26, 1957—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a G-1 area district, the enlargement of the garage in a two family home that encroaches on the required side yard.

PREMISES AFFECTED—131 Beach 135th Street, west side, 671.21 ft. south of Rockaway Beach Boulevard, Block 775, Lot 41, Rockaway Beach, Borough of Queens.

Laid over from December 16, 1958, to December 19, 1958 for inspection and decision, hearing closed; then to January 13, 1959, for decision; no appearance; applicant to be notified.

505-58-BZ

APPLICANT—Reginald S. Hardy, for Daniel J. Schaefer, owner.

SUBJECT—Application August 26th, 1958—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot for the parking and storage of more than five (5) motor vehicles for accessory use by patron of the funeral home and by parishioners of the church across Fourth Avenue—no fee to be charged.

PREMISES AFFECTED—416 42nd Street, south side, 100 feet, east of 4th Avenue, Block 724, Lot 11, Borough of Brooklyn.

Laid over from January 6, 1959, to January 13, 1959, for inspection and decision; hearing closed.

1187-24-BZ—Vol. III

APPLICANT—New York Telephone Company for same, owner, Harold V. Dixon, General Solicitor.

SUBJECT—Application reopened June 17, 1958 as Vol. III—decision of the Borough Superintendent under sections 7d and 21 of the Zoning Resolution, to permit in a residence use, E-1 area district, the New York Telephone Company to construct a one-story addition to the two story portion of the Richmond Hill Central Telephone Exchange building.

PREMISES AFFECTED—87-28 109th Street (official 87-28 109th Street) west side, 264.67 feet south of Jamaica Avenue and 87-29 108th Street, Block 9298, Lot 91, Borough of Queens.

Laid over from January 6, 1959, to January 13, 1959, for applicant to correct the papers and for inspection and decision; hearing closed.

97-50-BZ—Vol. II

APPLICANT—Julius S. Rapson, for Island Carriers Inc., owner.

SUBJECT—Application reopened October 8, 1957 as Vol. II—re decision of the Borough Superintendent, under sections 7e and 21 of the Zoning Resolution, to permit in a residence use "D" area district, the erection of loading platform that encroaches on the required rear yard.

CALENDAR

PREMISES AFFECTED—150-28 107th Avenue, south side, 203.55 feet west of 154th Street, Block 10130, Lot 20, Jamaica, Borough of Queens.

Laid over from January 6, 1959, to January 13, 1959, for inspection and decision; hearing closed.

132-58-BZ

APPLICANT—Lama, Proskauer and Prober, for Ken-Isle Inc., owner.

SUBJECT—Application March 18, 1958—decision of the Borough Superintendent, under sections 7e and 7h of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs, car wash, storage, office and sales and the parking and storage of motor vehicles for a stated term of fifteen (15) years.

PREMISES AFFECTED—17-39 to 17-61 (17-55 official) Francis Lewis Boulevard, 157-63 to 157-71 18th Avenue, northeast corner, 157-52 to 157-64 17th Road and 17-38 to 17-48 160th Street, Block 4747, Lot 31, Whitestone, Borough of Queens.

Laid over from July 15, 1958, to September 30, 1958, at the request of the applicant; then to October 21, 1958, for inspection and decision; hearing closed; attorney in opposition permitted to file objection within ten days, then to November 12, 1958, for further inspection by members of the Board, and decision; then to December 9, 1958 for further inspection and decision; then to January 6, 1959, for decision at the request of the applicant to acquire additional lot; then to January 13, 1959, for inspection and decision; for full vote of the Board.

HARRIS H. MURDOCK, *Chairman.*

JANUARY 13, 1959, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, January 13, 1959, at 2 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:

894-54-SM

APPLICANT—Inland Steel Products Company (Milcor Steel Co.), owner.

SUBJECT—Application November 12, 1954—Milcor Steel Roof Deck, approval of.

123-56-SA

APPLICANT—Hunt Heater Corporation, owner.

SUBJECT—Application February 1, 1956—Hunt Novent Gas-fired Heating Unit (for window or wall installation) Models W-20, W-355 and W-455, approval of.

169-57-SM

APPLICANT—Masonite Corporation, owner.

SUBJECT—Application February 19, 1957—Masonite Shadowvent Siding (10 inch and 12 inch widths), approval of.

170-57-SM

APPLICANT—Masonite Corporation, owner.

SUBJECT—Application February 19, 1957—Masonite Panelgroove and Ridgegroove Siding, approval of.

171-57-SM

APPLICANT—Masonite Corporation, owner.

SUBJECT—Application February 19, 1957—Masonite Ridgeline Siding, approval of.

449-57-SM

APPLICANT—The Lincoln Electric Company, owner.

SUBJECT—Application May 22, 1957—Lincolnweld Submerged Arc Welding, Process (including machines, welding, electrodes and flux), approval of.

563-57-SM

APPLICANT—The Vonnegut Hardware Company, owner.

SUBJECT—Application July 25, 1957—Type NC Von Duprin Panic Exit Device, approval of.

651-57-SM

APPLICANT—Rolscreen Company, owner.

SUBJECT—Application August 5, 1957—Pella Wood Folding Door, approval of.

263-58-SA

APPLICANT—Philips Electronics, Inc., owner.

SUBJECT—Application April 18, 1958—Novelco Gas Liquefier, Model 42149, approval of.

302-58-SM

APPLICANT—Interboro Incinerator Company, owner.

SUBJECT—Application May 15, 1958—Interboro Cast Iron Incinerator Hopper Door, Model HD-1, approval of.

324-58-SM

APPLICANT—Sheffield Division Armco Steel Corporation, owner.

SUBJECT—Application May 22, 1958—Sheffield High Strength Bolts, approval of.

454-58-SA

APPLICANT—Chattanooga Royal Company, owner.

SUBJECT—Application July 24, 1958—Royal DV-20 and DV-30, approval of.

459-58-SA

APPLICANT—Ribelle Perotto for The Barber Manufacturing Company, owner.

SUBJECT—Application July 29, 1958—Turbo-Heat Power Gas Conversion Burner, Models PBS-185 and PBS-210, approval of.

460-58-SA

APPLICANT—Ribelle Perotto for The Barber Manufacturing Company, owner.

SUBJECT—Application July 29, 1958—Gun-Heat Gas Conversion Burner, Models IN-5-A, IN-9-A and IN-15-A, approval of.

469-58-SM

APPLICANT—Hudson Cement Corp., Division of Colonial Sand & Stone, owner.

SUBJECT—Application July 31, 1958—Hudson Cement Corporation Portland Cement, Types I and II, approval of.

674-47-SM—Vol. II

APPLICANT—The Rawlplug Company, Inc., owner.

SUBJECT—Application reopened January 14, 1958 Rawl Drives and Rawl Plugs—re Raw-Drives, Masonry fastener; previously dismissed.

725-49-SA

APPLICANT—Steward-Warner Corporation, U.S. Machine Division, owner.

SUBJECT—Application October 14, 1949—Saf-Air Gas-fired Wall Heater, Models 8201, 8202 and 8203, approval of.

272-55-SA

APPLICANT—H. C. Little Burner Company, Inc., owner.

SUBJECT—Application March 28, 1955—Safti-Vent Gas-fired Wall Heaters, Models GW-16, GW-22, GW-30, GWT-16, GWT-22, GWT-30, GWR-8 and GWT-8, approval of.

226-58-SA

APPLICANT—Siemon Manufacturing Company, owner.

SUBJECT—Application April 14, 1958—Power-Combimatic Gas-Oil Burners, FGO-400BE, FGO-700BE, FGO-1000BE, FGO-2200BE, FGO-3000BE, FGO-3500BE, approval of.

305-58-A

APPLICANT—Samuel Carr, for Willa Realty Co., owner.

SUBJECT—Application May 13, 1958—Appeal from a decision of the Borough Superintendent, re egress.

CALENDAR

PREMISES AFFECTED—35 West 21st Street, north side, 372 feet east of Avenue of The Americas, Block 823, Lot 19, Borough of Manhattan.

559-58-A

APPLICANT—Max Wechsler, of Wechsler and Schimenti, for Faith For Today, Inc., owner.

SUBJECT—Application filed September 24, 1958—Appeal from a decision of the Borough Superintendent—review of a decision of the Borough Superintendent—re zoning matter.

PREMISES AFFECTED—708-43 71st Avenue, north side, 100 feet west of 110th Street, Block 2223, Lot 44, Forest Hills, Borough of Queens.

586-58-A

APPLICANT—Abraham Grossman, for Seymour Nathan, owner.

SUBJECT—Application October 10, 1958—Appeal from a decision of the Borough Superintendent, re egress, fire escape, etc.

PREMISES AFFECTED—101-103 Wooster Street, west side, 125 feet north of Spring Street, Block 501, Lot 28, Borough of Manhattan.

33-58-A

APPLICANT—Metropolitan Tobacco Co., Inc., lessee; Anthony Ferrante Building Corp., owner.

SUBJECT—Application January 31, 1958—Appeal from an order of the Fire Commissioner, re storage of matches.

PREMISES AFFECTED—736 Parkside Avenue, south side, 306 feet, 6 inches east of Nostrand Avenue, Block 4828, Lot 22, Borough of Brooklyn.

511-58-A

APPLICANT—Sidney H. Kitzler, for David Diamond, owner; King Furniture Co., lessee.

SUBJECT—Application August 28, 1958—Appeal from a decision of the Borough Superintendent, re stairway, live load, etc.

PREMISES AFFECTED—398-400 Rockaway Avenue, west side, 189 feet, 4½ inches north of Pitkin Avenue, Block 3499, Lot 161, Borough of Brooklyn.

7-58-A

APPLICANT—Loral Electronics Corp., lessee, for Herbco Realty Corp., owner.

SUBJECT—Application January 3, 1958—Appeal from a decision of the Fire Commissioner—re permit for smoking—factory.

PREMISES AFFECTED—825 Bronx River Avenue, northeast side, 300 feet east of Story Avenue, Block 3621, Lot 10, Borough of The Bronx.

286-58-A

APPLICANT—Clinton Brown, for Newton Associates, Inc., owner; World Dyeing and Finishing Co., lessee.

SUBJECT—Application April 30, Appeal from Orders of the Fire Commissioner, a decision re Orders of the Fire Commissioner and a decision of the Borough Superintendent, re location of Oil Burner, and removal of oil storage tank.

PREMISES AFFECTED—345 West 13th Street, and 670-676 Hudson Street, northeast corner, 6th floor, Block 629, Lot 4, Borough of Manhattan.

330-58-A

APPLICANT—Jack Fein, for Otto Van Glahn, owner.

SUBJECT—Application May 23, 1958—Appeal from a decision of the Borough Superintendent, re exit stairs.

PREMISES AFFECTED—1325-27 Broadway, north side, 83 feet, 11 inches, east of Grove Street, Block 3321, Lot 59, Borough of Brooklyn.

528-58-A

APPLICANT—Lama, Proskauer and Prober, for Anna Turso, owner.

SUBJECT—Application August 3, 1958—Appeal from a decision of the Borough Superintendent—re frame structure for commercial use within fire limits.

PREMISES AFFECTED—1889-1893 Fulton Street, north side, 103 feet, 2¼ inches east of McDougal Street, Block 1530, Lot 19, Borough of Brooklyn.

378-58-A

APPLICANT—Noah N. Sherman, for Karo Film Corp., owner; Bonded Film Storage Co., Inc., lessee.

SUBJECT—Application June 17, 1958—Appeal from a decision of the Borough Superintendent, re: sprinklers.

PREMISES AFFECTED—42-53 21st Street, east side, 59.87 feet north of 43rd Avenue, Block 427, Lot 24, Long Island City, Borough of Queens.

461-58-A

APPLICANT—Jacob Berman, for John Zengal, owner, Rego Forest Service Station Inc., Lessee.

SUBJECT—Application July 29, 1958—filed pursuant to section 35 General City Law re premises partly in mapped street, Nansen Street.

PREMISES AFFECTED—69-01 Woodhaven Boulevard, northeast corner, Block 3178, Lot 67, Forest Hills, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

JANUARY 20, 1959, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, January 20, 1959, at 10 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:

323-58-BZ

APPLICANT—Charles M. Spindler, for 9201 Third Avenue Corp., owner.

SUBJECT—Application May 22, 1958—decision of the Borough Superintendent, under sections 7f, 7e, 7h, 7i, 7A and 21 of the Zoning Resolution, to permit in a retail and residence use district, the change in use from parking lot to a gasoline service station with accessory uses of lubricatorium, car washing—non-automatic, office, sale of accessories, minor repairs with hand tools only, safety inspection station and parking and storage of motor vehicles with show windows and signs within 75 feet of a residence use district, the proposed building encroaches on the required rear yard.

PREMISES AFFECTED—92-01 to 92-13 3rd Avenue and 302-314 92nd Street, southeast corner, Block 6103, Lots 5, 7, 8, and 9, Borough of Brooklyn.

Laid over from January 6, 1959, to January 20, 1959, for all objectors to be present at next hearing.

535-58-BZ

APPLICANT—John F. Fitzsimons, for Tony and Jennie Andruk, owners.

SUBJECT—Application September 10, 1958—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a business use district, the reconstruction of an existing gasoline service station, lubricatorium, auto laundry (non-automatic), minor auto repairs with hand tools only and parking of cars waiting to be serviced, the proposed work to provide a new accessory building, install additional gasoline tanks and relocate the pump islands and curb cuts.

PREMISES AFFECTED—23-25 31st Street, east side, 75 feet north of 23rd Road, Block 835, Lot 27, Astoria, Borough of Queens.

186-53-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober for Jacob Stein, owner.

SUBJECT—Application reopened July 29, 1958 as Vol. II—decision of the Borough Superintendent under section 7e of the Zoning Resolution to permit in a local retail and

CALENDAR

residence use district, the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs, storage, office and sales and the parking of cars waiting to be serviced for a stated term of fifteen (15) years.

PREMISES AFFECTED—216-06 Hillside Avenue and 88-10 to 88-13 216th Street, southeast corner, Block 10676, Lot 17, Hollis, Borough of Queens.

249-58-BZ

APPLICANT—Fred C. Dahlem, for Rubin Gordon, owner.
SUBJECT—Application April 18, 1958—decision of the Borough Superintendent, under sections 7c and 7h of the Zoning Resolution to permit in a local retail and residence use district, the erection of a one story and cellar structure for use as stores and market and to use the unbuilt upon portion of the site as a parking lot for patron parking and neighborhood car owners.

PREMISES AFFECTED—1260 Gunhill Road, south side, 26.85 feet west of Bouck Avenue, Block 4619, Lots 1, 3, 21 and 28, Borough of The Bronx.

414-58-BZ

APPLICANT—Ingram S. Carner, for Eleanor A. Fisher, owner.

SUBJECT—Application July 8, 1958—decision of the Borough Superintendent, under sections 7e, 7f, 7i and 7a of the Zoning Resolution, to permit in the retail portion of a plot partly in a retail and partly in a residence use district, the erection and maintenance of a gasoline service station, office, sale of auto accessories, car washing (non-automatic) auto repairs with hand tools only, lubritorium, parking and storage of more than five (5) motor vehicles waiting to be serviced with curb cuts and show windows within 75 feet of a residence use district for a stated term of fifteen (15) years.

PREMISES AFFECTED—107-52 to 107-60 (107-56 official) New York Boulevard and 162-11 to 162-21 108th Avenue, northwest corner, Block 10140, Lot 26, South Jamaica, Borough of Queens.

538-58-BZ

APPLICANT—Herman E. Horwood, for Ado Cristantante, owner.

SUBJECT—Application September 17, 1958—decision of the Borough Superintendent, under sections 7c and 7i of the Zoning Resolution, to permit in a business and residence use district the reconstruction of an existing gasoline service station by removing the existing dwelling and changing the use of the five (5) car garage to motor vehicle repair shop with hand tools only, touch up spraying and welding and wheel alignment and to extend the existing parking of cars into the residence portion of the premises.

PREMISES AFFECTED—628-630 Crescent Avenue, south side, 128 feet west of Belmont Avenue, 2321-2327 Belmont Avenue, Block 3087, Lots 11-19, Borough of the Bronx.

306-58-BZ

APPLICANT—Henry Nordheim, for Frandel Realty Corp., owner.

SUBJECT—Application May 16, 1958—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a retail use district, manufacturing on a floor area in excess of that permitted.

PREMISES AFFECTED—2315-2333 Westchester Avenue and 1401 Parker Street, northwest corner, Block 3969, Lot 1, Borough of The Bronx.

501-58-BZ

APPLICANT—Charles M. Spindler, for Clara Flapan, owner.

SUBJECT—Application August 25th 1958—decision of the Borough Superintendent, under sections 7e and 7h of the Zoning Resolution, to permit in a local retail use district the erection and maintenance of a gasoline service station, lubritorium, auto washing (non-automatic), office, sale

of accessories, minor repairs with hand tools only, auto safety inspection station and the parking and storage of motor vehicles for a stated term of fifteen (15) years.

PREMISES AFFECTED—3743-3761 Nostrand Avenue, east side 140 feet north of Avenue Y, Block 7422, Lot 54, Borough of Brooklyn.

54-36-BZ—Vol. II

APPLICANT—Samuel Miller for Esso Standard Oil Co., owner.

SUBJECT—Application reopened September 30, 1958 as Vol. II—decision of the Borough Superintendent, under sections 7c and 7i of the Zoning Resolution, to permit in a business and residence use district, the reconstruction and rehabilitation of an existing gasoline service station, lubritorium and auto laundry and to extend the uses to include minor auto repairs with hand tools only and the parking of cars awaiting service, the proposed reconstruction to provide a new accessory building, additional gasoline tanks and the relocation of the gasoline pumps and curb cuts.

PREMISES AFFECTED—525 Gravesend Neck Road (517-531 displayed), northwest corner of Ocean Parkway, Block 7157, Lot 16, Borough of Brooklyn.

570-58-BZ

APPLICANT—Lama, Proskauer and Prober, for Ruth Gould, Shirley Firsler, Sylvia Rosenberg, Rebecca Rosenberg, Abraham Rosenberg and Marion Freedman, owners.

SUBJECT—Application October 3, 1958—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs, car wash, storage room, office and sales and the parking and storage of motor vehicles.

PREMISES AFFECTED—5601-5611 Avenue U and 2063-2083 East 56th Street, northeast corner, Block 8399, Lot 6, Borough of Brooklyn.

482-58-BZ

APPLICANT—Otto J. and Warren A. Sambach, for Anthony J. Amato, owner.

SUBJECT—Application August 12, 1958—decision of the Borough Superintendent, under sections 7e, 7h and 21 of the Zoning Resolution, to permit in a residence use district, the erection of a one story building for use as a warehouse and office with the open area in front used for the parking of employees cars, the proposed structure does not provide a rear yard and exceeds the permitted area coverage.

PREMISES AFFECTED—156-08 107th Avenue, south side, 50 feet west of 157th Street, Block 10135, Lot 27, South Jamaica, Borough of Queens.

491-58-BZ

APPLICANT—Ervin Palmer, for Daniel A. Brener, owner. Edward R. Lewis, Lessee.

SUBJECT—Application August 21st, 1958—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a local retail use district, in an existing three story and cellar structure, the change in occupancy of the second floor from private club to office use.

PREMISES AFFECTED—22 Greenwich Avenue, east side, 31 feet, 5 inches north of West 10th Street, Block 606, Lot 6, Borough of Manhattan.

544-58-BZ

APPLICANT—Julian Roth, of Emery Roth and Sons, for 80 Pine, Inc., owner.

SUBJECT—Application September 19, 1958—decision of the Borough Superintendent, under section 19A of the Zoning Resolution, to permit in an unrestricted use, A area district, the erection of a thirty-eight (38) story office building with less than the required number of off-street loading berths.

CALENDAR

PREMISES AFFECTED—Block bounded by 78-80 Pine Street, north side, 134-152 Water Street 172-194 Pearl Street and 110-134 Maiden Lane, Block 39, Lots 12 to 24 and 26, Borough of Manhattan.

456-58-BZ

APPLICANT—Fred C. Dahlem, for Florence Christiano, Joseph Christiano, Jr., Emily Muccardi, owners.

SUBJECT—Application July 25, 1958—decision of the Borough Superintendent, under sections 7f, 7e, and 7i of the Zoning Resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubritorium, office, sale of accessories, car wash, minor repairs with hand tools only, parking and storage of more than five (5) motor vehicles and the sale of used cars for a stated term of fifteen (15) years.

PREMISES AFFECTED—2800-2806 Boston Road, north east corner of Radcliff Avenue, Block 4516, Lots 856-863 inclusive, Borough of The Bronx.

540-27-BZ—Vol. II

APPLICANT—Samuel Miller, for Esso Standard Oil Company, owner.

SUBJECT—Application reopened September 23, 1958 as Vol. II—decision of the Borough Superintendent, under sections 7c and 7i of the Zoning Resolution, to permit in a business and unrestricted use district, the extension in area and the reconstruction of an existing gasoline service station, lubrication, non-automatic car wash, office and sales-room and to extend the uses to include motor vehicle repairs and parking of cars awaiting service, the proposed reconstruction to provide a new accessory building, additional gasoline tanks and the relocation of the gasoline pumps and curb cuts.

PREMISES AFFECTED—450 Flushing Avenue and 725-727 Bedford Avenue, southeast corner, Block 1715, Lot 31, Borough of Brooklyn.

240-57-BZ—Vol. II

APPLICATION—Aaron Halpern for Fun Fair Park, Inc., owner, Kapprach Enterprises, Inc., lessee.

SUBJECT—Application reopened April 29, 1958 as Vol. II—decision of the Borough Superintendent under section 7e of the Zoning Resolution, to permit the additional use of a batting range to the previously granted parking of motor vehicles on premises partly in a residence use district.

PREMISES AFFECTED—28-21 to 28-51 Linden Place (28-31 Linden Place official) and 28-20 to 28-80 Whitestone Parkway, northeast corner and 28-02 to 28-12 137th Street, Block 4336, 4337, 4339, Lots 35, 40, 62, 70, 46, and 65, Borough of Queens.

659-50-BZ—Vol. IV

APPLICANT—Henry J. Nurick, for Jericho Sash and Door Co., owner.

SUBJECT—Application reopened October 7, 1958 as Vol. IV—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a business use district, the erection of a new one story building at the rear of the premises to be used in conjunction with the two existing buildings on the lot for the storage of finished woodwork such as doors, trim and sash which is delivered by railroad.

PREMISES AFFECTED—251-61 Jamaica Avenue, north side, 200.88 feet west of Little Neck Parkway, Block 8668, Lot 118, Bellerose, Borough of Queens.

373-58-BZ

APPLICANT—Peter H. Brandt, for GHG Building Corporation, owner.

SUBJECT—Application June 11, 1958—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district in an existing six story and cellar multiple dwelling, the change in use of a three room, ground floor apartment from doctor's office to an artist's studio and to change the use of

the Boy's Room, a room for building personnel, to a Dance School.

PREMISES AFFECTED—3701 Henry Hudson Parkway, northeast corner of Blackstone Avenue, Block 3417, Lot 246, Borough of The Bronx.

240-28-BZ—Vol. II

APPLICANT—George H. Colin for Cities Service Oil Company, owner.

SUBJECT—Application reopened June 3, 1958—as Vol. II—decision of the Borough Superintendent, under sections 7c, 7i, and 21 of the Zoning Resolution, to permit in a retail and residence use district, the reconstruction of an existing gasoline service station by erecting a new accessory building for use as lubritorium, car washing, minor auto repairs, accessory sales and the parking and storage of more than five (5) motor vehicles, the proposed reconstruction to provide additional tanks and to relocate pumps and curb cuts.

PREMISES AFFECTED—35-01 Beach Channel Drive, south side, and west of Beach 35th Street, Block 312, Lot 7, Edgemere, Borough of Queens.

Laid over from December 16, 1958, to January 20, 1959, for inspection and decision for continuation of hearing to consider the Administrative Appeal.

705-58-A

APPLICANT—George H. Colin, for Cities Service Oil Co., owner

SUBJECT—Application December 4, 1958—filed pursuant to section 35, General City Law re mapped street-proposed widening of Rockaway Beach Boulevard not to be used in connection with Gasoline Station.

PREMISES AFFECTED—35-01 Beach Channel Drive (Amstel Boulevard), southwest corner of Beach 35th Street, Block 312, Lot 7, Edgemere, Borough of Queens.

352-45-BZ—Vol. II

APPLICANT—Anthony M. Salvati, for Nathan Ossip, owner; Patrick Brini, lessee.

SUBJECT—Application reopened April 15, 1958 as Vol. II—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a business use district, the reconstruction of an existing gasoline service station with accessory uses of lubritorium, auto repairs, car washing, inspection station and parking of cars and to increase the number of gasoline tanks and the rearrangement of pump islands.

PREMISES AFFECTED—81-22 Rockaway Boulevard, southwest corner of 82nd Street and 81-09 to 81-17 95th Avenue, Block 9010, Lot 26, Woodhaven, Borough of Queens.

Laid over from November 5, 1958, date to be set, for applicant to file revised plans as to accessory building and for inspection and decision; hearing closed; set for January 20, 1959.

30-58-BZ

APPLICANT—Meyer Kraushaar, for Cohen-Kraushaar Realty Corp., owner.

SUBJECT—Application January 30, 1958—decision of the Borough Superintendent, under sections 7f and 7i of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, office, sales and storage of auto accessories, car washing (non-automatic), lubritorium, minor repairs with hand tools only and parking of more than five (5) cars waiting to be serviced, for a stated term of fifteen (15) years.

PREMISES AFFECTED—184-11 to 184-19 Horace Harding Expressway and 184-12 North Hempstead Turnpike, northwest corner, Block 7067, Lot 50, Fresh Meadows, Borough of Queens.

Laid over from September 17, 1958; date to be set; Applicant to furnish Board with plans and photographs; then set for January 20, 1959. hearing closed:

CALENDAR

635-57-BZ

APPLICANT—H. M. Cole, for 115 East 69th Street, Inc., owner.

SUBJECT—Application September 17, 1957—decision of the Borough Superintendent under section 7c of the Zoning Resolution, to permit in a residence use district, the use of the first floor as a legation for the Republic of Sudan to the United Nations and the second floor as an office for the Pharmaceutical Information Bureau.

PREMISES AFFECTED—115 East 69th Street, north side, 185 feet east of Park Avenue, Block 1404, Lot 8, Borough of Manhattan.

Laid over from December 16, 1958, and continuation of hearing to January 20, 1959; applicant to obtain new decision of the Borough Superintendent, submit revised plans and notices to be sent by regular mail of a new date of hearing.

280-58-BZ

APPLICANT—James E. Vassalotti, for L. L. F. Realty Co., Inc., owner.

SUBJECT—Application May 5, 1958—decision of the Borough Superintendent, under sections 7e and 7h of the Zoning Resolution, to permit in a residence use district, the erection of two (2) one-story buildings to be used as public market and stores with loading and unloading and the parking of patrons cars—no fee to be charged.

PREMISES AFFECTED—1555-1581 Rockaway Parkway, east side, 379 feet south of Flatlands Avenue and 1162-1174 East 98th Street, Block 8205, Lot 11, Borough of Brooklyn.

Laid over from December 9, 1958, to January 20, 1959, for inspection and decision; hearing closed.

359-58-BZ

APPLICANT—Paul Friedman, for Rine Realty Corp., Popover Realty Corp., Inc., owners; General Outdoor Advertising Co., lessee.

SUBJECT—Application June 4, 1958—decision of the Borough Superintendent, under sections 7e and 7h of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, non-automatic car wash, office and sale of auto accessories, minor repairs with hand tools only, parking and storage of cars—pleasure type only, for a stated term of fifteen (15) years.

PREMISES AFFECTED—75-85 McDonald Avenue, north-east corner of Seeley Street, Block 5260, Lots 1, 42 and 44, Borough of Brooklyn.

Laid over from December 9, 1958, to January 20, 1959, for applicant to file revised plans eliminating the curb cut to Seeley Street; hearing closed.

200-24-BZ—Vol. III

APPLICANT—Leonard F. Rothkrug, Herbst and Rusciano, for Jerome Estates, Inc., owner.

SUBJECT—Application reopened January 14, 1958 as Vol. III—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a business and residence use district, the change in use from public garage, previously granted by the Board, to the storage and manufacturing of metal products.

PREMISES AFFECTED—3030 Jerome Avenue, east side, 161.8 feet south of East 204th Street and 3103 Villa Avenue, Block 3321, Lot 25, Borough of The Bronx.

Postponed from December 16, 1958, and hearing continued to January 20, 1959, for statement by applicant as to proposed tenant.

371-58-BZ

APPLICANT—Joseph Mitchell, for 32 Norfolk Street, Inc., owner.

SUBJECT—Application June 12, 1958—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a local retail and residence use district, in an existing three-story and cellar structure, an extension on the 1st floor and the use as a plumbing warehouse and office.

PREMISES AFFECTED—245-247 Madison Street, north side, 95 feet, 3½ inches west of Clinton Street, Block 270, Lot 41, Borough of Manhattan.

Laid over from November 25, 1958, to December 16, 1958, for inspection and decision; hearing closed; then to January 20, 1959, for applicant to file revised plans showing proposed extension complies with the requirements as to the exits and floor loads; hearing closed.

372-58-A

APPLICANT—Joseph Mitchell, for 32 Norfolk Street, Inc., owner.

SUBJECT—Appeal from a decision of the Borough Superintendent, re construction.

PREMISES AFFECTED—245-247 Madison Street, north side, 95 feet 3½ inches, west of Clinton Street, Block 270, Lot 41, Borough of Manhattan.

471-58-BZ

APPLICANT—William C. Kane, for Pat Management Corp., owner.

SUBJECT—Application August 1, 1958—decision of the Borough Superintendent, under sections 7f, 7e and 7i of the Zoning Resolution, to permit in a retail use district a gasoline service station, lubritorium, non-automatic car wash, motor vehicle repair shop using hand tools only, parking of more than five (5) motor vehicles.

PREMISES AFFECTED—801-821 Sound View Avenue, 1701-1751 Lafayette Avenue, northwest corner and 800-830 Rosedale Avenue, Block 3637, Lot 64, Borough of The Bronx.

Laid over from December 16, 1958, to December 19, 1958 for inspection and decision; hearing closed; then to January 20, 1959, at the request of an objector.

493-57-BZ

APPLICANT—Leonard F. Rothkrug, for Frelude Realty Corp., owner.

SUBJECT—Application June 25, 1957—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in an unrestricted and business use district, the change in use from furniture storage to manufacturing of wearing apparel with an area used for manufacture in excess of that permitted.

PREMISES AFFECTED—411-415 Bedford Avenue, east side, 68 feet south of South 8th Street, Block 2138, Lots 7 and 8, Borough of Brooklyn.

Laid over from January 6, 1959, to January 20, 1959, for inspection and decision; hearing closed.

494-57-A

APPLICANT—Leonard F. Rothkrug, for Frelude Realty Corp., owner.

SUBJECT—Application June 25, 1957—Appeal from a decision of the Borough Superintendent, re live load, exit, etc.

PREMISES AFFECTED—411-415 Bedford Avenue, east side, 68 feet south of South 8th Street, Block 2138, Lots 7 and 8, Borough of Brooklyn.

129-58-BZ

APPLICANT—Robert J. Crinnion, for Edward T. and Ada McCarroll, owners.

SUBJECT—Application March 6, 1958—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot for the parking and storage of more than five (5) motor vehicles.

PREMISES AFFECTED—3510 Putnam Place and 288 East 211th Street, southeast corner, Block 3356, Lot 10, Borough of The Bronx.

Laid over from January 6, 1959, to January 20, 1959, for inspection and decision; hearing closed.

CALENDAR

424-58-BZ

APPLICANT—Abraham Farber, for Curb Holding Corporation, owner.

SUBJECT—Application July 15, 1958—decision of the Borough Superintendent, under sections 7e and 7i of the Zoning Resolution, to permit in a business and residence use district, the change in occupancy of an existing one-story building from sash and door storage to auto showroom, auto repairs, storage of more than five (5) cars and gasoline storage (not for public sale), all for a term of fifteen (15) years.

PREMISES AFFECTED—2453-2461 Coney Island Avenue, east side, 220 feet, 9 inches north of Avenue V, Block 7343, Lot 57, Borough of Brooklyn.

Laid over from January 6, 1959, to January 20, 1959, for inspection and decision; hearing closed.

425-58-A

APPLICANT—Abraham Farber, for Curb Holding Corp., owner.

SUBJECT—Appeal July 15, 1958 from a decision of the Borough Superintendent, re construction, proximity of Social Club.

PREMISES AFFECTED—2453-2461 Coney Island Avenue, east side, 220 feet, 9 inches north of Avenue V, Block 7343, Lot 57, Borough of Brooklyn.

741-57-BZ

APPLICANT—Dominick Salvati and Son, for Andrew Trenchina, owner.

SUBJECT—Application October 16, 1957—decision of the Borough Superintendent under Section 7c of the Zoning Resolution, to permit in a retail and residence use district, the erection of a one-story masonry extension to an existing one-story building to provide adequate facilities for the established cement block manufacturing shop.

PREMISES AFFECTED—1564 Hylan Boulevard southeast corner of Burgher Avenue, Block 3368, Lot 15, Dongan Hills, Borough of Richmond.

Laid over from September 30, 1958; date to be set; for inspection and decision; hearing closed; then set for December 19, 1958; the premises were inspected by a Committee of the Board; then to January 6, 1959, for applicant to furnish the Board with full information as to the establishment of the present use; then to January 20, 1959, for applicant to submit revised plans, permit numbers and dates. The premises were inspected by a committee of the Board which questioned the legality of location and size of existing building and area of premises in use.

HARRIS H. MURDOCK, *Chairman.*

JANUARY 20, 1959, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, January 20, 1959, at 2 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:*

374-58-A

APPLICANT—Simon B. Zelnik, for J. E. Lobert, owner. SUBJECT—Application June 20, 1958—Appeal from a decision of the Borough Superintendent—re construction.

PREMISES AFFECTED—148 West 57th Street, south side, 225 feet east of 7th Avenue, Block 1009, Lot 55, Borough of Manhattan.

508-58-A

APPLICANT—Guy B. Panero, for John D. Rockefeller, Jr., owner.

SUBJECT—Application August 27, 1958—Appeal from a decision re an order of the Fire Commissioner, re opening in wall of garage.

PREMISES AFFECTED—163 East 70th Street, north side, 224 feet, 4 inches west of 3rd Avenue, Block 1405, Lot 27, Borough of Manhattan.

509-58-A

APPLICANT—Charles M. Shapiro, for L. Witkin, doing business as A. and J. Garage, Inc., owner; Mechanical Mirror Works, lessee.

SUBJECT—Application August 28, 1958—Appeal from a decision of the Borough Superintendent, re installation of infra-red drying oven, not of approved type.

PREMISES AFFECTED—659 Edgecombe Avenue, west side, 273.4 feet south of Jumel Place, Block 2112, Lots 90-94, Borough of Manhattan.

545-58-A

APPLICANT—Samuel Rosenblum, for S. W. Steel Management Co. Inc., owner.

SUBJECT—Application September 19, 1958—Appeal from a decision of the Borough Superintendent—re egress.

PREMISES AFFECTED—39-41 West 55th Street, north side, 395 feet east of Avenue of the Americas, 2nd, 3rd, 6th, 7th and penthouse floors, Block 1271, Lot 17, Borough of Manhattan.

591-58-A

APPLICANT—Lama, Proskauer and Prober, for 155 Hudson Street Corporation, owner.

SUBJECT—Application October 8, 1958—Appeal from a decision of Borough Superintendent, re stairs.

PREMISES AFFECTED—153-155 Hudson Street, west side, 26 feet north of Hubert Street, 1st floor; Block 215, Lot 23, Borough of Manhattan.

617-58-A

APPLICANT—Leonard F. Rothkrug, for Angelo Santomartino, doing business as S and S Service Station, owner.

SUBJECT—Application October 28, 1958—filed pursuant to Section 35, General City Law re erection of building in bed of a mapped street—West 19th Street.

PREMISES AFFECTED—2974-2984 Cropsey Avenue, west side, 25 feet south of Bay 53rd Street, Block 6947, Lot 301, Borough of Brooklyn.

183-58-A

APPLICANT—Power and Hopkins, for Mabel Curran, owner.

SUBJECT—Application March 31, 1958—Appeal from a decision of the Borough Superintendent, re conversion of 2 story and cellar, frame, two-family dwelling to three families.

PREMISES AFFECTED—1600 Hering Avenue, northeast corner of Pierce Avenue, Block 4113, Lot 38, Borough of The Bronx.

561-58-A

APPLICANT—Rudolf C. P. Boehler, for 210 W. 42nd St. Corp., owner; Hartnett National Music Studios, lessee.

SUBJECT—Application filed September 26, 1958—Appeal from a decision of the Borough Superintendent—music school on 3rd floor.

PREMISES AFFECTED—210-212 West 42nd Street, south side, 100 feet 5 inches west of 7th Avenue, 3rd floor, Block 1013, Lot 37, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

JANUARY 23, 1959, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Friday morning, January 23, 1959, at 10 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:*

765-58-A

APPLICANT—Goldwater & Flynn for 534 East 88th Street Corp., owner.

SUBJECT—Application December 30, 1958—Appeal from a decision of the Borough Superintendent—re proposed alteration constitutes a new building.

CALENDAR

PREMISES AFFECTED—532-534 East 88th Street, south side, 171 feet west of East End Avenue, Block 1584, Lots 33 and 34, Borough of Manhattan.

15-59-A

APPLICANT—61 Holding Corporation, owner.

SUBJECT—Application January 7, 1959—disapproval for tax abatement, alteration constitutes a new building.

PREMISES AFFECTED—832-836 Greenwich Street and 61 Horatio Street, northwest corner, Block 643, Lots 59, 60 and 61, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman*

JANUARY 27, 1959, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, January 27, 1959, at 10 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:

696-24-BZ—Vol. II

APPLICANT—Leonard F. Rothkrug, for Singer and Carlton, Inc., owners.

SUBJECT—Application reopened September 30, 1958 as Vol. II—decision of the Borough Superintendent, under sections 7i and 7e of the Zoning Resolution, to permit in a manufacturing and residence use district, the change in occupancy from public garage, previously granted by the board to public garage, motor vehicle repair shop, touch up painting and spraying lubrication, gasoline tanks and pumps, welding, storage of parts and office, all for a temporary term of ten (10) years.

PREMISES AFFECTED—1317-1327 36th Street and 123-139 Louisa Street, northeast corner, Block 5312, Lot 6, Borough of Brooklyn.

614-58-BZ

APPLICANT—Nathan Lubroth for City of New York, Department of Water Supply, Gas and Electricity, owner; Jerome Fine, doing business as West 92nd Street Parking Corp., lessee.

SUBJECT—Application October 27, 1958—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a non-transient parking lot for the parking and storage of more than five (5) motor vehicles.

PREMISES AFFECTED—105-107 West 90th Street, north side, 100 feet west of Columbus Avenue and 104-106 West 91st Street, Block 1221, Lot 28, Borough of Manhattan.

615-58-BZ

APPLICANT—Nathan Lubroth, for City of New York, Department of Water Supply, Gas and Electricity, owner; Jerome Fine, doing business as West 92nd Street Parking Corp., lessee.

SUBJECT—Application October 27, 1958—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a business and residence use district, the maintenance of a non-transient parking lot for the parking and storage of more than five (5) motor vehicles.

PREMISES AFFECTED—101-115 West 92nd Street, 660-664 Columbus Avenue, northwest corner and 108-118 West 93rd Street, Block 1223, Lot 25, Borough of Manhattan.

557-58-BZ

APPLICANT—Lama, Proskauer and Prober, for Abraham Rosenberg, Rebecca Rosenberg, Sylvia Rosenberg, Shirley Firkser, Marvin Friedman and Ruth Gould, owners.

SUBJECT—Application filed September 24, 1958—decision of the Borough Superintendent, under sections 7f, 7i and 7e of the Zoning Resolution, to permit in a business and

residence use district, on the business portion of the premises, the erection and maintenance of a gasoline service station with accessory uses of lubritorium, minor auto repairs, car wash, storage room, office and sales and the parking and storage of motor vehicles, all for a temporary term of fifteen (15) years.

PREMISES AFFECTED—88-01 to 88-15 (official 88-09) Liberty Avenue and 103-11 to 103-19 88th Street, northeast corner, Block 9108, Lots 19, 22, 25, 28 and 29, Ozone Park, Borough of Queens.

338-46-BZ—Vol. II

APPLICANT—Charles M. Spindler, for Peteling Realty Corp., owner.

SUBJECT—Application reopened October 28, 1958 as Vol. II—decision of the Borough Superintendent, under sections 7f and 7i of the Zoning Resolution, to permit in a business use district, on a plot presently occupied as a used car sales lot, the erection of a one story building for use as an automobile showroom with incidental motor vehicle repairs, sale and display of new and used cars, parking and storage of motor vehicles and a gasoline service station with lubrication, non-automatic auto washing, accessory sales and auto safety inspection station all for a temporary term of twenty (20) years.

PREMISES AFFECTED—1498-1526 Coney Island Avenue, west side, 100 feet north of Avenue L, Block 6536, Lots 30 and 34, Borough of Brooklyn.

510-58-BZ

APPLICANT—Matthew and Lucy Macchio, owners.

SUBJECT—Application August 22, 1958—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in an E-1 area district, the erection of a two family dwelling with less than the required set back from the side yard.

PREMISES AFFECTED—1301 Astor Avenue, northeast corner of Wilson Avenue, Block 4381, Lot 8, Borough of The Bronx.

223-31-BZ—Vol. II

APPLICANT—Patrick D. Concagh, for American Oil Company, owner.

SUBJECT—Application reopened October 28, 1958 as Vol. II—decision of the Borough Superintendent, under sections 7c, 7i and 7a of the Zoning Resolution, to permit in a business and residence use district, the extension and relocation of an existing gasoline service station and to permit the accessory uses of lubritorium, car wash non-automatic, minor repair with hand tools only and accessory parking of cars waiting to be serviced.

PREMISES AFFECTED—2871-2875 Baisley Avenue and 3319-3333 East Tremont Avenue, northwest corner, Block 5333, Lots 1, 4 and 110, Borough of The Bronx.

1079-25-BZ—Vol. II

APPLICANT—Leonard F. Rothkrug, for Madeline Scime, doing business as Mels Automatic Transmission Co., owner.

SUBJECT—Application reopened September 30, 1958 as Vol. II—decision of the Borough Superintendent, under section 7i of the Zoning Resolution, to permit in a business use district the change in occupancy of an existing public garage for more than five (5) cars previously granted by the Board to motor vehicle repair shop principally automatic transmission repairs for a temporary term of ten (10) years.

PREMISES AFFECTED—915-925 65th Street, north side, 90 feet west of Fort Hamilton Parkway, Block 5743, Lot 31, Borough of Brooklyn.

504-58-BZ

APPLICANT—Julius S. Rapson, for Stephen E. Korpanty, owner.

SUBJECT—Application August 26th 1958—decision of the Borough Superintendent, under section 21 of the Zoning

CALENDAR

Resolution, to permit in a G-1 area district, the maintenance of a one family dwelling that encroaches on the required setbacks from the street line, these encroachments are due to proposed street widenings.
PREMISES AFFECTED—244-25 130th Avenue, northwest corner of Hook Creek Boulevard, Block 12891, Lot 10, Rosedale, Borough of Queens.

486-58-BZ

APPLICANT—Ingram S. Carner, for J. and A. Brenneis, Inc., owner.
SUBJECT—Application August 14, 1958—decision of the Borough Superintendent, under sections 7c and 7i of the Zoning Resolution, to permit in a retail use district the change in use of the existing building and premises from stores, auto showroom and service station for owners cars only to store for sale and storage of auto accessories, motor vehicle repair shop no painting or spraying and parking of more than five cars waiting to be serviced on the unbuilt portion of the premises.
PREMISES AFFECTED—35-19 Leavitt Street, east side, 101.10 feet north of Northern Boulevard, Block 4961, Lot 7, Flushing, Borough of Queens.

643-58-BZ

APPLICANT—Lama, Proskauer and Prober, for The Greenpoint Savings Bank, owner.
SUBJECT—Application November 10, 1958—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a retail and residence use district, the extension of the present parking lot from the retail portion into the residential portion of the plot for use of the patrons of the bank, no fee to be charged.
PREMISES AFFECTED—5102-5124 Church Avenue and 356-366 East 52nd Street, southwest corner and 397-409 East 51st Street, Block 4699, Lot 1, Borough of Brooklyn.

267-49-BZ—Vol. III

APPLICANT—Multer, Nova and Seymour, for Aaron Bring Chevrolet Company, Inc. owner; Gold Medal Candy Corp., lessee.
SUBJECT—Application reopened November 13, 1957, as Vol. III—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a residence and business-1 use district, the change of use of a present building from a public garage to storage warehouse finished and boxed candy products.
PREMISES AFFECTED—2920 West 20th Street, west side, 140 feet south of Mermaid Avenue, Block 7059, Lot 26, Borough of Brooklyn.

851-57-A

APPLICANT—Multer, Nova and Seymour for Gold Medal Candy Corp., lessee; Aaron Bring Chevrolet Co., Inc., owner.
SUBJECT—Application November 1, 1957—Appeal from a decision of the Borough Superintendent, re use of Class 4 Building—change of use from garage to storage warehouse.
PREMISES AFFECTED—2920 West 20th Street, west side, 140 feet south of Mermaid Avenue, Block 7059, Lot 26, Borough of Brooklyn.

969-57-BZ—Vol. II

APPLICANT—Morris Hannes, for Henry Payson, owner; T and D Club, Inc., owner.
SUBJECT—Application reopened December 9, 1958 as Vol. II—decision of the Borough Superintendent, under sections 7b and 7c of the Zoning Resolution, to permit in a retail and residence use district, the construction of a one story extension on the first floor of the present building and extend the restaurant facilities granted by the board under Volume I on April 8, 1958.
PREMISES AFFECTED—134-136 East 40th Street, south side, 87 feet east of Lexington Avenue, Block 895, Lots 67 and 68, Borough of Manhattan.

389-58-BZ

APPLICANT—Ludwig P. Bono, for Young Israel of Pelham Parkway, owner.
SUBJECT—Application June 24, 1958—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a C area district, the erection of an addition and extension to a present basement synagogue structure occupying more than the permitted area.
PREMISES AFFECTED—2120-2126 Barnes Avenue and 800-818 Lydig Avenue, southeast corner, Block 4293, Lot 31, Borough of The Bronx.

143-42-BZ—Vol. II

APPLICANT—Moritz Simon, for 511 Realty Corp., owner; Scully Walton, Inc., lessee.
SUBJECT—Application reopened December 2, 1958—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence and unrestricted use district, the use of the first floor of the East 72nd Street building and extending through to East 73rd Street in an existing factory building as a garage for the storage of more than five (5) ambulances, oxygen and showroom on East 72nd Street and storage and factory in the rear portion on East 73rd Street.
PREMISES AFFECTED—511-519 East 72nd Street, north side, 198 feet east of York Avenue and 510-518 East 73rd Street, Block 1484, Lot 9, Borough of Manhattan.

346-58-BZ

APPLICANT—Victor G. Madonia, for Joseph Scarapicchia, owner.
SUBJECT—Application June 2, 1958—decision of the Borough Superintendent, under sections 7e and 7a of the Zoning Resolution, to permit in a local and residence use district, for a term of fifteen (15) years the erection and maintenance of a gasoline service station and automatic auto laundry with minor auto repairing, office, salesroom, storage room and the parking of motor vehicles awaiting service.
PREMISES AFFECTED—232-01 to 232-19 Linden Blvd (232-11 official), north side from 232nd St. to 233rd St., 116-67 to 116-75 232nd St., 116-72 to 116-82 233rd St., Block 11333, Lot 1, Cambria Heights, Borough of Queens.

19-57-BZ

APPLICANT—Reginald S. Hardy, for Frances P. Headley and Seena Prastien, owners.
SUBJECT—Application January 15, 1957—decision of the Borough Superintendent, under sections 7f, 7i and 7A of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry (non-automatic), motor vehicle repair shop, for minor repairs (hand tools only), and with show windows within 75 feet of residence use district.
PREMISES AFFECTED—1790-1820 Utica Avenue and 4914-4924 Avenue J, southwest corner, Block 7797, Lots 47, 49, 50 and 51, Borough of Brooklyn.
 Laid over from July 16, 1957, to July 23, 1957, for inspection and decision; hearing closed; then to December 17, 1957, for further consideration by the Board after community building has been developed; then to May 20, 1958, for report at that time as to the condition in connection with the proposed community house in Block 7775 opposite the proposed gasoline station; and for determination by the Board as to procedure thereafter; then to June 17, 1958, for inspection and decision; hearing closed; also for applicant to advise the Board the status of the construction of proposed Community House; then to July 8, 1958, at request of the applicant to permit him to examine plans filed for the nearby Community House and to report to the Board what such plans call for and the status of proposed structure and for decision; then to September 23, 1958, for applicant to report to the Board as to his examination of plan and the status of the proposed structure under the building now planned to be located in similar location; then to October

CALENDAR

28, 1958, for information as to status of Community Center opposite and as to ownership; then to November 25, 1958, at the request of the applicant to furnish the Board with information as to the proposed community center; then to January 27, 1959, for further consideration and decision.

117-58-BZ

APPLICANT—John J. Lynch and James J. Lyons, Jr., for 60 Duane Street Corp., owner.

SUBJECT—Application February 21, 1958—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a business and residence use district, the maintenance of a parking lot for the parking and storage of more than five (5) motor vehicles to extend into the residence portion of the premises.

PREMISES AFFECTED—928-932 Simpson Street, east side, 83.8 feet south of East 163rd Street, Block 2723, Lot 36, Borough of The Bronx.

Laid over from December 16, 1958, to January 6, 1959, at the request of an objector; then to January 27, 1959, for inspection and decision; hearing closed.

991-57-BZ

APPLICANT—Julius S. Rapson, for Rosedale Park Homes, Inc., owner.

SUBJECT—Application December 30, 1957—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a G-1 area district, the erection of a one family dwelling without the required front yard and within twenty feet of the rear lot line.

PREMISES AFFECTED—129-45 Brookville Boulevard, northeast corner of 130th Avenue, Block 12889, Lot 1, Rosedale, Borough of Queens.

Laid over from January 6, 1959, to January 27, 1959, for inspection and decision; hearing closed.

1002-55-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Abraham Rosenberg, Rebecca Rosenberg, Sylvia Rosenberg and Shirley Firkser, Marion Friedman and Ruth Gold, owners.

SUBJECT—Application reopened May 20, 1958 as Vol. II—decision of the Borough Superintendent, under sections 7f, 7e and 7i of the Zoning Resolution, to permit in a retail and residence use district, the erection and maintenance of a gasoline service station, lubricatorium, minor auto repairs, car washing, office and sales, storage and parking of cars waiting to be serviced.

PREMISES AFFECTED—113-14 to 113-20 Rockaway Boulevard (113-16 official) and 114-24 to 114-30 114th Street, southwest corner, Block 11705, Lots 36, 37, 38, 39 and 40, Jamaica, Borough of Queens.

Laid over from January 6, 1959, to January 27, 1959, for inspection and decision; hearing closed.

402-42-BZ—Vol. II

APPLICANT—Charles M. Spindler, for Frank A. Flinker, owner; Standard Tex and Kalsomine Co., owner.

SUBJECT—Application reopened April 29, 1958 as Vol. II—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a business use district, the continuance and extension in area of a paint mixing plant.

PREMISES AFFECTED—2540 Atlantic Avenue (displayed) (2542-2544 Atlantic Avenue official) and 47 Williams Avenue, southwest corner, Block 3683, Lot 23, Borough of Brooklyn.

Laid over from January 6, 1959, to January 27, 1959, for inspection and decision; hearing closed.

553-58-BZ

APPLICANT—Max Wechsler of Wechsler and Schimenti, for Fraydun Construction Co., owner.

SUBJECT—Application filed September 22, 1958—decision of the Borough Superintendent, under sections 7c, 7A and 21 of the Zoning Resolution, to permit in a local retail

and residence use district, a one story extension to an existing four-story multiple dwelling with basement and cellar and the change in occupancy of the basement floor from apartments to restaurant with storage, office and restrooms in the cellar, the proposed show windows and signs are within 75 feet of a residence use district and the proposed extension exceeds the permitted area.

PREMISES AFFECTED—355 East 50th Street, north side, 85 feet west of 1st Avenue, Block 1343, Lot 23, Borough of Manhattan.

Laid over from January 6, 1959, to January 27, 1959, for inspection and decision; hearing closed.

554-58-A

APPLICANT—Max Wechsler of Wechsler and Schimenti, for Fraydun Construction Co., owner.

SUBJECT—Application filed September 22, 1958—Appeal from a decision of the Borough Superintendent—exit and rear yard.

PREMISES AFFECTED—355 East 50th Street, north side, 85 feet west of 1st Avenue, basement and 1st floor, Block 1343, Lot 23, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

JANUARY 27, 1959, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, January 27, 1959, at 2 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matter:*

739-58-A

APPLICANT—Alex Danin, for Cord-Meyer Development Co., owner; Sound Vista Property Sections 1 through 9 inclusive, lessees.

SUBJECT—Application December 1, 1958—filed pursuant to section 35, of the General City Law re erection of buildings partly in bed of mapped streets—14th, 18th and 23rd Avenues, 217th Street and proposed widening of Bell Boulevard.

PREMISES AFFECTED—214-05 14th Avenue, 214-15 and 214-35 18th Avenue, 214-14 and 214-34 18th Avenue, 214-10, 214-30 and 214-11 and 214-31 23rd Avenue; 14-20, 14-40, 16-10 and 16-30 217th Street; 16-01 to 16-25 Bell Boulevard; 14-25, 15-05 and 15-55 Bell Boulevard; Block 5938, Lot 50, Block 5943, Lots 2, 10, 20, 30, 40 and 50, Block 5952, Lots 2 and 50 and Block 5956, Lots 2, and 50; Sound Vista Property, Sections 1 through 9, inclusive, Bayside, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

FEBRUARY 3, 1959, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, February 3, 1959, at 10 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matter:*

959-57-BZ

APPLICANT—Kenneth W. Milnes, for Frank and Wesley Van Hoesen, owners.

SUBJECT—Application December 23, 1957—decision of the Borough Superintendent, under sections 7c and 21 of the Zoning Resolution, to permit in a residence use district, a new modern, four (4) bay, masonry building as additional accessory building to the present gasoline service station, the new building to be used for lubricatorium, car wash, motor adjustments and minor repairs with hand tools only.

PREMISES AFFECTED—3701 Amboy Road, northwest corner of Old Amboy Road, Block 4645, Lot 100, Great Kills, Borough of Richmond.

CALENDAR

Laid over from October 21, 1958; date to be set; hearing closed; then set for December 19, 1958; then to January 6, 1959.

Laid over from January 6, 1959, to February 3, 1959, for applicant to file plans showing pumps removed from property in the bed of a mapped street; full dimensions of portion of plot to be used for gas station; and appeal under Section 35 of the General City Law to be filed for entrance across the property in the bed of a mapped street. The premises were inspected by a committee of the Board.

HARRIS H. MURDOCK, *Chairman*.

FEBRUARY 10, 1959, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, February 10, 1959, at 10 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matter:*

455-58-BZ

APPLICANT—Kenneth W. Milnes, for Gaetano Trubia, owner.

SUBJECT—Application July 24, 1958—decision of the Borough Superintendent, under sections 7c and 7A of the Zoning Resolution, to permit in a local retail use district, the reconstruction and rehabilitation of an existing gasoline service station, accessory building for a lubritorium, car wash, auto repairs—mainly with hand tools and to install one new pump, relocate the existing pumps and install three additional tanks and provide a business sign within 75 feet of a residence use district.

PREMISES AFFECTED—194 Brighton Avenue, southwest corner of Sumner Place, Block 117, Lot 20, New Brighton, Borough of Richmond.

Laid over from January 6, 1959, to February 10, 1959, for inspection and decision; hearing closed.

HARRIS H. MURDOCK, *Chairman*.

MINUTES

REGULAR MEETING

TUESDAY MORNING, JANUARY 6, 1959, 10 A. M.

Present: Acting Chairman Kleinert, Commissioner Foley and Commissioner Sleeper.

The minutes of the regular meeting of the Board held on Tuesday morning and afternoon, December 16, 1958, were approved as printed in the bulletin of December 23, 1958, Vol. 43, No. 51.

1187-24-BZ—Vol. III

APPLICANT—New York Telephone Company for same, owner, Harold V. Dixon, General Solicitor.

SUBJECT—Application reopened June 17, 1958 as Vol. III—decision of the Borough Superintendent under sections 7d and 21 of the Zoning Resolution, to permit in a residence use, E-1 area district, the New York Telephone Company to construct a one-story addition to the two story portion of the Richmond Hill Central Telephone Exchange Building.

PREMISES AFFECTED—87-28 109th Street (official 87-28 109th Street) west side, 264.67 feet south of Jamaica Avenue and 87-29 108th Street, Block 9298, Lot 91, Borough of Queens.

APPEARANCES—

For Applicant: Edward B. Cadley, Adolph C. Roelm and Joseph B. Klein.

For Opposition: None.

ACTION OF BOARD—Laid over to January 13, 1959, at 10 A. M. for applicant to correct the papers and for inspection and decision; hearing closed.

402-42-BZ—Vol. II

APPLICANT—Charles M. Spindler, for Frank A. Flinker, owner; Standard Tex and Kalsomine Co., owner.

SUBJECT—Application reopened April 29, 1958 as Vol. II—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a business use district, the continuance and extension in area of a paint mixing plant.

PREMISES AFFECTED—2540 Atlantic Avenue displayed (2542-2544 Atlantic Avenue official) and 47 Williams Avenue, southwest corner, Block 3683, Lot 23, Borough of Brooklyn.

APPEARANCES—

For Applicant: Charles M. Spindler.

For Opposition: None.

ACTION OF BOARD—Laid over to January 27, 1959, at 10 A. M. for inspection and decision; hearing closed.

97-50-BZ—Vol. II

APPLICANT—Julius S. Rapson, for Island Carriers Inc., owner.

SUBJECT—Application reopened October 8, 1957 as Vol. II—re decision of the Borough Superintendent, under sections 7e and 21 of the Zoning Resolution, to permit in a residence use D area district, the erection of loading platform that encroaches on the required rear yard.

PREMISES AFFECTED—150-28 107th Avenue, south side, 203.55 feet west of 154th Street, Block 10130, Lot 20, Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Julius S. Rapson and A. Mancini.

For Opposition: None.

ACTION OF BOARD—Laid over to January 13, 1959, at 10 A. M. for inspection and decision; hearing closed.

1002-55-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Abraham Rosenberg, Rebecca Rosenberg, Sylvia Rosenberg and Shirley Firkser, Marion Friedman and Ruth Gould, owners.

SUBJECT—Application reopened May 20, 1958 as Vol. II—decision of the Borough Superintendent, under sections 7f, 7e and 7i of the Zoning Resolution, to permit in a retail and residence use district, the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs, car washing, office and sales.

PREMISES AFFECTED—113-14 to 113-20 Rockaway Boulevard (113-16 official) and 114-24 to 114-30 114th Street, southwest corner, Block 11705. Lots 36, 37, 38, 39 and 40, Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: Charles Carubia, Frances Wilson, Katherine Agiato, Clara Roth, Teresa V. Matthews, Elizabeth Baliman, Albert Monaco, Darwin Rea, Ellen Tittington, Alice Bohary, Harold T. Taylor and Richard J. Cropper.

ACTION OF BOARD—Laid over to January 27, 1959, at 10 A. M. for inspection; hearing closed.

493-57-BZ

APPLICANT—Leonard F. Rotlikrug, for Frelude Realty Corp., owner.

SUBJECT—Application June 25, 1957—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in an unrestricted and business use district, the change in use from furniture storage to

MINUTES

manufacturing of wearing apparel with an area used for manufacture in excess of that permitted.

PREMISES AFFECTED—411-415 Bedford Avenue, east side, 68 feet south of South 8th Street, Block 2138, Lots 7 and 8, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard Rothkrug.

For Opposition: None.

ACTION OF BOARD—Laid over to January 20, 1959, at 10 A. M. for inspection and decision; hearing closed.

494-57-A

APPLICANT—Leonard F. Rothkrug, for Frelude Realty Corp., owner.

SUBJECT—Application June 25, 1957—Appeal from a decision of the Borough Superintendent—re live loads, exit, etc.

PREMISES AFFECTED—411-415 Bedford Avenue, east side, 68 feet south of South 8th Street, Block 2138, Lots 7 and 8, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard Rothkrug.

ACTION OF BOARD—Laid over to January 20, 1959, at 10 A. M. for inspection and decision; hearing closed.

741-57-BZ

APPLICANT—Dominick Salvati and Son, for Andrew Trenchina, owner.

SUBJECT—Application October 16, 1957—decision of the Borough Superintendent under Section 7c of the Zoning Resolution, to permit in a retail and residence use district, the erection of a one-story masonry extension to an existing one-story building to provide adequate facilities for the established cement block manufacturing shop.

PREMISES AFFECTED—1564 Hylan Boulevard southeast corner of Burgher Avenue, Block 3368, Lot 15, Dongan Hills, Borough of Richmond.

APPEARANCES—

For Applicant: Leon Komondorea.

For Opposition: None.

ACTION OF BOARD—Laid over to January 20, 1959, at 10 A. M.; applicant to submit revised plans, permit numbers and dates. The premises were inspected by a committee of the Board which questioned the legality of location and size of existing building and area of premises in use.

959-57-BZ

APPLICANT—Kenneth W. Milnes, for Frank and Wesley Van Hoesen, owners.

SUBJECT—Application December 23, 1957—decision of the Borough Superintendent, under sections 7c and 21 of the Zoning Resolution, to permit in a residence use district, a new modern, four (4) bay masonry building as additional accessory building to the present gasoline service station, the new building to be used for lubritorium, car wash, motor adjustments and minor repairs with hand tools only.

PREMISES AFFECTED—3701 Amboy Road, northwest corner of Old Amboy Road, Block 4645, Lot 100, Great Kills, Borough of Richmond.

APPEARANCES—

For Applicant: Kenneth W. Milnes and James A. Flood.

For Opposition: None.

ACTION OF BOARD—Laid over to February 3, 1959, at 10 A. M. for applicant to file plans showing pumps removed from property in the bed of a mapped street; full dimensions of portion of plot to be used for gas station; and appeal under Section 35 of the General City Law to be filed for entrance across the property in the bed of a mapped street. The premises were inspected by a committee of the Board.

991-57-BZ

APPLICANT—Julius S. Rapson, for Rosedale Park Homes, Inc., owner.

SUBJECT—Application December 30, 1957—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a G-1 area district, the erection of a one family dwelling without the required front yard and within twenty feet of the rear lot line.

PREMISES AFFECTED—129-45 Brookville Boulevard, northeast corner of 130th Avenue, Block 12889, Lot 1, Rosedale, Borough of Queens.

APPEARANCES—

For Applicant: Julius S. Rapson.

For Opposition: None.

ACTION OF BOARD—Laid over to January 27, 1959, at 10 A. M. for inspection and decision; hearing closed.

117-58-BZ

APPLICANT—John J. Lynch and James J. Lyons, Jr., for 60 Duane Street Corp., owner.

SUBJECT—Application February 21, 1958—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a business and residence use district, the maintenance of a parking lot for the parking and storage of more than five (5) motor vehicles to extend into the residence portion of the premises.

PREMISES AFFECTED—928-932 Simpson Street, east side, 83.8 feet south of East 163rd Street, Block 2723, Lot 36, Borough of The Bronx.

APPEARANCES—

For Applicant: James J. Lyons, Jr. and John J. Lynch.

For Opposition: Mortimer Todel.

ACTION OF BOARD—Laid over to January 27, 1959, at 10 A. M. for inspection and decision; hearing closed.

129-58-BZ

APPLICANT—Robert J. Crinnion, for Edward T. and Ada McCarroll, owners.

SUBJECT—Application March 6, 1958—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot for the parking and storage of more than five (5) motor vehicles.

PREMISES AFFECTED—3510 Putnam Place and 288 East 211th Street, southeast corner, Block 3356, Lot 10, Borough of The Bronx.

APPEARANCES—

For Applicant: Robert J. Crinnion.

For Opposition: Morris M. Karp.

For Administration: John Saunders, Board of Education.

ACTION OF BOARD—Laid over to January 20, 1959, at 10 A. M. for inspection and decision; hearing closed.

323-58-BZ

APPLICANT—Charles M. Spindler, for 9201 Third Avenue Corp., owner.

SUBJECT—Application May 22, 1958—decision of the Borough Superintendent, under sections 7f, 7e, 7h, 7i, 7A and 21 of the Zoning Resolution, to permit in a retail and residence use district, the change in use from parking lot to a gasoline service station with accessory uses of lubritorium, car washing—non-automatic, office, sale of accessories, minor repairs with hand tools only, safety inspection station and parking and storage of motor vehicles with show windows and signs within 75 feet of a residence use district, the proposed building encroaches on the required rear yard.

PREMISES AFFECTED—92-01 to 92-13 3rd Avenue and 302-314 92nd Street, southeast corner, Block 6103, Lots 5, 7, 8 and 9, Borough of Brooklyn.

APPEARANCES—

For Applicant: Charles M. Spindler.

For Opposition: John T. Norton, Maria C. Spinelli, Mrs.

R. Murray, Marie V. Peyton, Joe Balacich, John Car-

berry, U. Berg, Robert Didrich, August Nicolaysen,

Martha Juliano and E. Mauli.

ACTION OF BOARD—Laid over to January 20, 1959, at 10 A. M. to permit all other objectors to be present at next hearing.

MINUTES

424-58-BZ

APPLICANT—Abraham Farber, for Curb Holding Corporation, owner.

SUBJECT—Application July 15, 1958—decision of the Borough Superintendent, under sections 7e and 7i of the Zoning Resolution, to permit in a business and residence use district, the change in occupancy of an existing one-story building from sash and door storage to auto showroom, auto repairs, storage of more than five (5) cars and gasoline storage, not for public sale, all for a term of fifteen (15) years.

PREMISES AFFECTED—2453-2461 Coney Island Avenue, east side, 220 feet 9 inches north of Avenue V, Block 7343, Lot 57, Borough of Brooklyn.

APPEARANCES—

For Applicant: Abraham Farber and William Berman.
For Opposition: Laura Costantino, Sylvia Bokser and Vincent Marsalino.

ACTION OF BOARD—Laid over to January 20, 1959, at 10 A. M. for inspection and decision; hearing closed.

425-58-A

APPLICANT—Abraham Farber, for Curb Holding Corp., owner.

SUBJECT—Application July 15, 1958—Appeal from a decision of the Borough Superintendent, re construction and proximity to Social Club.

PREMISES AFFECTED—2453-2461 Coney Island Avenue, east side, 220 feet, 9 inches north of Avenue V, Block 7343, Lot 57, Borough of Brooklyn.

APPEARANCES—

For Applicant: Abraham Farber and William Berman.

ACTION OF BOARD—Laid over to January 20, 1959, at 10 A. M. for inspection and decision; hearing closed.

455-58-BZ

APPLICANT—Kenneth W. Milnes, for Gaetano Trubia, owner.

SUBJECT—Application July 24, 1958—decision of the Borough Superintendent, under sections 7c and 7A of the Zoning Resolution, to permit in a local retail use district, the reconstruction and rehabilitation of an existing gasoline service station, accessory building for a lubritorium, car wash, auto repairs—mainly with hand tools and to install one new pump, relocate the existing pumps and install three additional tanks and provide a business sign within 75 feet of a residence use district.

PREMISES AFFECTED—194 Brighton Avenue, southwest corner of Sumner Place, Block 117, Lot 20, New Brighton, Borough of Richmond.

APPEARANCES—

For Applicant: Kenneth W. Milnes.

For Opposition: None.

ACTION OF BOARD—Laid over to February 10, 1959, at 10 A. M. for inspection and decision; hearing closed.

505-58-BZ

APPLICANT—Reginald S. Hardy, for Daniel J. Schaefer, owner.

SUBJECT—Application August 26th, 1958—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot for the parking and storage of more than five (5) motor vehicles for accessory use by patrons of the funeral home and by parishioners of the church across Fourth Avenue—no fee to be charged.

PREMISES AFFECTED—416 42nd Street, south side, 100 feet, east of 4th Avenue, Block 724, Lot 11, Borough of Brooklyn.

APPEARANCES—

For Applicant: R. S. Hardy.

For Opposition: None.

ACTION OF BOARD—Laid over to January 13, 1959, at 10 A. M. for inspection and decision; hearing closed.

553-58-BZ

APPLICANT—Max Wechsler of Wechsler and Schimenti, for Fraydun Construction Co., owner.

SUBJECT—Application filed September 22, 1958—decision of the Borough Superintendent, under sections 7c, 7A and 21 of the Zoning Resolution, to permit in a local retail and residence use district, a one story extension to an existing four-story multiple dwelling with basement and cellar and the change in occupancy of the basement floor from apartments to restaurant with storage, office and restrooms in the cellar, the proposed show windows and signs are within 75 feet of a residence use district and the proposed extension exceeds the permitted area.

PREMISES AFFECTED—355 East 50th Street, north side, 85 feet west of 1st Avenue, Block 1343, Lot 23, Borough of Manhattan.

APPEARANCES—

For Applicant: Max Wechsler.

For Opposition: Bernard S. Schwartz, N. J. Lillienstein, E. Ramm, Herman Lambert, Ida C. Schwartz and Kenneth Wolinsiedler.

ACTION OF BOARD—Laid over to January 27, 1959, at 10 A.M. for inspection and decision; hearing closed.

554-58-A

APPLICANT—Max Wechsler of Wechsler and Schimenti, for Fraydun Construction Co., owner.

SUBJECT—Application filed September 22, 1958—Appeal from a decision of the Borough Superintendent—exit and rear yard.

PREMISES AFFECTED—355 East 50th Street, north side, 85 feet west of 1st Avenue, basement and 1st floor, Block 1343, Lot 23, Borough of Manhattan.

APPEARANCES—

For Applicant: Max Wechsler.

ACTION OF BOARD—Laid over to January 27, 1959, at 10 A.M. for inspection and decision; hearing closed.

132-58-BZ

APPLICANT—Lama, Proskauer and Prober, for Ken-Isle Inc., owner.

SUBJECT—Application March 18, 1958—decision of the Borough Superintendent, under sections 7e and 7h of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs, car wash, storage, office and sales and the parking and storage of motor vehicles for a stated term of fifteen (15) years.

PREMISES AFFECTED—17-39 to 17-61 (17-55 official) Francis Lewis Boulevard, 157-63 to 157-71 18th Avenue, northeast corner, 157-52 to 157-64 17th Road and 17-38 to 17-48 160th Street, Block 4747, Lot 31, Whitestone, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: Louis Riger.

For Administration: John Saunders, Bd. of Education.

ACTION OF BOARD—Laid over to January 13, 1959, at 10 A.M. for full vote of the Board; hearing previously closed.

THE VOTE—

Affirmative: Acting Chairman Kleinert and Commissioner Foley	2
Negative: Commissioner Sleeper	1
Absent: Chairman Murdock	1

9-58-BZ

APPLICANT—Albert Melniker, for Vincent De Palma and Frank Griffe, partners.

SUBJECT—Application January 15, 1958—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a retail use district, at an existing gasoline service station with public garage, motor vehicle repair shop, used car lot and dead storage of automobiles, the erection of an extension for use as a two-bay lubri-

MINUTES

torium, and to extend the uses to include auto body and fender repairs.

PREMISES AFFECTED—2062 Richmond Road and 5 Colfax Avenue, southeast corner, Block 3577, Lot 1, Grant City, Borough of Richmond.

APPEARANCES—

For Applicant: Kenneth W. Milnes.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Acting Chairman Kleinert, Commissioner

Foley and Commissioner Sleeper 3

Negative 0

Absent: Chairman Murdock 1

THE RESOLUTION—Will appear at a later date.

1086-23-BZ—Vol. II

APPLICANT—Larry Meltzer, for Chassen Realty Company, Inc., owner, Joseph Stern doing business as Hide-A-Way Garage, lessee.

SUBJECT—Application reopened May 28, 1957 as Vol. II—decision of the Borough Superintendent, under section 7i of the Zoning Resolution, to permit in a business use district, in an existing one-story building, the change in use from public garage for more than five (5) motor vehicles to public garage for more than five (5) motor vehicles and motor vehicle repair shop—non collision or body work.

PREMISES AFFECTED—2772-2774 West 15th Street, west side, 190 feet north of Neptune Avenue, Block 6996, Lot 87, Borough of Brooklyn.

APPEARANCES—

For Applicant: Larry Meltzer.

For Opposition: None.

ACTION OF BOARD—Resolution amended.

THE VOTE—

Affirmative: Acting Chairman Kleinert, Commissioner

Foley and Commissioner Sleeper 3

Negative: 0

Absent: Chairman Murdock 1

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on May 28, 1957 subject to regular procedure, to consider new proposal for change in use; and

WHEREAS, a public hearing was held on this application on January 6, 1959 after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site is in a business use, A area, class 1 height district; West 15th Street and West 16th Street are in business and unrestricted use, A area, class 1 height districts; Neptune Avenue is in a business use, A area, class 1 height district; and

WHEREAS, the decision of the Borough Superintendent, dated March 27, 1957 acting on Alt. Applic. No. 150-57, reads:

"1. Proposed change of occupancy from Public Garage for more than 5 motor vehicles and motor vehicle Repair Shop (no Collision or body work) in a Business Zone is contrary to Article II, P.P. 4a, subsection 15 and 29 of the Zoning Resolution and contrary to the Bd. of Standards and Appeals variance under Cal. #1086-23-BZ."

and

WHEREAS, the applicant states that the premises consist of a plot, 50 feet frontage by 118 feet 9¾ inches in depth, on which is located a one story non-fireproof building having a frontage of 49 feet 4 inches and a depth of 118 feet 9¾ inches; that this building was erected under N.B. Applic. No. 3340-24 and is permitted to be occupied as a garage for more than five motor vehicles under a conditional variance granted by the Board under Cal. No. 1086-23-BZ; that Certificate of Occupancy No. 28941 has been issued for this use; that it is proposed to change the occupancy of the building from present legal use of public garage for more than five motor vehicles, to public garage for more than five

motor vehicles and motor vehicle repair shop—no collision or body work; and

WHEREAS, the applicant states that these premises have been occupied as a public garage for over 32 years and during this period the character of the neighborhood has deteriorated rather than improved; that there is not a great need for the parking or storage of cars or trucks; that the repair work proposed will in no way affect the exterior of the building; that the volume of anticipated work will not be of sufficient magnitude to affect the amount of traffic entering or leaving the building; that as cars and trucks may now enter or leave the building in connection with the present legal use, the proposed additional use will not create a new condition; and

WHEREAS, the applicant contends that the use of the interior of the building for repair work will not adversely affect the neighborhood since it is proposed to omit collision or body work;

WHEREAS, the applicant states that the present owner has held title to the property since November 28, 1957; that the assessed valuation of land is \$4,000 and of the building \$16,000 making a total of \$20,000; that the building was erected in October, 1924.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on February 19, 1924 by adding thereto:

"that in the event the owner desires to include the use of motor vehicle repair shop, as proposed and as shown on plans filed with this application marked 'Received April 26, 1957,' 5 sheets, and 'November 12, 1958,' one sheet, such use may be permitted on condition that there shall be no collision or body work; that the building and occupancy shall in all other respects comply with all laws, rules and regulations applicable thereto and the requirements of the resolution as adopted under Calendar 1086-23-BZ, Vol. I; and that all permits, including a certificate of occupancy, shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

206-47-BZ—Vol. III

APPLICANT—Joshua Brown, for Anthony Coppola, owner.

SUBJECT—Application reopened April 8, 1958—as Vol. III—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a local retail and residence use district, extension of the use of the present gasoline service station to include an authorized state auto inspection station, minor repairs and parking and storage of more than five cars awaiting service.

PREMISES AFFECTED—167 Olympia Boulevard and 265 Kensington Avenue, northeast corner, Block 3255, Lot 32, South Beach, Borough of Richmond.

APPEARANCES—

For Applicant: Joshua Brown.

For Opposition: Frank W. Porcaro.

ACTION OF BOARD—Resolution amended.

THE VOTE—

Affirmative: Acting Chairman Kleinert, Commissioner

Foley and Commissioner Sleeper 3

Negative: 0

Absent: Chairman Murdock 1

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. III on April 8, 1958 subject to regular procedure; and

WHEREAS, a public hearing was held on this application on January 6, 1959 after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site, Kensington Avenue and Jerome Avenue are in retail and residence use, D and E-1 area, class 1 height districts; Olympia Boulevard is in a retail use, D area, class 1 height district; Foch Avenue is in a residence use, E-1 area, class 1 height district; and

WHEREAS, the decision of the Borough Superintendent, dated February 19, 1958 acting on Alt. Applic. No. 44-58,

MINUTES

as amended by the decision of the Borough Superintendent, dated October 24, 1958, reads:

"1. Proposed alteration to an existing gasoline service station located in a Retail District is contrary to Art. II, Par. 4 and 4a Section 29 of the Zoning Resolution.

2. Proposed alteration is contrary to Resolution 206-47-BZ, Vol. I and II which did not include state automobile inspection station and auto repairs except body and fender work, parking and storage of more than five motor vehicles.

3. Proposed driveway and curb cuts lying in the bed of a mapped street is contrary to General City Law No. 35."

and

WHEREAS, the applicant states that the premises consist of a plot, 122.65 feet frontage by 133.62 feet in depth, presently occupied as a gasoline service station; that it is proposed to extend the use of the gasoline service station with its accessory uses, to include an authorized State Automobile Inspection Station, by the installation of required equipment and minor repairs, all within the present service building, and the parking and storage of more than five motor vehicles awaiting service; and

WHEREAS, the applicant states that records of the Building Department show that the gas station was erected in 1947 and later altered under Alt. Applic. No. 386-51; that the final Certificate of Occupancy No. 15432, issued December 12, 1957, reads: "Gasoline Service Station, Lubritorium, Car Wash—non automatic, Office and One Car Garage."; and

WHEREAS, the applicant states that the present owner has held title to the property since 1947; that the assessed valuation of land is \$2,100 and of the building \$12,900 making a total of \$15,000; that the building was erected in 1947; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on March 6, 1947 as thereafter amended through February 28, 1956, by adding thereto:

"that only in so far as it refers to the use of the premises so that this resolution shall also include under section 7i minor repairs with hand tools only and use as an authorized New York State Automobile Inspection Agency with equipment as required therefor and under 7h for the remainder of the term, parking of cars awaiting service as shown on plans filed with this application marked, "Received March 7, 1958," 3 sheets, "September 19, 1958," 1 sheet and "October 23, 1958," 1 sheet, *on condition* that the resolution above cited shall be complied with; and that all permits shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution and a new certificate of occupancy shall be obtained."

625-58-A

APPLICANT—Joshua Brown, for Anthony Coppola, owner.
SUBJECT—Application October 30, 1958—filed pursuant to section 35, General City Law re proposed driveway and Curb Cuts in bed of a mapped street—proposed widening of Olympia Boulevard.

PREMISES AFFECTED—167 Olympia Boulevard, and 265 Kensington Avenue northeast corner, Block 3255, Lot 32, South Beach, Borough of Richmond.

APPEARANCES—

For Applicant: Joshua Brown.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Acting Chairman Kleinert, Commissioner Foley and Commissioner Sleeper 3
Negative: 0
Absent: Chairman Murdock 1

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated October 24, 1958, reads:

"(3) Proposed driveway and curb cuts lying in the bed of a mapped street is contrary to General City Law No. 35."

and

WHEREAS, the applicant states that the premises consist of a lot 122.65 feet by 133.62 feet, located in a local retail use, D area, class 1 height district, used since 1947 as follows: gasoline service station, lubritorium, car wash, office and a one car garage, 3 persons; that it is now proposed to alter and change use of said service station: gasoline service station, lubritorium, car wash, state authorized automobile inspection station, auto repair, except body and fender work, office, one car garage, parking and storage of more than five motor vehicles awaiting service; and

WHEREAS, the applicant states that this is an appeal of Section 35 of the General City Law which involves the widening of Olympia Boulevard; that there will be no structural changes and the driveway and curb cuts laying in the bed of the mapped street will remain as determined and stated in resolution Volume I of September 28, 1948; that the owner fully agrees that he will receive no compensation award for damages for the portion of the proposed widening when actually or physically taken over by the City, and therefore requests the Board that this appeal be granted; that the widening is a triangle 8.99 feet by 122.65 feet; and

WHEREAS, the premises were inspected by a committee of the Board, which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, acting on October 24, 1958, Objection No. 3 be and it hereby is *modified* under the powers vested in the Board by Section 35 of the General City Law, and that the appeal be and it hereby is *granted*, to permit the use of the property in the bed of the mapped street as a driveway and for curb cuts from the street to the gasoline station as shown on plans filed with this appeal marked, "Received December 8, 1958," 1 sheet *on condition* that in all other respects the terms of the resolution adopted this day under Cal. No. 206-47-BZ, Vol. III shall be complied with.

199-57-BZ

APPLICANT—Max Siegel Associates, for Abraham Hirschfeld,; owner.

SUBJECT—Application reopened November 25, 1958 for consideration as to extension of time to complete, expired September 18, 1958—decision of the Borough Superintendent, previously granted on condition under section 7h of the Zoning Resolution, permitting in a restricted retail use district, the maintenance of a parking lot for more than five (5) motor vehicles and a frame attendants shanty.

PREMISES AFFECTED—48-54 East 34th Street, south side, 153 feet east of Madison Avenue, Block 863, Lots 53, 54, 55 and 56, Borough of Manhattan.

APPEARANCES—

For Applicant: Max Siegel.

For Opposition: None.

ACTION OF BOARD—Time extended to complete the work.

THE VOTE—

Affirmative: Acting Chairman Kleinert, Commissioner Foley and Commissioner Sleeper 3
Negative 0
Absent: Chairman Murdock 1

THE RESOLUTION—

WHEREAS, on March 18, 1958, this application was granted by the Board on certain conditions, under Section 7h of the Zoning Resolution, to permit in a restricted retail use district, the maintenance of a parking lot for more than five motor vehicles, and a frame attendant's shanty, affecting premises 48-54 East 34th Street, south side, 153 feet east of Madison Avenue, Block 863, Lots 53, 54, 55 and 56, Borough of Manhattan; and

WHEREAS, the applicant requested reopening of this application and extension of time to obtain permits and complete

MINUTES

the work, which had expired by time limitation on September 18, 1958; and

WHEREAS, this application was reopened on November 25, 1958 and set for hearing on December 16, 1958 at 10 A.M., subject to regular procedure, waiving all requirements except a new decision of the Borough Superintendent and two publications in the Bulletin; and

WHEREAS, a public hearing was held on this application on December 16, 1958 after due notice by publication in the Bulletin; laid over to January 6, 1959 at 10 A.M. for applicant to file new decision of the Borough Superintendent; and

WHEREAS, a public hearing was held on this application on January 6, 1959 after due notice by publication in the Bulletin; and

WHEREAS, the decision of the Borough Superintendent, dated December 11, 1958 acting on amendment to Alt. Applic. No. 45-47, reads:

"1. Inasmuch as time limit to complete the work has expired as per B.S. & A. Cal. #199-57-BZ, this application must be referred back to the Board of Standards & Appeals."

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on March 18, 1958, only insofar as it refers to time within which to obtain permits and complete work so that as amended this portion of the resolution shall read:

"that all permits required, including a certificate of occupancy, shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this amended resolution."

573-57-BZ

APPLICANT—W. P. LaVallee, for Alexander Lo Re, owner.

SUBJECT—Application July 25, 1957—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a G area district, the continuance of an existing garage that encroaches on the required rear and side yards.

PREMISES AFFECTED—85-15 Chevy Chase Street, east side, 103.1 feet south of Grand Central Parkway, Block 9968, Lot 100, Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Wm. Paul LaVallee.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Acting Chairman Kleinert, Commissioner Foley and Commissioner Sleeper 3
Negative: 0
Absent: Chairman Murdock 1

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on January 6, 1959 after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site, Chevy Chase Street, Grand Central Parkway and Wicklow Place are in a residence use, G area, class ½ height district; and

WHEREAS, the decision of the Borough Superintendent, dated June 25, 1957 acting on N.B. Applic. No. 834-50, reads:

"1. Amendment filed May 22, 1957 requesting approval of new 1 story, class # 3 masonry 1 car garage on above premises, located less than 5'-0" from the lot lines in a "G" area District is hereby denied as same is contrary to Article IV Section 16B of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 60 feet frontage by 98.59 feet and 100.16 feet in depth; and

WHEREAS, the applicant states that the present owner bought this property unaware of a violation; that the Title Company failed to uncover the violation; that the original

builder was served with notice of violation, but failed to rectify condition; and

WHEREAS, the applicant contends that the construction of the garage in violation is of masonry and at least meets requirements of a G-1 zone; that the physical location of the house and driveway is such that any other location of the garage would make the access to it almost impossible and it is believed that this is the reason why it was erected in this manner; that permission is requested that it be allowed to remain in its present location and that a permit be issued for its use; and

WHEREAS, the applicant states that the present owner has held title to the property since 1954; that the assessed valuation of land is \$4,200 and of the building \$21,500 making a total of \$25,700; that the building was erected in 1950; and

WHEREAS, the Board found that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21 of the Zoning Resolution, and is therefore entitled to relief as to area on the grounds of practical difficulty and unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the area district regulations of the Zoning Resolution and that the application be and it hereby is granted under Section 21 as to area to permit the continuance of an existing garage as shown on plans filed with this application marked "Received July 25, 1957", 3 sheets, wherein the garage was shown to be a shorter distance from the lot lines than the five feet required by the Zoning Resolution, namely approximately one foot from the side lot line and from 0.6 foot to 1¾ feet from the rear lot line, on condition that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; and that all permits, including a certificate of occupancy, shall be obtained and all work completed within six months from the date of this resolution.

869-57-BZ

APPLICANT—Hannibal F. Zumbo, for Avanti Realty Corp., owner.

SUBJECT—Application December 3, 1957—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the parking and storage of more than five (5) motor vehicles.

PREMISES AFFECTED—41-49 Tompkins Place, east side, 98 feet, 5 inches north of Degraw Street, Block 326, Lots 7 and 11, Borough of Brooklyn.

APPEARANCES—

For Applicant: Hannibal F. Zumbo.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Acting Chairman Kleinert, Commissioner Foley and Commissioner Sleeper 3
Negative: 0
Absent: Chairman Murdock 1

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on December 16, 1958 after due notice by publication in the Bulletin; laid over to December 19, 1958, for inspection and decision; then to January 6, 1959; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site and Tompkins Place are in a residence use, C area, class 1 height district; Kane Street and Degraw Street are in residence and business use, C area, class 1 height districts; Court Street is in a business use, C area, class 1 height district; and

WHEREAS, the decision of the Borough Superintendent, dated November 15, 1957 acting on Alt. Applic. No. 2690-57, reads:

"1. Public parking area for motor vehicles in a Residence use district is contrary to Art. II Sec. 3 of Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist

MINUTES

of a plot, 82 feet 4 inches frontage by 112 feet 6 inches in depth, vacant and unoccupied, with the exception of a partially demolished brick stable structure at the rear of the lot; that the portion of the lot which will be used for parking will be graded with cinders and suitable binder and will be enclosed with a cyclone wire fence 5 feet 6 inches high, leaving a passageway 8 feet wide along the southerly side as egress from the theatre building; that this passageway will have a paved floor of four inch concrete; that the partly demolished building will be completely removed, the exit stair from the upper floor of the theatre building will be rebuilt and made safe, and the exit on the grade will be improved by erecting a fence which will lead from the exit sidewalk exit gate; that the lot will be cleaned and maintained in a proper manner, thus improving the neighborhood and creating a much needed convenience by the parking facilities; and

WHEREAS, the applicant states that the present owner acquired the property in 1923 and it has been primarily vacant to date; that the lot has been fenced in to keep it clear of debris and closed off to the neighborhood children and trespassers; that the lock on the gate has been broken from time to time and children have entered the property, built fires, and play in the partially demolished building; that this lot is also used as a means of egress for the theatre building at the rear location of the lot; that the present condition of the property is not desirable one, due to the fact that it is used by the neighborhood for dumping garbage on to the lot; that the present conditions of the lot are hazardous for the neighborhood children and for any persons leaving the theatre using the lot as an emergency exit; and

WHEREAS, the applicant contends that this proposed parking lot will alleviate the parking problem in the neighborhood, which is normally filled with cars parked on both sides of the street; that there are alternate parking signs and there is no convenient place for parking in the vicinity; that if a variance is granted, this property will be made safe and clean and will be an asset instead of a detriment to the neighborhood; and

WHEREAS, the applicant states that the present owner has held title to the property since November, 1923 and that the assessed valuation of land is \$11,800; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application should be granted on condition; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision h of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7h for a term of five years to permit the occupancy for parking and storage of motor vehicles of the pleasure car type only, as proposed and shown on plans filed with this application marked "Received December 3, 1957", one sheet, and "November 14, 1958", 3 sheets, *on condition* that the premises shall be leveled substantially to the grade of Tompkins Place and surfaced with clean gravel or steam cinders and treated with a binder and properly rolled; that a fence shall be erected along the rear and southerly sides of the premises as shown on plans above cited to provide an eight foot wide exit passageway for the theatre building at the rear; that the premises shall be enclosed in a woven wire fence of the chain link type not less than five feet six inches except where walls of adjacent buildings occur on the lot lines; that there shall be a gate 16 feet in width, of similar construction to the fence which shall be normally closed when the parking lot is not in operation; that there may be a curb cut opposite such gate not less than 12 feet in width and located in the center of the Tompkins Place frontage, as shown; that suitable bumpers shall be provided for the proper protection of fences and adjacent buildings; that such portable fire-fighting appliances shall be maintained as the Fire Commissioner shall direct; that sidewalks and curbing abutting the prem-

ises shall be repaired or reconstructed to the satisfaction of the Borough President; that there shall be no signs displayed except that there may be a sign attached to the fence at the entrance not extending beyond the building line and not illuminated and not exceeding five square feet stating the rates charged and such other information as shall be required by the Commissioner of Licenses; that the premises shall be properly lighted by two 50 watt bulbs in metal shades with the light thrown only within the confines of this parking lot; that the entrance and exit gate shall be controlled by being normally kept locked, a key for such lock to be provided to each car owner who rents space within the premises on a monthly basis; that there shall be a gate at the Tompkins Place end of the exit passageway from the theatre building as shown on plans maintained in a locked position with an anti-panic bolt; that all permits, including a certificate of occupancy, shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

960-57-BZ

APPLICANT—Albert Melniker, for Joseph J. Thomas, owner; Isle Fuel Oil Service Co., under contract to purchase.

SUBJECT—Application December 23, 1957—decision of the Borough Superintendent, under Section 7e and 7h of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubricatorium, car washing, minor motor vehicle repairs with hand tools only, sale of accessories, and parking and storage of more than five (5) motor vehicles.

PREMISES AFFECTED—1400 Bay Street and 5 Fingerboard Road, northwest corner, Block 2864, Lot 57, Rosebank, Borough of Richmond.

APPEARANCES—

For Applicant: Kenneth W. Milnes.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Acting Chairman Kleinert, Commissioner

Foley and Commissioner Sleeper 3

Negative: 0

Absent: Chairman Murdock 1

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on September 30, 1958 after due notice by publication in the Bulletin; laid over; date to be set; for inspection and decision; hearing closed; then set for December 19, 1958; then to January 6, 1959; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site, Fingerboard Road and Home Avenue are in a residence use, E area, class 1 height district; Evelyn Place and Bay Street are in retail and residence use, D and E area, class 1 height districts; and

WHEREAS, the decision of the Borough Superintendent, dated December 18, 1957 acting on N.B. Applic. No. 1247-57, reads:

"1. Proposed gasoline service station, lubricatorium, car washing, minor vehicle repairs with hand tools, sale of accessories and parking for more than five motor vehicles, located in a residence use district, is contrary to Art. II Sect. 3 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 153.54 feet frontage by 154.62 feet in depth; that it is proposed to build the necessary retaining walls on the property lines and to bring the entire property to curb level; that the proposed location of the accessory building will provide good visibility due to the obtuse angle of the corner and the location of pumps and curb cuts will permit easy and comfortable access and circulation within the property; that the proposed layout would not conflict with the traffic pattern; and

WHEREAS, the applicant states that immediately to the west

MINUTES

of the property in question at 35 Fingerboard Road, Block 2864, Lot 74, a gasoline service station, known as Buddy's Service Station, had been in existence, which station has since been demolished; that the location of this proposed station is in an area that is related to several types of use and occupancy; that Bay Street is the main connecting artery between the St. George Ferry, Fort Wadsworth, Tompkins Avenue and the beach front below Fort Wadsworth; that the damage maps for the Narrows Bridge approach and the Clove Lakes Expressway indicate that Bay Street and Fingerboard Road will be feeder roads to the Bridge Plaza and parking areas; that this indicates an increase in the already heavy traffic of Bay Street; that north of the property in question, for the entire length of Bay Street, there exists a continual retail and business development in the immediate area north of Bay Street and Fingerboard Road and is one of retail and business use for the Rosebank community; that west of the property in question is an old residential area which is well filled up and east of the site is the Shore Acres development, a residential community running from Bay Street to the water front; that in the vicinity, there is the entrance to Fort Wadsworth and the U. S. Public Health Service Quarantine Station; and

WHEREAS, the applicant contends that the above indicates a need for this station in respect to the immediate neighborhood and in respect to the heavy flow of traffic on Bay Street; that this has a limited amount of automobile facilities at the present time; that the improvement of this corner as an essential retail automobile need; and

WHEREAS, the applicant states that the present owner has held title to the property since November 19, 1957 and that the assessed valuation of land is \$6,300; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application should be granted on condition, having required a revised plan showing relation of this proposed station to the Narrows Bridge; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision e of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7e for a term of fifteen years to permit the premises to be occupied as a gasoline service station and uses lawfully accessory thereto substantially as proposed and as shown on plans filed with this application marked "Received December 23, 1957," 3 sheets, and "December 23, 1958," 2 sheets, *on condition* that the accessory building shall be erected 30 feet by 40 feet and set against the north lot line, as shown on plans above cited; that there shall be five pumps on one island and three on another, all of a low approved type; that gasoline storage tanks shall not exceed twelve 550 gallon approved tanks; that there may be three curb cuts, as shown, to Fingerboard Road and one curb cut to Bay Street, all of the size and location as shown on such plans; that along the westerly lot line there shall be erected a woven wire fence of the chain link type not less than 5 feet 6 inches in height; including a masonry base; that along the northerly lot line, where the rear wall of the accessory building does not occur, there shall be erected a concrete retaining wall, as shown; that there may be a post standard for supporting a sign, which may be illuminated, and advertising only the brand of gasoline on sale, erected at the intersection of the building line of Bay Street and the future widening line of Fingerboard Road; that at such intersection there shall be erected a block of concrete not less than twelve inches in height and extending for a distance of five feet along either building line; that the premises where not occupied by accessory building and pumps shall be surfaced with concrete or asphaltic pavement; that signs shall be limited to the signs shown on the front elevation on the plans above cited; that the accessory building shall be of face brick on all four sides and without cellar; that all temporary signs or advertising devices are excluded;

that under section 7i there may be for a similar term minor repairing with hand tools only for adjustments maintained solely within the accessory building; that under 7h for a similar term there may be parking of cars so parked as not to interfere with the servicing of the station; that such portable fire fighting appliances shall be maintained as the Fire Commissioner shall require; that the premises and the accessory building shall comply with all laws, rules and regulations applicable thereto other than as modified by resolution adopted this day under Calendar No. 342-58-A; and that all permits shall be obtained and all work completed and a certificate of occupancy obtained within the requirements of Section 22A of the Zoning Resolution.

342-58-A

APPLICANT—Albert Melniker, for Joseph J. Thomas, owner.

SUBJECT—Application May 28, 1958—filed pursuant to Section 35, General City Law re Curb Cuts in bed of mapped street—Fingerboard Road.

PREMISES AFFECTED—1400 Bay Street and 5 Fingerboard Road, northwest corner, Block 2864, Lot 57, Borough of Richmond.

APPEARANCES—

For Applicant: Kenneth W. Milnes.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Acting Chairman Kleinert, Commissioner Foley and Commissioner Sleeper 3
Negative 0
Absent: Chairman Murdock 1

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent dated May 26, 1958, on N.B. Applic. 1247/57, reads:

"2. Curb cuts located in the bed of a mapped street are contrary to General City Law #35."

and

WHEREAS, the applicant states that the premises consist of a plot 153.54 feet front by 154.62 feet in depth, located in a residence use, E area, class 1 height district, upon which it is proposed to erect a 1 story, 14 foot high, class 3 constructed building, 40 feet front by 30 feet in depth, and to occupy the premises as a gasoline service station with accessory uses as more fully described under application for zoning variance filed under Calendar Number 960-57-BZ; and

WHEREAS, the applicant states that a survey of the site indicates a proposed widening on the Fingerboard Road front of the premises; and

WHEREAS, the applicant requests that the Board grant approval to permit the installation of curb cuts, sidewalks and paving of that portion of the property within the bed of the proposed widening, in accordance with the power vested in the Board under Section 35 of the General City Law; and

WHEREAS, the premises were inspected by a committee of the Board, which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, acting on N.B. App. 1247/57, Objection Number 2 be and it hereby is *modified* under the powers vested in the Board by Section 35 of the General City Law, and that the appeal be and it hereby is *granted*, to permit the curb cuts and drive-ways to be constructed as shown on plans filed with this appeal marked "Received May 28, 1958", 2 sheets, *on condition* that the requirements of the resolution adopted this day under Cal. No. 960-57-BZ shall be complied with, and that all other laws, rules and regulations applicable thereto shall be complied with; that such space as is included in the proposed street widening shall be paved and sidewalk and curbing constructed; that upon acquisition of such space by the City for street widening recompense to the owner shall be in amount as determined by the court.

MINUTES

368-58-BZ

APPLICANT—Samuel Carr, for Ruth Liebow, owner.

SUBJECT—Application June 10, 1958—decision of the Borough Superintendent, under sections 7e and 7h of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, car wash, lubritorium, office and sales, motor vehicle repairs and parking of cars awaiting service.

PREMISES AFFECTED—5770 Hylan Boulevard, southwest corner of Seguine Avenue, Block 6699, Lot 1, Princess Bay, Borough of Richmond.

APPEARANCES—

For Applicant: Samuel Carr.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Acting Chairman Kleinert, Commissioner Foley and Commissioner Sleeper 3

Negative 0

Absent: Chairman Murdock 1

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on November 5, 1958 after due notice by publication in the Bulletin; laid over for inspection and decision; date to be set; hearing closed; then to December 19, 1958; then to January 6, 1959; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site, Hylan Boulevard, Seguine Avenue, Keating Street and Trenton Court are in a residence use, E area, class 1 height district; and

WHEREAS, the decision of the Borough Superintendent, dated June 3, 1958 acting on N.B. Applic. No. 413-58, reads:

"1. The proposed construction intended for use as a gasoline service station, auto wash, lubritorium, sales space, service parking, motor vehicle repairs (hand tools), located in a residence use district, is contrary to Article II, Paragraph 3 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 126.71 feet frontage by 113.6 feet in depth, presently vacant; that it is proposed to erect a one story brick and block masonry structure of class 3 construction, with poured concrete foundation supporting masonry walls; that the front, facing Seguine Avenue and Hylan Boulevard, will be of face brick, the remainder walls of smooth cinder concrete blocks, the roof of frame construction and roofers topped with composition roofing; that this structure will contain two bays as space for lubritorium, car wash, office and sales use and merchandise displayed; that there will be a separate space for housing compressor and heater unit, etc., and provision will be made for male and female toilets and rest room, both directly accessible by a pathway outside of this structure; that there will be two separate concrete islands for two pumps each, and four curb cuts; accessory signs, flood and light poles for exterior illumination of plot, provision for interior electric illumination, dwarf brick enclosure walls and landscaping, all as shown on drawings; that standard grading and paving of plot are included, leaving room for cars waiting to be serviced; that ten 550 gallon gasoline tanks are proposed, buried beneath the surface, with one waste oil tank and one fuel oil tank, all for storage and sale of gasoline, merchandising of accessory products, providing and maintaining a gas service station, including minor repairs with hand tools; and

WHEREAS, the applicant states that within the critical circle area shown on plot diagram are scattered about ten one-family homes, and the remainder of this area is entirely vacant land; that for this site, until 1942, for 100 feet parallel to Hylan Boulevard, the use zoning was business, and thus a business building could have been erected on the plot; that since this was changed to residence within the critical area, apparently there have been no new structures of any kind erected; that this area is ahead of the trend of improvement, but in view of the tremendous increase in traffic and business improvement on the easterly

end of Hylan Boulevard, about one mile or so away, the indications are that this site is now ready for a business building; that apparently the change in zoning has retarded this kind of improvement; and

WHEREAS, the applicant further contends that the survey filed herewith shows a stream along the entire southerly border of this plot, which for all practical purposes leaves the owner with a working plot, facing Hylan Boulevard, of about 80 feet in depth; that this not only reduces this plot for a residential improvement, but also limits its value from the real estate standpoint; and

WHEREAS, the applicant states that the present owner has held title to the property since April 3, 1956 and that the assessed valuation of land is \$3,300; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application should be granted on condition; and

WHEREAS, the applicant withdrew Section 21 as a basis for his application; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision e of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7 e to permit for a term of fifteen years the premises to be occupied as a gasoline service station and uses lawfully accessory thereto substantially as proposed and as shown on plans filed with this application marked "Received June 10, 1958", 4 sheets, and "December 31, 1958", 3 sheets, *on condition* that the accessory building shall be set back ten feet from the southerly lot line, which ten feet shall be landscaped from the building line of Seguine Avenue to the westerly lot line across the rear of the accessory building and the landscaping shall be returned down the westerly lot line, ten feet in width, to within approximately 15 feet of the building line of Hylan Boulevard; that the accessory building shall be faced with face brick on all four sides; that on the southerly and westerly lot lines there shall be a continuous wall not less than 5 feet 6 inches in height faced with face brick on both sides and returning along Seguine Avenue as shown; that there may be two pump islands each with two gasoline dispensing pumps, located as shown of a low approved type; that gasoline storage tanks shall be restricted to ten 550 gallon approved tanks; that the premises, where not occupied by the accessory building and landscaping, shall be leveled to the grade of the abutting streets and shall be surfaced with concrete or asphaltic pavement, except that at the pumps there shall be concrete mats 20 feet square under each pair of pumps; that curb cuts shall be restricted to two curb cuts to Hylan Boulevard each not more than 30 feet in width, as shown, and one 30 foot curb cut to Seguine Avenue, as shown; that there may be one post standard for supporting a sign, which may be illuminated, advertising only the brand of gasoline on sale, such standard to be set on a concrete curb of five foot radius and not less than twelve inches in height, erected at the intersection of Hylan Boulevard and Seguine Avenue and permitting such sign to extend beyond the building line for a distance of not more than four feet; that other signs shall be restricted to a permanent sign on the front facade of the accessory building and the illuminated globes of the pumps prohibiting all roof signs and temporary signs and advertising devices; that all the landscaping shall be protected by a concrete curbing not less than six inches in height; that under Section 7e there may be motor vehicle repairing for minor adjustments only with hand tools maintained solely within the accessory building; that under Section 7h for a similar term there may be parking of cars awaiting service; that such parking shall be for cars of the pleasure type only; that such portable fire-fighting appliances shall be maintained as the Fire Commissioner shall direct; that sidewalks and curbing abutting the premises shall be repaired or reconstructed to the satisfaction of the Borough President; that the accessory building shall comply with the requirements

MINUTES

of the Building Code and in all other respects the premises and occupancy shall comply with all laws, rules and regulations applicable thereto and shall have no cellar; and that all permits, including a certificate of occupancy shall be obtained, and all work completed within the requirements of Section 22A of the Zoning Resolution.

Adjourned: 1:50 P.M.

JOSEPH J. DOYLE, *Chief Clerk.*

REGULAR MEETING

TUESDAY AFTERNOON, JANUARY 6, 1959, 2 P.M.

Present: Acting Chairman Kleinert, Commissioner Foley and Commissioner Sleeper.

487-58-A

APPLICANT—New York City Transit Authority, for City of New York, owner; New York City Transit Authority, Lessee.

SUBJECT—Application August 15, 1958—Appeal from a decision of the Fire Commissioner re: installation of six Diesel oil tanks.

PREMISES AFFECTED—66-99 Fresh Pond Road, north side of right-of-way, 150 feet east of Fresh Pond Road, Block 3619, Lot 3, Ridgewood, Borough of Queens.

APPEARANCES—

For Applicant: Thomas H. Normile.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Acting Chairman Kleinert, Commissioner Foley and Commissioner Sleeper 3
Negative: 0
Absent: Chairman Murdock 1

THE RESOLUTION—

WHEREAS, the decision of the Fire Commissioner, dated August 6, 1958, reads:

"Your request of July 2nd for approval of six 5,000 gallon Diesel oil tanks installation is disapproved.

This denial may be used in filing an appeal with the Board of Standards and Appeals."

and

WHEREAS, the applicant states that the premises consists of a plot 252 feet by 500 feet irregular in area, located in an unrestricted use, C area, class 1 height district, upon which it is proposed to erect a 1 story building of class 3 construction, to be used as a bus garage, repair shop and office and to install six 5,000 gallons underground covered diesel storage tanks; and

WHEREAS, the applicant contends that the diesel oil fuel will be used solely for the purpose of servicing buses operated by the New York City Transit Authority; and

WHEREAS, the applicant states that the tanks will be constructed in compliance with the requirements of the Oil Burner Rules of the Board, and will be installed as indicated on plans filed with this appeal, November 25, 1958, 4 sheets; and

WHEREAS, the premises was inspected by a committee of the Board.

Resolved, that the decision of the Fire Commissioner dated August 6, 1958, be and it hereby is *modified* and that the appeal be and it hereby is *granted* to permit the installation of six 5,000 gallon Diesel oil tanks as proposed and as shown on plans filed with this appeal marked, "Received November 25, 1958," 4 sheets, *on condition* that in all respects the installation shall comply with all laws, rules and regulations applicable thereto; and that all permits shall be obtained and all work completed within six months from the date of this action.

658-58-A

APPLICANT—Gerhard E. Karplus, Research Institute for The Study of Man, owner.

SUBJECT—Application November 18, 1958—Appeal from a decision of the Borough Superintendent, re stair enclosure opening on elevator shaft.

PREMISES AFFECTED—162 East 78th Street, south side, 151 feet, 3 inches east of Lexington Avenue, Block 1412, Lot 47, Borough of Manhattan.

APPEARANCES—

For Applicant: Gerhard Karplus.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Acting Chairman Kleinert, Commissioner Foley and Commissioner Sleeper 3
Negative: 0
Absent: Chairman Murdock 1

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated October 20, 1958, on Alt. Applic. 823/58 reads:

"Required stair enclosure may not be opened to an elevator shaft at first floor (one story above street level). 6.4.1.8.2(2) B.C."

and

WHEREAS, the applicant states that the building is 4 stories and basement, 49 feet high, of class 3 construction, erected prior to 1900, used and occupied as a one family residence, located in residence use, B area, class 1½ height district; that the building is provided with a one-source sprinkler system in the stairhalls; that there is a one 3 foot wide wood interior stair enclosed in 1 hour partitions with fireproof self-closing doors; that it is proposed to alter the building and change its use to: Cellar—storage and boiler room; basement—office and library, 10 persons; 1st floor—office and library, 10 persons; 2nd and 3rd floors—duplex apartment; 4th floor—apartment; and

WHEREAS, the applicant proposed to have an 1½ hour elevator door from a 3 hour shaft open into the stair enclosure at basement and 1st floor only; and

WHEREAS, the applicant contends that the installation on the 1st floor vestibule would interfere with floor traffic and reduce stairhall enclosure, without appreciably increasing fire protection, which is being considerably improved over the present installation with new stair and bulkhead to roof, fire retarded enclosure and new sprinklers; that the new use is a two family residence, research library and offices for an approved non-profit philanthropic organization with very low floor occupancy and use; and

WHEREAS, the premises was inspected by a committee of the Board.

Resolved, that the decision of the Borough Superintendent, dated October 20, 1958, acting on Alt. Applic. 823/58 be and it hereby is *modified* and that the appeal be and it hereby is *granted* to permit the building to be altered as proposed and as shown on plans filed with this appeal marked, "Received November 18, 1958," 7 sheets, *on condition* that the enclosure of the elevator and stairs shall be as shown on plans; that the stair vestibule, as required by the Building Department, on the first-floor plan may be omitted provided that all elevator doors shall be fire-proofed, self-closing doors and the shaft shall be enclosed in a 3-hour construction from the lowest level to the elevator bulkhead; that the stairs shall be maintained, as shown, with access from the basement floor to the street; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; and that all permits shall be obtained and all work completed and a new Certificate of Occupancy obtained within six months from the date of this action.

676-58-A

APPLICANT—T. R. Galloway, for Consolidated Edison Co., of New York, Inc., owner.

SUBJECT—Application November 19, 1958—Appeal from a decision of the Borough Superintendent, re storage tanks below ground, etc.

PREMISES AFFECTED—700-746 East 14th Street, 199-215 Avenue D, 701-745 East 13th Street and 214-228 Ave-

MINUTES

nue C, entire block, Block 383, Lots 1, 5, 9, 21, 27, 29, 31 and 35, Borough of Manhattan.

APPEARANCES—

For Applicant: Nathan C. Horwitz and Joseph R. Fopiani.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Acting Chairman Kleinert, Commissioner Foley and Commissioner Sleeper 3
Negative: 0
Absent: Chairman Murdock 1

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated October 17, 1958, on Misc. Applic. 2923/58, reads:

"1. Comply with the requirements of the Oil Burner Rules (Rule 6.3) requiring that storage tanks outside of buildings, below ground, be buried with the top of the tank not less than two-feet (2') below the natural grade of the surface of the ground.

"NOTE: Tanks are subject to a hydrostatic test of twenty-five (25) pounds per square inch. Rule 10.3.2.1 of the Oil Burner Rules."

and

WHEREAS, the applicant states that the premises consist of a block 676 feet by 206.5 feet in area, located in a manufacturing use, A area, class 1½ height district; that the existing building on the block will be demolished; that it is proposed to construct thereon, three 5,000,000 gallon steel fuel oil storage tanks, extending 5 feet below grade and 20 feet above grade; and

WHEREAS, the applicant states that it is proposed to install three 5,000,000 gallon fuel oil tanks of steel construction for the storage of No. 6 Oil on the block in question, which is adjacent to the owner's generating station known as East River Electric Station, which occupies two blocks on the east side of Avenue C from East 14th Street to East 15th Street and the block east of Avenue D, from East 13th Street to East 14th Street; and

WHEREAS, the applicant states that the fuel oil will be burned in the boilers of the plant for the generation of electricity; that at the present time these boilers burn coal; that the change to partial oil burning is being made to cut down air pollution; and

WHEREAS, the applicant states that the proposed tanks will store about 3 weeks supply of oil; that this capacity is necessary due to the plant's requirements and the necessity of preventing curtailment of service due to failure of deliveries in bad weather, strikes, repairs and unforeseen emergencies; and

WHEREAS, the applicant contends that physical conditions make it impracticable to locate the tanks wholly below grade; that due to underground water at approximately 7 feet below the street grade; that the bases of the tanks will be 5 feet below grade, with a maximum distance of 20 feet between the tops of the tanks and the street grade; that the tanks will be constructed of steel plates with steel bracing, within a concrete enclosure of 24 inch walls, base and roof, the roof being 24 inches above the top of the tanks, and the walls extending 10 feet beyond the horizontal outlines of the tanks; that the space between the tanks and the concrete enclosure will be filled with clean sand; that each tank will be separated from its adjoining tanks by 36 inches of concrete; that the entire plant will be surrounded by a 15 foot high masonry wall; that the tank will be set back from the building line 20 feet on East 14th Street and 44 feet on East 13th Street, Avenues C and D; that the tanks will be cross connected so that the contents of each tank can be transferred to other tanks; that piping, valves, pumps, controls, preheaters, etc., will be of an approved type; that the tanks and piping will be installed and tested to the satisfaction of the Fire Commissioner; that a foamite system acceptable to the Fire Commissioner will be installed for the protection of the tanks; that there will be no exposed piping subject to mechanical injury; that electrical equipment will be of

the latest and safest design; that there are numerous fire alarm boxes and street hydrants adjacent to the premises; that the entire plant will be supervised for safety and compliance with Code requirements by Company personnel, day and night, fully trained in emergency procedures; that franchises will be obtained from the Board of Estimate for piping crossing street to and from the storage tanks; that tanks will be designed for hydrostatic pressure tests of 15 pounds per square inch; that construction will vary between ⅜ inch and ⅞ inch, with stays spaced 24 inches on centers; that to be required to provide a 25 pound per square inch test tank would require an additional approximately ⅛ inch plate thickness as it is not practicable to decrease the spacing of stays because of the clearances required for welding the stiffeners in place inside the tanks; and

WHEREAS, the premises was inspected by a committee of the Board.

Resolution to follow at a later date.

171-46-A—Vol. III

APPLICANT—Larry Meltzer, for Kenneth and Gunhilde R. Carroad, Trustees under Indentures of Trust dated January 10, 1950; Bell Container Corp., lessee.

SUBJECT—Application reopened December 19, 1958 as Vol. III—Appeal from a decision of the Borough Superintendent—construction.

PREMISES AFFECTED—2-41 North 11th Street, north side, 170 feet west of Kent Avenue and 28-66 North 12th Street, Block 2287, Lot 1, Borough of Brooklyn.

APPEARANCES—

For Applicant: Larry Meltzer and Stanley Z. Nodworny.

ACTION OF BOARD—Resolution amended.

THE VOTE—

Affirmative: Acting Chairman Kleinert, Commissioner Foley and Commissioner Sleeper 3
Negative: 0
Absent: Chairman Murdock 1

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated November 18, 1958 on Alt. Applic. 3339/57, reads:

"1. These premises were the subject of a conditional variance by the Board of Standards and Appeals under Calendar No. 171-46-A under which the arrangement of the premises was accepted "only as long as the building continues in the present occupancy". As its now proposed to change the occupancy the new use should be referred to the Board of Standards and Appeals for consideration."

and

WHEREAS, the applicant states that the building is one story, 15 feet high, 220 feet by 200 feet in area, of class 3 and class 5 construction, erected 1946, located on a lot 400 feet by 200 feet in area, in an unrestricted use, A area, class 2 height district, and used and occupied since 1946 as a sheet metal shop and an occupancy of 100 persons, for which use and occupancy Certificate of Occupancy No. 134285 issued December 31, 1952 against N.B. Applic. 155/46, approved pursuant to variance granted by the Board, July 25, 1947, under Calendar Number 171-46-A, Volume I; that this building is equipped with a partial sprinkler system, it is now proposed to change the use and occupancy to the manufacturing of corrugated paper boxes, 80 persons; and

WHEREAS, the applicant states that the variance granted by the Board, under Calendar Number 171-46-A, Volume I, permitted the existing size of the building on condition, that portion of the building be sprinklered and the variance was granted only so long as the building continued in the occupancy of a sheet metal shop; that the original occupant of the premises has been adjudged a bankrupt and no longer occupies the building; and

WHEREAS, the applicant states that the proposed occupant engaged in the manufacturing of corrugated paper boxes, requires, large continuous uninterrupted floor space for his machinery; that it is proposed to remove the gas fired drying ovens which were the subject of a conditional variance under Calendar Number 573-48-A, and to remove the paints,

MINUTES

lacquers and thinners as well as the spray booths, which were part of the manufacturing process of the former occupant; and

WHEREAS, the applicant contends that the building is isolated by virtue of the large open yard, the site fronting on three streets and a 10 foot open driveway, and thus presents no fire hazard to adjoining property; that the process proposed in the manufacturing of corrugated paper boxes is a clean manufacturing operation, involving no hazardous inflammables; and

WHEREAS, plans filed with this application, marked received November 19, 1958, 3 sheets, indicates that the entire building will be provided with a two-source automatic wet pipe sprinkler system throughout; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 25, 1947, only so far as it effects the sprinkler system and the use of the premises so that as amended this resolution shall read:

"that the manufacture of corrugated paper boxes may be permitted with an occupancy of 80 persons; that a two-source approved sprinkler system complying with the requirements of the Building Code shall be installed throughout the entire building with a 6 inch connection to the 20 inch water main under Kent Avenue and another 6 inch connection with the 6 inch water main in the bed of North 11th Street; that two, 6 inch connections shall be deemed sufficient for the number of heads (490) proposed for this new two-source system throughout the building; that in all other respects the building sprinkler system and other fire-fighting equipment shall comply with all laws, rules and regulations applicable thereto; that all paint spraying apparatus, oven, machinery and equipment for the former use shall be removed from the premises; that the building shall not be increased in height or area; that all requirements of prior resolutions not inconsistent with this *amended* resolution shall be complied with; and that all permits shall be obtained and all work completed and a Certificate of Occupancy obtained within six months from the date of this action."

502-16-A—Vol. II

APPLICANT—Sidney Daub, for Palco Realty Inc., owner.
SUBJECT—Application for consideration—reopening as Vol. II subject to regular procedure—re Appeal from a decision of the Fire Commissioner; previously granted on condition.

PREMISES AFFECTED—35 Great Jones Street, south side, 180.10½ feet east of Lafayette Street, Block 530, Lot 24, Borough of Manhattan.

APPEARANCES—

For Applicant: Sydney Daub.

ACTION OF BOARD—Appeal 502-16-S reopened as 502-16-A—Vol. II, subject to the regular procedure.

THE VOTE—

Affirmative: Acting Chairman Kleinert, Commissioner Foley and Commissioner Sleeper 3
Negative: 0
Absent: Chairman Murdock 1

622-56-A

APPLICANT—Herman Kron, for Washgert Garage Corp., owner.

SUBJECT—Application for consideration—dismissal of action of December 11, 1958—re Appeal from a decision of the Borough Superintendent—re live load and wheel concentration.

PREMISES AFFECTED—113-117 Chrystie Street, west side, 100 feet north of Grand Street, Block 423, Lots 22, 23 and 24, Borough of Manhattan.

APPEARANCES—

For Applicant: Herman Kron.

ACTION OF BOARD—Appeal withdrawn at request of applicant.

THE VOTE—

Affirmative: Acting Chairman Kleinert, Commissioner Foley and Commissioner Sleeper 3
Negative: 0
Absent: Chairman Murdock 1

33-58-A

APPLICANT—Metropolitan Tobacco Co., Inc., lessee; Anthony Ferrante Building Corp., owner.

SUBJECT—Application January 31, 1958—Appeal from an order of the Fire Commissioner, re storage of matches.

PREMISES AFFECTED—736 Parkside Avenue, south side, 306 feet, 6 inches east of Nostrand Avenue, Block 4828, Lot 22, Borough of Brooklyn.

APPEARANCES—

For Applicant: Sol Klerman and I. Chaliff.

ACTION OF BOARD—Laid over to January 13, 1959, at 2 P.M.; applicant to furnish Board with information as to the size and construction of room in which lighter fluid is to be stored; hearing closed.

511-58-A

APPLICANT—Sidney H. Kitzler, for David Diamond, owner; King Furniture Co., lessee.

SUBJECT—Application August 28, 1958—Appeal from a decision of the Borough Superintendent, re stairways, live load, etc.

PREMISES AFFECTED—398-400 Rockaway Avenue, west side, 189 feet, 4½ inches north of Pitkin Avenue, Block 3499, Lot 161, Borough of Brooklyn.

APPEARANCES—

For Applicant: Sidney H. Kitzler.

ACTION OF BOARD—Laid over to January 13, 1959, at 2 P.M.; for inspection and decision; hearing closed.

339-32-BZ—Vol. III

APPLICANT—Lama, Proskauer & Prober, for 3515 Fort Hamilton Parkway Realty Inc., owner.

SUBJECT—Application for consideration—reopening for extension of time to complete—re Application, decision of the Borough Superintendent; previously granted on condition, under section 7c of the Zoning Resolution, to permit in a residence, business and manufacturing use district, on a plot developed with two (2) buildings, the change in use of one building from storage and seasoning of pickles and tomatoes to the manufacture of combustibles and the change in use of the second building from furniture storage and warehouse to auto glass shop, mixing of lubricating oils, and knitting and spinning with a one-family apartment, and to have accessory loading and unloading with parking on the unbuilt upon portion of more than five (5) cars.

PREMISES AFFECTED—3509-3517 Fort Hamilton Parkway (3511-3513 displayed), south side, 179 feet, 5 inches east of 36th Street and 200-208 Minna Street, Block 5302, Lots 17 and 18, Borough of Brooklyn.

APPEARANCES—

For Applicant: James E. Vassalotti.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Acting Chairman Kleinert, Commissioner Foley and Commissioner Sleeper 3
Negative: 0
Absent: Chairman Murdock 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. III, on July 15, 1958, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 15, 1958 only as to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

MINUTES

"that all permits required, including a certificate of occupancy, shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution." Alt. App. 1001/50

100-34-BZ—Vol. II

APPLICANT—Samuel Miller, for Esso Standard Oil Company, owner.

SUBJECT—Application for consideration—reopening for amendment of resolution and extension of time to complete, which has expired December 17, 1958—re Application, decision of the Borough Superintendent; previously granted on condition, under sections 7f, 7e and 7i of the Zoning Resolution, to permit in a business and residence use district, the erection and maintenance of a gasoline service station, lubritorium, minor repairs with hand tools only, car washing, non-automatic, office, sales and storage of auto accessories, and parking and storage of motor vehicles, and with ground sign on the business portion of the lot, for a stated term of fifteen years.

PREMISES AFFECTED—138-46 to 138-54 (138-50 official) Jamaica Avenue and 89-03 to 89-13 138th Place, southeast corner, Block 9975, Lot 1, Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Joseph Lynch.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Acting Chairman Kleinert, Commissioner

Foley and Commissioner Sleeper 3

Negative: 0

Absent: Chairman Murdock 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. II, on December 17, 1957, on certain condition; and

WHEREAS, the applicant requested an amendment of the resolution and time to complete.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted by the Board on December 17, 1957 so that in the event the owner desires to make certain changes such changes shall be permitted as follows:

1. that the size of the accessory building may be reduced from 57 ft. 10½ inches by 28 ft. 8 ins. to 53 ft. 4 ins. by 28 ft. 8 ins.

2. to permit the building to be finished on the front and rear and the 138th Street side with red face brick and porcelain enamel trim on the street front, as shown on plans filed with this request for amendment marked "Received December 8, 1958", one sheet and "January 5, 1959", one sheet, as passed by the Borough Superintendent under N.B. 2161/57; and

3. to change the size and location of the curb cuts so as to permit one 30 ft. curb cut on Jamaica Avenue within five feet of the intersection of 138th Street, and one 17 ft. curb cut located approximately 53 ft. east of the 30 ft. curb cut on Jamaica Avenue; and to permit a 25 ft. curb cut on 138th Place starting six feet from the intersection of Jamaica Avenue as shown on plans above cited;

4. to extend the time in which to obtain permits and complete the work so that all permits required, including a certificate of occupancy, shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution."

449-41-BZ—Vol. III

APPLICANT—Reginald S. Hardy, for Nicholas Caponi and Marie Frasca, owners.

SUBJECT—Application for consideration—reopening for extension of time to complete—re Application, decision of the Borough Superintendent; previously granted on condi-

tion, under sections 7d and 7A of the Zoning Resolution, permitting in a local retail use district, the extension of an existing office and lubritorium by the erection and maintenance of a gasoline service station, lubritorium, auto laundry, non-automatic, motor vehicle repair shop for minor repairs with hand tools only, sale of automatic accessories, parking of cars awaiting service; with curb cuts, business entrance exceeding 3 feet 6 inches in width, show windows and signs within 75 feet of a residence use district.

PREMISES AFFECTED: 1302-1312 65th Street and 6501-6505 13th Avenue, southeast corner, Block 5754, Lot 8, Borough of Brooklyn.

APPEARANCES—

For Applicant: Reginald S. Hardy.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Acting Chairman Kleinert, Commissioner

Foley and Commissioner Sleeper 3

Negative: 0

Absent: Chairman Murdock 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. III, on October 22, 1957, on certain conditions; and

WHEREAS, the resolution was amended on January 28, 1958 and May 13, 1958; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on October 22, 1957, as thereafter *amended* by resolutions adopted through May 13, 1958 only as to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that all permits required, including a certificate of occupancy, shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution." Alt. App. 4641/55.

797-52-BZ—Vol. II

APPLICANT—Kenneth W. Milnes, for Flavia Mesticholli, owner.

SUBJECT—Application for consideration—reopening for amendment of resolution—re Application, decision of the Borough Superintendent; previously granted on condition, under section 7c of the Zoning Resolution, permitting in a business use district, the reconstruction and extension of existing gasoline service station by the demolition of existing dwelling and accessory garage, the reconstruction and extension of existing accessory building to be used as a lubritorium, car washing, motor vehicle repairs, store and office and permitting the addition of two 550 gallon gasoline tanks.

PREMISES AFFECTED—1635 Hylan Boulevard, northwest corner of Alter Avenue, Block 3337, Lot 27, Dongan Hills, Borough of Richmond.

APPEARANCES—

For Applicant: Kenneth W. Milnes.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Acting Chairman Kleinert, Commissioner

Foley and Commissioner Sleeper 3

Negative: 0

Absent: Chairman Murdock 1

THE RESOLUTION—

WHEREAS, this application was amended by the Board as Vol. II, on July 28, 1953, on certain conditions; and

WHEREAS, the resolution was again amended on November 20, 1956; and

WHEREAS, the applicant requested a further amendment of the resolution.

Resolved, that the Board of Standards and Appeals does

MINUTES

hereby *amend* the resolution adopted on July 28, 1953, only insofar as it has reference to the location of gasoline pumps, etc., so that as *amended* this portion of the resolution shall read:

"that the number of gasoline pumps shall not exceed eight; that there may be four tanks, not exceeding 550 gallons and of an approved type, for diesel fuel and two approved pumps for dispensing such diesel fuel; as shown on plans filed with this request for amendment marked 'Received December 4, 1958', one sheet, and as passed on by the Borough Superintendent under Misc. App. 176/58, Objection No. One, disapproved November 25, 1958; that in all other respects the resolution cited above shall be complied with, where not in consistent with this *amended* resolution; and that all permits shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

757-53-BZ—Vol. II

APPLICANT—Larry Meltzer, for Morris and Israel M. Dolgin, owners; Cornell Paper and Box Company, Inc., lessee.

SUBJECT—Application for consideration—reopening for extension of term of variance which has expired December 11, 1958—re Application, decision of the Borough Superintendent; previously granted on condition under sections 7e and 19A(j) of the Zoning Resolution, to permit in a residence use district, the proposed change in occupancy from public garage for more than 5 motor vehicles on 1st and 2nd floors to office, storage of new paper stock and twine on first floor and storage of new paper stock and manufacturing of paper boxes on 2nd floor, with less than the required loading area.

PREMISES AFFECTED—664-666 Halsey Street, south side, 200 feet west of Patchen Avenue, Block 1667, Lot 32, Borough of Brooklyn.

APPEARANCES—

For Applicant: Larry Meltzer.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Acting Chairman Kleinert, Commissioner Foley and Commissioner Sleeper..... 3
Negative: 0
Absent: Chairman Murdock 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. II, on December 11, 1956, on certain conditions; and WHEREAS, the applicant requested an extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on December 11, 1956 only so far as it refers to the term of variance, so that as *amended* this portion of the resolution shall read:

"... granted under Section 7, Subdivision e for a term of two years from the date of this *amended* resolution, to permit; that other than as herein *amended* the resolution above cited shall be complied with in all respects; and that all permits, including a new certificate of occupancy, shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution." (Alt. App. 4073/55)

359-54-BZ

APPLICANT—Haus & Bresin, for Muller Brothers Holding Corporation, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which has expired December 10, 1958—re Application, decision of the Borough Superintendent; previously granted on condition, under Sections 7c, 21 and 7A of the Zoning Resolution, permitting the extension of storage warehouse located in the business use district portion, to extend into the residence use portion, using more than the area permitted in a D

area district and permitting a business entrance nearer the residence use district than is permitted to proposed extension of parking and storage of motor vehicles.

PREMISES AFFECTED: 101-08 to 101-28 Queens Boulevard and 101-21 to 101-33 67th Drive, southwest corner, Block 3172, Lot 28, Forest Hills, Borough of Queens.

APPEARANCES—

For Applicant: T. Hartnett.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE:

Affirmative: Acting Chairman Kleinert, Commissioner Foley and Commissioner Sleeper..... 3
Negative 0
Absent: Chairman Murdock..... 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board on October 26, 1954, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on December 10, 1957; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on October 26, 1954 as thereafter *amended* by resolutions adopted through December 10, 1957 only as to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that all permits required, including a certificate of occupancy, shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution." (Alt. App. 441/54)

519-54-BZ—Vol. II

APPLICANT—Lama, Proskauer & Prober, for Joseph Weiss and Sons, Inc., and Frances H. Wikier, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete—re Application, decision of the Borough Superintendent; previously granted on condition, under Sections 7a and 21 of the Zoning Resolution, to permit in a business and residence use and C area district, to extend the present use of monumental works to an adjoining Lot 107 and erect a metal shed over the present traveling crane occupying more than the permitted area.

PREMISES AFFECTED—928-940 Jamaica Avenue and 1-35 Lincoln Avenue, southeast corner and 2-8 Nicholas Avenue, Block 4109, Lots 91 and 107, Borough of Brooklyn.

APPEARANCES—

For Applicant: James E. Vassalotti.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE:

Affirmative: Acting Chairman Kleinert, Commissioner Foley and Commissioner Sleeper..... 3
Negative 0
Absent: Chairman Murdock..... 1

THE RESOLUTION:

WHEREAS, this application was amended by the Board as Vol. II, on January 14, 1958, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on December 7, 1954, as thereafter *amended* by resolutions adopted through January 14, 1958 only as to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that all permits required, including a certificate of occupancy, shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution." (Alt. App. 1588/57)

MINUTES

709-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Socony-Vacuum Oil Company, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which has expired December 10, 1958—re Application, decision of the Borough Superintendent; previously granted on condition, under Sections 7c and 7i of the Zoning Resolution, permitting in a business use district, the reconstruction of existing gasoline service station, previously granted by the Board under Cal. No. 510-27-BZ, and accessory building to include, lubritorium, car washing, motor vehicles repairs, storage and sale of accessories and the addition of four 550 gasoline storage tanks and permitting the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED: 65-14 to 65-28 (65-20 official) Cooper Avenue and 77-02 to 77-14 Cypress Hills Street, southwest corner, Block 3722, Lot 9, Glendale, Borough of Queens.

APPEARANCES:

For Applicant: James E. Vassalotti.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE:

Affirmative: Acting Chairman Kleinert, Commissioner Foley and Commissioner Sleeper..... 3
Negative: 0
Absent: Chairman Murdock..... 1

THE RESOLUTION:

WHEREAS, this application was granted by the Board on June 7, 1955, on certain conditions; and

WHEREAS, the resolution was amended on January 29, 1957; and

WHEREAS, time to obtain permits and complete the work was extended from time to time and last extended on December 10, 1957; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolutions adopted on June 7, 1955, as thereafter *amended* by resolution through December 10, 1957 only as to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of statement by the applicant that plans have been approved by the Department of Buildings, that all permits required, including a certificate of occupancy, shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution." (N.B. App. 2934/54)

588-57-BZ

APPLICANT—Lama, Proskauer & Prober, for Eve Realty Corporation, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which will expire January 21, 1959—re Application, decision of the Borough Superintendent; previously granted on condition, under sections 7f, 7h, 7e and 7A of the Zoning Resolution, to permit in a retail and residence use district, the erection and maintenance of a gasoline service station, lubritorium, office, storage, minor auto repairs, car wash, parking and storage of motor vehicles, with curb cut and show window within 75 feet of a residence use district.

PREMISES AFFECTED—1353 Park Avenue and 100-110 East 102nd Street, south east corner, Block 1629, Lots 67-72 inclusive, Borough of Manhattan.

APPEARANCES—

For Applicant: James E. Vassalotti.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Acting Chairman Kleinert, Commissioner Foley and Commissioner Sleeper 3
Negative: 0
Absent: Chairman Murdock 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board on January 21, 1958, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on January 21, 1958 only as to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that all permits required, including a certificate of occupancy, shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution." (N.B. App. 46/57)

598-57-BZ

APPLICANT—Lama, Proskauer and Prober, for Anthony Spensieri, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which will expire January 14, 1959—re Application, decision of the Borough Superintendent; previously granted on condition, under sections 7e and 21 of the Zoning Resolution, to permit in a residence use district, the erection of a one story masonry building for use as a storage garage for less than five (5) owner's trucks, one 550 gallon gasoline tank and pump, parking and storage of more than five (5) owner's trucks on the open area and maintain the present one story building at the rear of the plot as a two (2) truck garage.

PREMISES AFFECTED—8-22 to 8-30 28th Avenue, south side, 150 feet east of 8th Street, Block 509, Lots 39, 40 and 41, Astoria, Borough of Queens.

APPEARANCES—

For Applicant: James E. Vassalotti.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Acting Chairman Kleinert, Commissioner Foley and Commissioner Sleeper 3
Negative: 0
Absent: Chairman Murdock 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board on January 14, 1958, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on January 14, 1958 only as to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that all permits required, including a certificate of occupancy, shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution." (Alt. App. 1076/57)

831-57-BZ

APPLICANT—S. Stone for Frostone Corporation, lessee; New York City Housing Authority, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete and obtain certificate of occupancy, which has expired October 29, 1958—re Application, decision of the Borough Superintendent; previously granted on condition, under section 7h of the Zoning Resolution, to permit in a residence use district, the parking of more than five (5) pleasure type motor vehicles on a plot located within a public housing development for the personnel of an electronic research company

MINUTES

located on the lot abutting the site for a term of two (2) years.

PREMISES AFFECTED—212 Tillary Street, south side, 170 feet and 17½ inches east of Prince Street, Block 2050, part of Lot 1, Borough of Brooklyn.

APPEARANCES

For Applicant: Sol Stone and Harry Stone.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE

Affirmative: Acting Chairman Kleinert, Commissioner Foley and Commissioner Sleeper 3

Negative: 0

Absent: Chairman Murdock 1

THE RESOLUTION

WHEREAS, this application was granted by the Board on April 29, 1958, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and obtain a certificate of occupancy.

WHEREAS, the applicant states that the work was completed prior to October 8, 1958; that a certificate of occupancy was filed for prior to October 29, 1958, which was the limiting date of the resolution of the Board adopted on April 29, 1958; and

WHEREAS, such completion of the work did legally qualify the extension of the resolution, according to the provisions of Section 22A of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on April 29, 1958 only as to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that all permits required, including a certificate of occupancy, shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution." (Alt. App. 1507/57)

169-58-BZ

APPLICANT—Lama, Proskauer and Prober, for Esther Equities, Inc., owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which will expire January 29, 1959—re Application, decision of the Borough Superintendent; previously granted on condition, under section 7c of the Zoning Resolution, to permit on a plot partly in a business use, and partly in a residence use district, the parking of more than five motor vehicles for patrons' cars in conjunction with a proposed department store, Ashford Street, in Block 4335.

PREMISES AFFECTED—732-764 Ashford Street and 820-826 Hegeman Avenue southwest corner, Block 4334, Lots 7, 9, 11, 16, 18 and 20, Borough of Brooklyn.

APPEARANCES

For Applicant: James E. Vassalotti.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE

Affirmative: Acting Chairman Kleinert, Commissioner Foley and Commissioner Sleeper 3

Negative: 0

Absent: Chairman Murdock 1

THE RESOLUTION

WHEREAS, this application was granted by the Board on July 29, 1958, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 29, 1958 only as to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that all permits required, including a certificate of occupancy, shall be obtained and all work completed within the requirements of Section 22A of the Zoning

Resolution from the date of this *amended* resolution." (Alt. App. 303/58)

68-36-BZ—Vol. IV

APPLICANT—Lama, Proskauer and Prober, for 10 Brighton 11th Street Corporation, New York City Transit Authority, owner, Waldbaum 21, Inc., lessee.

SUBJECT—Application for consideration—reopening as Vol. IV subject to regular procedure—re Application, decision of the Borough Superintendent; previously granted on condition, under section 7c of the Zoning Resolution, permitting in a residence and business use district, the addition of parking and storage of motor vehicles on un-built upon portion of plot and to maintain existing uses of storage garage, lubricatorium, motor vehicle repair shop and welding.

PREMISES AFFECTED—14-48 Brighton 11th Street, west side, 59 feet 9½ inches south of Neptune Avenue, Block 7516, Lot 2375, part of 2370, Borough of Brooklyn.

APPEARANCES

For Applicant: James E. Vassalotti.

ACTION OF BOARD—Application reopened subject to regular procedure.

THE VOTE

Affirmative: Acting Chairman Kleinert, Commissioner Foley and Commissioner Sleeper 3

Negative: 0

Absent: Chairman Murdock 1

289-36-BZ—Vol. II

APPLICANT—Joshua Brown, for Anna Kelly, owner.

SUBJECT—Application for consideration—reopening as Vol. II subject to regular procedure—re Application, decision of the Borough Superintendent; previously granted on condition, under section 7f of the Zoning Resolution, permitting in a business use district, the change of occupancy of an existing garage for five (5) motor vehicles to a garage for five (5) motor vehicles and motor vehicle repair shop for minor repairs and, also, the erection and maintenance of a gasoline service station for a temporary period.

PREMISES AFFECTED—7 Androvette Street, northwest corner of Arthur Kill Road, Block 7406, part of Lot 1, Charleston, Borough of Richmond.

APPEARANCES

For Applicant: Joshua Brown.

ACTION OF BOARD—Application reopened as Vol. II, subject to the regular procedure.

THE VOTE

Affirmative: Acting Chairman Kleinert, Commissioner Foley and Commissioner Sleeper 3

Negative: 0

Absent: Chairman Murdock 1

341-43-BZ—Vol. IV

APPLICANT—Leonard F. Rothkrug, for 3319 Realty Corporation, owner; Rite-Way Laundry Company, lessee.

SUBJECT—Application for consideration—reopening as Vol. IV subject to regular procedure—re Application, decision of Borough Superintendent; previously granted on condition, under section 7c of the Zoning Resolution, permitting in a residence use district, the extension to an existing wet wash laundry to be used as a wet wash laundry with accessory dry cleaning.

PREMISES AFFECTED—3319-3335 Atlantic Avenue and 283-295 Euclid Avenue, northeast corner, Block 4145, Lot 1, Borough of Brooklyn.

APPEARANCES

For Applicant: None.

ACTION OF BOARD—Application reopened as Vol. IV subject to regular procedure.

THE VOTE

Affirmative: Acting Chairman Kleinert, Commissioner Foley and Commissioner Sleeper 3

Negative: 0

Absent: Chairman Murdock 1

3

University of Illinois Library
Serials Dept.
Urbana, Ill.

MINUTES

93-48-BZ

APPLICANT—M. Martin Elkind, for K and L Auto Electric Service, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance, which has expired July 14, 1958—re Application, decision of the Borough Superintendent; previously granted on condition, under Section 7c and 7i of the Zoning Resolution, permitting in a business use district, the extension to existing building on 1st floor, to be used for extension to existing battery and ignition service.

PREMISES AFFECTED—49-08 to 49-10 Queens Boulevard, south side, 60 feet of 49th Street, Block 2282, Lots 26 and 27, Sunnyside, Borough of Queens.

APPEARANCES—

For Applicant: M. Martin Elkind.

ACTION OF BOARD—Application reopened, subject to regular procedure, waiving all requirements except two publications as notice and new decision of the Borough Superintendent.

THE VOTE—

Affirmative: Acting Chairman Kleinert, Commissioner Foley and Commissioner Sleeper..... 3
Negative 0
Absent: Chairman Murdock..... 1

663-54-BZ

APPLICANT—George H. Colin, for Cities Diverse Assets, Inc., owner.

SUBJECT—Application for consideration—reopening for extension of time to complete—re Application, decision of the Borough Superintendent; previously granted on condition, under Section 7c of the Zoning Resolution, permitting in a retail use district, the reconstruction of existing gasoline service station to include lubratorium, washing of cars, storage and sale of accessories and office and permitting the parking of cars waiting to be serviced.

PREMISES AFFECTED—24-32 Lafayette Street, 530-532 Pearl Street, northwest corner and 41 Elk Street, Block 168, Lot 12, Borough of Manhattan.

APPEARANCES—

For Applicant: Benjamin Mosher.

ACTION OF BOARD—Laid over for full vote of Board; date to be set.

THE VOTE—To Reopen to Consider Extension of Term of Variance.

Affirmative: Acting Chairman Kleinert and Commissioner Foley 2
Negative: Commissioner Sleeper..... 1
Absent: Chairman Murdock..... 1

984-54-SM

APPLICANT—Inland Steel Products Company, owner.

SUBJECT—Application for consideration—reopening for test and report—re Cellufloor, steel floor panels; previously approved.

APPEARANCES—

For Applicant: George A. Campbell, Jr.

ACTION OF BOARD—Application reopened for test and report.

THE VOTE—

Affirmative: Acting Chairman Kleinert, Commissioner Foley and Commissioner Sleeper 3
Negative: 0
Absent: Chairman Murdock 1

859-57-SA

APPLICANT—American LaFrance Corporation, owner.

SUBJECT—Application for consideration—reopening for report as to additional trade name—re American LaFrance Dry Chemical Extinguishers, Models PDC-2A, PDC-5, PDC-10, PDC-20 and PDC-30; previously approved.

APPEARANCES—

For Applicant: R. C. Kolnan.

ACTION OF BOARD—Application reopened as Vol. II, for report as to additional trade name.

THE VOTE—

Affirmative: Acting Chairman Kleinert, Commissioner Foley and Commissioner Sleeper 3
Negative: 0
Absent: Chairman Murdock 1

Adjourned: 5:00 P.M.

JOSEPH J. DOYLE, *Chief Clerk.*

NOTICE

Applicants, under the zoning resolution, are entitled to one copy of Form 7NO.

If they desire additional copies, for their own convenience in notifying proper owners, they may obtain such

copies at the office of the Board of Standards and Appeals, at 80 Lafayette Street, Manhattan, at five cents each—postage to be added if the forms are forwarded by mail.

2.05
287

BULLETIN

OF THE

BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

Issued under authority of Chapter 27, Section 665 of the Charter of the City of New York
Published weekly by the Board of Standards and Appeals at its office, 80 Lafayette Street, 9th Floor, Manhattan,
New York 13, N. Y.

Vol. XLIV

Subscription
\$15.00 a year

January 20, 1959

Single Copies, 25 cents
By Mail, 30 cents

No. 3

DIRECTORY

BOARD OF STANDARDS AND APPEALS

HARRIS H. MURDOCK, Chairman
EDWIN W. KLEINERT
MAX H. FOLEY
HAROLD R. SLEEPER

SAMUEL L. BECKER, Director

JOSEPH J. DOYLE, Chief Clerk

OFFICE—80 Lafayette Street, 9th Floor, Manhattan, New
York 13, N. Y.

TELEPHONE—WHitehall 3-3600, Extensions 2600-2609, 2769-
2770 and 3020-3024.

Address all communications to the Chairman

CONTENTS

Docket.

Notice of Hearing Calendar.

Minutes of Regular Meeting, Tuesday Morning, Janu-
ary 13, 1959, Affecting Calendar Numbers 146-38-BZ—
Vol. II, 729-52-BZ—Vol. II, 902-52-BZ—Vol. III, 657-
55-BZ—Vol. II, 711-56-BZ, 918-57-BZ, 109-58-BZ, 132-
58-BZ, 135-58-BZ, 665-58-A, 289-58-BZ, 300-58-BZ, 396-
58-BZ, 409-58-BZ, 474-58-BZ, 488-58-BZ, 521-58-BZ,
523-58-BZ, 524-58-A, 531-58-BZ, 552-58-BZ, 571-58-BZ,
578-58-BZ, 458-16-BZ—Vol. II, 1187-24-BZ—Vol. III,
185-31-BZ—Vol. III, 65-47-BZ, 97-50-BZ—Vol. II, 874-
52-BZ, 797-54-BZ—Vol. II, 564-57-BZ, 432-58-BZ,
433-58-A, and 505-58-BZ.

Minutes of Regular Meeting, Tuesday Afternoon, Janu-
ary 13, 1959, Affecting Calendar Numbers 894-54-SM,
449-57-SM, 563-57-SM, 651-57-SM, 226-58-SA, 263-
58-SA, 302-58-SM, 459-58-SA, 460-58-SA, 469-58-SM,
888-40-SA, 824-47-SA, 619-48-SM, 58-49-SA, 367-54-
SA, 409-54-SA, 336-55-SA, 682-56-SM, 83-57-SA, 436-
58-SA, 674-47-SM—Vol. II, 725-49-SA, 272-55-SA, 123-
56-SA, 169-57-SM, 170-57-SM, 171-57-SM, 324-58-SM,
454-58-SA, 7-58-A, 33-58-A, 461-58-A, 588-58-A, 283-
54-A—Vol. II, 125-56-A—Vol. II, 286-58-A, 305-58-A,

PUBLIC HEARINGS

Tuesdays at 10 a.m. and 2 p.m.

Special meetings as published in this Bulletin.

All hearings are held at 80 Lafayette Street, 9th Floor,
Borough of Manhattan.

LIBRARY OF THE

NOTICE TO APPELLANTS AND APPLICANTS

No appeal or application will be entertained in connection
with which court proceedings are pending or in progress,
unless exception is granted by the chairman, nor accepted
which is not filed within thirty days from the date of the
action of the Administrative Official.

Any communication purporting to be an appeal or appli-
cation shall be regarded as a mere notice of intention to seek
relief until it is filed on the form required by the rules of
this board.

Upon receipt of any such communication the writer will
be supplied with the official forms for presenting his appeal
or application.

At the time of filing an appeal or application, the appel-
lant or applicant shall forward a signed notice of appeal
addressed to the Administrative Official either Borough
Superintendent of Buildings or Fire Commissioner and file
with this board a duplicate of said notice.

Appellants and applicants are advised that their plans must
indicate the points of the compass so as to establish the true
location and position of the property, the subject of the
appeal or application.

Appeals and applications will be simplified and disposition
of same expedited by conforming to these directions.

HARRIS H. MURDOCK, *Chairman.*

330-58-A, 378-58-A, 511-58-A, 528-58-A, 559-58-A, 586-
58-A, 604-26-BZ—Vol. II, 185-27-BZ—Vol. II, 189-29-
BZ—Vol. II, 205-29-BZ—Vol. II, 642-29-BZ—Vol. IV,
845-39-BZ—Vol. III, 2-48-BZ, 448-48-BZ, 1003-48-BZ,
524-52-BZ, 688-54-BZ, 427-56-BZ, 202-57-BZ, 259-58-
BZ, 458-38-BZ—Vol. IV, 871-46-BZ—Vol. II, 1017-
55-BZ, 882-56-BZ—Vol. II and 232-26-BZ—Vol. II.

CALENDAR

DOCKET

New Cases filed up to January 13, 1959

Cal. No. Dept. Premises Affected

11-59-A—B.Bx.—1440 Bryant Avenue, east side, 125 feet south of Jenning Street, Block 2999, Lot 19, Borough of The Bronx, Decision—change in occupancy of first floor dining room—frame construction.

12-59-A—B.M.—417 Lafayette Street, east side, 316.1 feet north of East 4th Street, Block 544, Lot 12, Borough of Manhattan, Alt. 1142-58—re egress; fire escape not acceptable as second means from 8-story factory.

13-59-BZ—B.Q.—158-45 to 158-53 Cross Bay Boulevard and 93-01 to 93-07 159th Avenue, northeast corner, Block 14163, Lots 102, 105 and 106, Howard Beach, Borough of Queens, N.B. 2941-58—re gasoline service station, erection and maintenance of; parking and storage of motor vehicles—business use district.

14-59-BZ—B.M.—182 Thompson Street, east side, 125 feet south of Bleeker Street, Block 525, Lot 41, Borough of Manhattan, Alt. 425-58—change in use from stable to loading space, etc. residence use district.

15-59-A—B.M.—61 Horatio Street and 832-836 Greenwich Street, northwest corner, Block 643, Lots 59, 60 and 61, Borough of Manhattan, disapproval for tax abatement—scope of work constitutes a new building.

16-59-SM—GAT Channel Clamp, Models CA, CB and CC, 1½ inch Channel Suspension Clamp, manufactured by George A. Tinnerman Corporation, Material.

17-59-A—B.R.—5270 Amboy Road, southeast corner of Arbutus Avenue, Block 6523, Lot 80, Huguenot, Borough of Richmond (under section 35, General City Law re proposed curb cut in bed of mapped street—proposed widening of Amboy Road), N.B. 80-58.

18-59-SM—Leavitt Telescoping Bleacher, Model 3, manufactured by Leavitt Bleacher Company, Material.

19-59-BZ—B.Q.—144-36 76th Avenue, south side, 156 feet west of 147th Street, Block 6666, Lot 22, Kew Gardens, Borough of Queens, Alt. 2755-58—proposed extension encroaches upon rear yard; area coverage excessive for residence use, DD area district.

20-59-A—B.M.—88-90 Gold Street and 1-5 Ferry Street, northeast corner, Block 104, Lot 31, Borough of Manhattan, Alt. 1873-58—exterior stairs should comply with Labor Law—counterbalanced stairs not acceptable.

21-59-A—B.R.—3701 Amboy Road, northwest corner of Old Amboy Road, Block 4645, Lot 100, Great Kills, Borough of Richmond (under section 35, General City Law re curb cuts in bed of mapped street—proposed widening of Amboy Road), N.B. 733-56.

22-59-BZ—B.Q.—70-12 to 70-22 Olcott Street, south side, 100 feet east of 70th Avenue, Block 3220, Lots 11, 12, 13,

15 and 17, Forest Hills, Borough of Queens, N.B. 3967-58—proposed alteration excessive for rear and side yards and parking requirements for 2-family dwellings in an E area.

23-59-SM—Certified Industrial Products, Incorporated, Permalite Perlite Plaster Aggregate and Certified Perlite Plaster Aggregate, manufactured by Certified Industrial Products, Incorporated, Material.

24-59-BZ—B.Bx.—298 West 231st Street, southeast corner of Tibbett Avenue, Block 3406, Lots 14, 29 and 35, Borough of The Bronx, N.B. 1156-58—driveway in connection with supermarket in residence use district; business sign above level of first floor ceiling—local retail use district.

25-59-A—B.Q.—14-73 155th Street, northeast corner of Cryders Lane, Block 4563, Lot 1, Beechhurst, Borough of Queens (under section 35, General City Law re relocation of premises into bed of mapped street—proposed widening of Cryders Lane), Alt. 3019-58.

Restored to Docket

283-54-A—Vol. II—B.Q.—109-03 Rockaway Boulevard, northeast corner of 109th Street, Block 11476, Lot 77, Ozone Park, Borough of Queens, Alt. 2496/58—under Section 35, General City Law; re proposed extension to building in bed of mapped street on 111th Avenue.

125-56-A—Vol. II—B.M. and FD—101-103 Crosby Street, east side, 53.4 feet south of Prince Street, Block 496, Lot 12, Borough of Manhattan, Amendment to Alt. 483/58 and Order No. 8029-5—re iron shutters and egress.

436-58-SA—Tokheim Pumps, Models 448 and 452 with or without suffixes "P", "PEH", "RC", "TWIN", "1" and "2" (for pumping, measuring and dispensing gasoline), manufactured by Tokheim Corporation; reopened for amendment as to additional models, Appliance.

682-56-SM—Bestwall Gypsum Wallboard, Bestwall Insulating Gypsum Wallboard, and Bestwall Wood Grain Gypsum Wallboard (interior wall surfacing material), manufactured by Bestwall Gypsum Company, reopened for report as to additional trade name, Material.

888-40-SA—Bethlehem Dynatherm Oil Burner, manufactured by Bethlehem Foundry and Machine Company, reopened for report and further tests for additional models, Appliance.

58-49-SA—Superior Rotary Burner, Models BRD, BRE, BRF, BRG, BRH, BRJ, BRDH, BREH, BRFH, BRGH, BRHH, BRJH, manufactured by Superior Combustion Industries, Inc., reopened for amendment as to new model designations and report, Appliance.

83-57-SA—Sundstrand Oil Burner, Models XYA2, XYB4, SS, XA2, XB4, XB5 and XC6, manufactured by Sundstrand Engineering Company, reopened for report as to additional trade name, Appliance.

336-55-SA—Metalmaster Oil Burner, Models A-1, A-2, A-3 and A-11, manufactured by Metalmaster Corporation, reopened for report as to additional trade name, Appliance.

CALENDAR

409-54-SA—Johnson Gas-fired Heaters, JA, JAS and HB Series, manufactured by Johnson Heater Corporation, reopened for report as to additional models, Appliance.

824-47-SA—Frigidaire Automatic Washer, Model WJ-60A, manufactured by General Motors Corporation (Frigidaire Division), reopened for test and report as to additional model, Appliance.

619-48-SM—Homart, Wards, Red Top, Barrett, Carey and Celotex Granulated Mineral Wool and Mineral Wool Batts, manufactured by American Rock Wool Corporations, reopened for report as to additional trade name, Material.

367-54-SA—Johnson Forced Warm Air Heaters (Oil-Fired), Series JA, JAS and HB, manufactured by Johnson Heater Corporation, reopened for report as to additional models, Appliance.

1017-55-BZ—B.Bx.—861-875 Zerega Avenue and 2361-2385 Hermany Avenue, northwest corner, Block 3698, Lot 47, Borough of The Bronx, N. B. 1984-55—reopened for amendment of resolution—re four bay lubritorium.

882-56-BZ—Vol. II—B.M.—1962-1970 1st Avenue and 401 East 101st Street, northeast corner, Block 1695, Lots 1 and 50, Borough of Manhattan, Alt. 1842-58—re enlargement of the open area of the existing gasoline service station, lubrication, etc.—retail use district.

871-46-BZ—Vol. II—B.Q.—97-45 Queens Boulevard, northwest corner of 64th Road, Block 2091, Lot 1, Rego Park, Borough of Queens, N.B. 4114-58—re non-storage garage; area excessive, etc.—business and residence use district.

458-38-BZ—Vol. IV—B.Bx.—1800 Cross Bronx Expressway, south side, from Beach Avenue to Taylor Avenue, 1376 Beach Avenue, Block 3881, Lots 11, 20 and 21, Borough of The Bronx, Amendment to Alt. 935-58—re additions of motor vehicle repairs with hand tools only and extension of building, etc.—residence use district.

DESIGNATIONS: B.—Department of Buildings; B.B.—Department of Buildings, Brooklyn; B.M.—Department of Buildings Manhattan; B.Q.—Department of Buildings, Queens; B.R.—Department of Buildings, Richmond; B.Bx.—Department of Buildings, Bronx; H.D.—Health Department; F.D.—Fire Department, and M. and A.—Dept. of Marine and Aviation.

RULES

Last Publication

Arc and Gas Welding and Oxygen Cutting	Nov. 27, 1956.
Carbon Dioxide Liquefier, Rules..	Mar. 18, 1947—Vol. 32, No. 11
Cements, Air Entraining Portland, Rules for Approval and Use of	April 12, 1955.
Cements, Blended, Rules for Testing and Use of	Mar. 15, 1955—Vol. 40, No. 11
Certificate of Occupancy, approved form	Dec. 28, 1943—Vol. 28, No. 52A
Concrete Flat Slabs, Rules	July 13, 1937—Vol. 22, No. 28
Concrete Masonry Units, Rules for Manufacture, Testing and Use of	April 24, 1951—Vol. 36, No. 7A
Dry Cleaning Establishments, Rules Covering	Sept. 15, 1955.
Concrete Rules (Hydrated Lime) ..	Aug. 3, 1937—Vol. 22, No. 31
Elevator Rules	Mar. 3, 1936—Vol. 21, No. 9
Erection, Alteration, Repair, Excavation for and Demolition of Buildings	Feb. 1, 1956.
Exit Rules (Revolving Doors) ...	June 15, 1937—Vol. 22, No. 24
Exterior Veneering Materials, Rules for	Mar. 11, 1952—Vol. 37, No. 11A

	Last Publication
Factory Exit Rules	Feb. 22, 1955.
Fire Alarm Rules (Interior).....	April 15, 1958.
Fire Drill Rules	April 15, 1958.
Fire Resistive, Flameproof Materials, etc., Rules for Testing of Fire Retarding Rules for Garages, Motor Vehicle Repair Shops and Oil Selling Stations	Jan. 8, 1957.
Fireproof Wood, Testing of.....	Apr. 22, 1952—Vol. 37, No. 17
Gas Shut-Off Rules	Apr. 13, 1937—Vol. 22, No. 15
Hatchway Protection	Apr. 7, 1925—Vol. 10, No. 14
Insulating Fibre Board Rules	June 5, 1928—Vol. 13, No. 23
Methyl Chloride Rules for Class B and C Refrigerating Systems...	Mar. 25, 1952—Vol. 37, No. 13A
Oil Burner Rules	Feb. 11, 1947—Vol. 32, No. 6
Opening Protective Assemblies, Rules for Inspection of	Nov. 20, 1956.
Parking and Storage of Motor Vehicles—Rules of Commissioner of Housing and Buildings	May 27, 1954.
Plumbing Rules	Sept. 7, 1948—Vol. 33, No. 36
Plumbing Rules (Submerged Inlets; Protective Methods to Prevent Contamination of Water Supply) Procedure, Rules of	Aug. 3, 1937—Vol. 22, No. 31
Smoking in Factories, Rules for..	Nov. 13, 1956.
Spraying and Drying of Paints, Varnishes, Lacquers, etc.	Sept. 7, 1937—Vol. 22, No. 36
Sprinkler, Rules	April 15, 1958.
Standpipe Fireline Rules	Mar. 4, 1958.
Structural Alterations, Reporting.	June 29, 1937—Vol. 22, No. 26
Wire Glass Rules (Amendment to Rule 505 of Industrial Code) ..	June 8, 1937—Vol. 22, No. 23
	June 7, 1932—Vol. 17, No. 23
	Sept. 3, 1946—Vol. 31, No. 36
Zoning Resolution, Rule to Supplement Section 19-A—July 11, 1958.	

Section I, List of Approved Gas Fired Heating Equipment, Gas Burner and Heater Accessories. Oil Fired Heating Equipment and Oil Burner and Heater Accessories, issued June 1, 1955, listing all approvals through May 24, 1955.

Section II, List of Approved Concrete and Clay Products, issued June 27, 1958, listing all approvals through July 2, 1957.

These pamphlets may be purchased at 80 Lafayette Street, Manhattan. Single Copies \$1.25; By Mail—\$1.50.

Further Sections will be published, containing other approved materials and appliances.

JANUARY 20, 1959, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, January 20, 1959, at 10 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:

323-58-BZ

APPLICANT—Charles M. Spindler, for 9201 Third Avenue Corp., owner.

SUBJECT—Application May 22, 1958—decision of the Borough Superintendent, under sections 7f, 7e, 7h, 7i, 7A and 21 of the Zoning Resolution, to permit in a retail and residence use district, the change in use from parking lot to a gasoline service station with accessory uses of lubritorium, car washing—non-automatic, office, sale of accessories, minor repairs with hand tools only, safety inspection station and parking and storage of motor vehicles with show windows and signs within 75 feet of a residence use district, the proposed building encroaches on the required rear yard.

PREMISES AFFECTED—92-01 to 92-13 3rd Avenue and 302-314 92nd Street, southeast corner, Block 6103, Lots 5, 7, 8, and 9, Borough of Brooklyn.

Laid over from January 6, 1959, to January 20, 1959, for all objectors to be present at next hearing.

535-58-BZ

APPLICANT—John F. Fitzsimons, for Tony and Jennie Andruk, owners.

SUBJECT—Application September 10, 1958—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a business use district, the reconstruction of an existing gasoline service station lubri-

CALENDAR

torium, auto laundry (non-automatic), minor auto repairs with hand tools only and parking of cars waiting to be serviced, the proposed work to provide a new accessory building, install additional gasoline tanks and relocate the pump islands and curb cuts.
PREMISES AFFECTED—23-25 31st Street, east side, 75 feet north of 23rd Road, Block 835, Lot 27, Astoria, Borough of Queens.

186-53-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober for Jacob Stein, owner.

SUBJECT—Application reopened July 29, 1958 as Vol. II—decision of the Borough Superintendent under section 7e of the Zoning Resolution to permit in a local retail and residence use district, the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs, storage, office and sales and the parking of cars waiting to be serviced for a stated term of fifteen (15) years.

PREMISES AFFECTED—216-06 Hillside Avenue and 88-10 to 88-13 216th Street, southeast corner, Block 10676, Lot 17, Hollis, Borough of Queens.

249-58-BZ

APPLICANT—Fred C. Dahlem, for Rubin Gordon, owner.
SUBJECT—Application April 18, 1958—decision of the Borough Superintendent, under sections 7c and 7h of the Zoning Resolution to permit in a local retail and residence use district, the erection of a one story and cellar structure for use as stores and market and to use the unbuilt upon portion of the site as a parking lot for patron parking and neighborhood car owners.

PREMISES AFFECTED—1260 Gunhill Road, south side, 26.85 feet west of Bouck Avenue, Block 4619, Lots 1, 3, 21 and 28, Borough of The Bronx.

414-58-BZ

APPLICANT—Ingram S. Carner, for Eleanor A. Fisher, owner.

SUBJECT—Application July 8, 1958—decision of the Borough Superintendent, under sections 7e, 7f, 7i and 7a of the Zoning Resolution, to permit in the retail portion of a plot partly in a retail and partly in a residence use district, the erection and maintenance of a gasoline service station, office, sale of auto accessories, car washing (non-automatic) auto repairs with hand tools only, lubritorium, parking and storage of more than five (5) motor vehicles waiting to be serviced with curb cuts and show windows within 75 feet of a residence use district for a stated term of fifteen (15) years.

PREMISES AFFECTED—107-52 to 107-60 (107-56 official) New York Boulevard and 162-11 to 162-21 108th Avenue, northwest corner, Block 10140, Lot 26, South Jamaica, Borough of Queens.

538-58-BZ

APPLICANT—Herman E. Horwood, for Ado Cristantante, owner.

SUBJECT—Application September 17, 1958—decision of the Borough Superintendent, under sections 7c and 7i of the Zoning Resolution, to permit in a business and residence use district the reconstruction of an existing gasoline service station by removing the existing dwelling and changing the use of the five (5) car garage to motor vehicle repair shop with hand tools only, touch up spraying and welding and wheel alignment and to extend the existing parking of cars into the residence portion of the premises.

PREMISES AFFECTED—628-630 Crescent Avenue, south side, 128 feet west of Belmont Avenue, 2321-2327 Belmont Avenue, Block 3087, Lots 11-19, Borough of the Bronx.

306-58-BZ

APPLICANT—Henry Nordheim, for Frandel Realty Corp., owner.

SUBJECT—Application May 16, 1958—decision of the Bor-

ough Superintendent, under section 7e of the Zoning Resolution, to permit in a retail use district, manufacturing on a floor area in excess of that permitted.
PREMISES AFFECTED—2315-2333 Westchester Avenue and 1401 Parker Street, northwest corner, Block 3969, Lot 1, Borough of The Bronx.

501-58-BZ

APPLICANT—Charles M. Spindler, for Clara Flapan, owner.

SUBJECT—Application August 25th 1958—decision of the Borough Superintendent, under sections 7e and 7h of the Zoning Resolution, to permit in a local retail use district the erection and maintenance of a gasoline service station, lubritorium, auto washing (non-automatic), office, sale of accessories, minor repairs with hand tools only, auto safety inspection station and the parking and storage of motor vehicles for a stated term of fifteen (15) years.

PREMISES AFFECTED—3743-3761 Nostrand Avenue, east side 140 feet north of Avenue Y, Block 7422, Lot 54, Borough of Brooklyn.

54-36-BZ—Vol. II

APPLICANT—Samuel Miller for Esso Standard Oil Co., owner.

SUBJECT—Application reopened September 30, 1958 as Vol. II—decision of the Borough Superintendent, under sections 7c and 7i of the Zoning Resolution, to permit in a business and residence use district, the reconstruction and rehabilitation of an existing gasoline service station, lubritorium and auto laundry and to extend the uses to include minor auto repairs with hand tools only and the parking of cars awaiting service, the proposed reconstruction to provide a new accessory building, additional gasoline tanks and the relocation of the gasoline pumps and curb cuts.

PREMISES AFFECTED—525 Gravesend Neck Road (517-531 displayed), northwest corner of Ocean Parkway, Block 7157, Lot 16, Borough of Brooklyn.

570-58-BZ

APPLICANT—Lama, Proskauer and Prober, for Ruth Gould, Shirley Firsker, Sylvia Rosenberg, Rebecca Rosenberg, Abraham Rosenberg and Marion Freedman, owners.

SUBJECT—Application October 3, 1958—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs, car wash, storage room, office and sales and the parking and storage of motor vehicles.

PREMISES AFFECTED—5601-5611 Avenue U and 2063-2083 East 56th Street, northeast corner, Block 8399, Lot 6, Borough of Brooklyn.

482-58-BZ

APPLICANT—Otto J. and Warren A. Sambach, for Anthony J. Amato, owner.

SUBJECT—Application August 12, 1958—decision of the Borough Superintendent, under sections 7e, 7h and 21 of the Zoning Resolution, to permit in a residence use district, the erection of a one story building for use as a warehouse and office with the open area in front used for the parking of employees cars, the proposed structure does not provide a rear yard and exceeds the permitted area coverage.

PREMISES AFFECTED—156-08 107th Avenue, south side, 50 feet west of 157th Street, Block 10135, Lot 27, South Jamaica, Borough of Queens.

491-58-BZ

APPLICANT—Ervin Palmer, for Daniel A. Brener, owner. Edward R. Lewis, Lessee.

SUBJECT—Application August 21st, 1958—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a local retail use district, in an existing three story and cellar structure, the change in

CALENDAR

occupancy of the second floor from private club to office use.

PREMISES AFFECTED—22 Greenwich Avenue, east side, 31 feet, 5 inches north of West 10th Street, Block 606, Lot 6, Borough of Manhattan.

544-58-BZ

APPLICANT—Julian Roth, of Emery Roth and Sons, for 80 Pine, Inc., owner.

SUBJECT—Application September 19, 1958—decision of the Borough Superintendent, under section 19A of the Zoning Resolution, to permit in an unrestricted use, A area district, the erection of a thirty-eight (38) story office building with less than the required number of off-street loading berths.

PREMISES AFFECTED—Block bounded by 78-80 Pine Street, north side, 134-152 Water Street 172-194 Pearl Street and 110-134 Maiden Lane, Block 39, Lots 12 to 24 and 26, Borough of Manhattan.

456-58-BZ

APPLICANT—Fred C. Dahlem, for Florence Christiano, Joseph Christiano, Jr., Emily Muccardi, owners.

SUBJECT—Application July 25, 1958—decision of the Borough Superintendent, under sections 7f, 7e, and 7i of the Zoning Resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubritorium, office, sale of accessories, car wash, minor repairs with hand tools only, parking and storage of more than five (5) motor vehicles and the sale of used cars for a stated term of fifteen (15) years.

PREMISES AFFECTED—2800-2806 Boston Road, north east corner of Radcliff Avenue, Block 4516, Lots 856-863 inclusive, Borough of The Bronx.

540-27-BZ—Vol. II

APPLICANT—Samuel Miller, for Esso Standard Oil Company, owner.

SUBJECT—Application reopened September 23, 1958 as Vol. II—decision of the Borough Superintendent, under sections 7c and 7i of the Zoning Resolution, to permit in a business and unrestricted use district, the extension in area and the reconstruction of an existing gasoline service station, lubrication, non-automatic car wash, office and sales-room and to extend the uses to include motor vehicle repairs and parking of cars awaiting service, the proposed reconstruction to provide a new accessory building, additional gasoline tanks and the relocation of the gasoline pumps and curb cuts.

PREMISES AFFECTED—450 Flushing Avenue and 725-727 Bedford Avenue, southeast corner, Block 1715, Lot 31, Borough of Brooklyn.

240-57-BZ—Vol. II

APPLICATION—Aaron Halpern for Fun Fair Park, Inc., owner, Kapprach Enterprises, Inc., lessee.

SUBJECT—Application reopened April 29, 1958 as Vol. II—decision of the Borough Superintendent under section 7e of the Zoning Resolution, to permit the additional use of a batting range to the previously granted parking of motor vehicles on premises partly in a residence use district.

PREMISES AFFECTED—28-21 to 28-51 Linden Place (28-31 Linden Place official) and 28-20 to 28-80 Whitestone Parkway, northeast corner and 28-02 to 28-12 137th Street, Block 4336, 4337, 4339, Lots 35, 40, 62, 70, 46, and 65, Borough of Queens.

659-50-BZ—Vol. IV

APPLICANT—Henry J. Nurick, for Jericho Sash and Door Co., owner.

SUBJECT—Application reopened October 7, 1958 as Vol. IV—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a business use district, the erection of a new one story building at the rear of the premises to be used in conjunction with the two existing buildings on the lot for the storage of finished

woodwork such as doors, trim and sash which is delivered by railroad.

PREMISES AFFECTED—251-61 Jamaica Avenue, north side, 200.88 feet west of Little Neck Parkway, Block 8668, Lot 118, Bellcrose, Borough of Queens.

373-58-BZ

APPLICANT—Peter H. Brandt, for GHG Building Corporation, owner.

SUBJECT—Application June 11, 1958—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district in an existing six story and cellar multiple dwelling, the change in use of a three room, ground floor apartment from doctor's office to an artist's studio and to change the use of the Boy's Room, a room for building personnel, to a Dance School.

PREMISES AFFECTED—3701 Henry Hudson Parkway, northeast corner of Blackstone Avenue, Block 3417, Lot 246, Borough of The Bronx.

240-28-BZ—Vol. II

APPLICANT—George H. Colin for Cities Service Oil Company, owner.

SUBJECT—Application reopened June 3, 1958—as Vol. II—decision of the Borough Superintendent, under sections 7c, 7i, and 21 of the Zoning Resolution, to permit in a retail and residence use district, the reconstruction of an existing gasoline service station by erecting a new accessory building for use as lubritorium, car washing, minor auto repairs, accessory sales and the parking and storage of more than five (5) motor vehicles, the proposed reconstruction to provide additional tanks and to relocate pumps and curb cuts.

PREMISES AFFECTED—35-01 Beach Channel Drive, south side, and west of Beach 35th Street, Block 312, Lot 7, Edgemere, Borough of Queens.

Laid over from December 16, 1958, to January 20, 1959, for inspection and decision for continuation of hearing to consider the Administrative Appeal.

705-58-A

APPLICANT—George H. Colin, for Cities Service Oil Co., owner

SUBJECT—Application December 4, 1958—filed pursuant to section 35, General City Law re mapped street-proposed widening of Rockaway Beach Boulevard not to be used in connection with Gasoline Station.

PREMISES AFFECTED—35-01 Beach Channel Drive (Amstel Boulevard), southwest corner of Beach 35th Street, Block 312, Lot 7, Edgemere, Borough of Queens.

352-45-BZ—Vol. II

APPLICANT—Anthony M. Salvati, for Nathan Ossip, owner; Patrick Brini, lessee.

SUBJECT—Application reopened April 15, 1958 as Vol. II—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a business use district, the reconstruction of an existing gasoline service station with accessory uses of lubritorium, auto repairs, car washing, inspection station and parking of cars and to increase the number of gasoline tanks and the rearrangement of pump islands.

PREMISES AFFECTED—81-22 Rockaway Boulevard, southwest corner of 82nd Street and 81-09 to 81-17 95th Avenue, Block 9010, Lot 26, Woodhaven, Borough of Queens.

Laid over from November 5, 1958, date to be set, for applicant to file revised plans as to accessory building and for inspection and decision; hearing closed; set for January 20, 1959.

30-58-BZ

APPLICANT—Meyer Kraushaar, for Cohen-Kraushaar Realty Corp., owner.

SUBJECT—Application January 30, 1958—decision of the

CALENDAR

Borough Superintendent, under sections 7f and 7i of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, office, sales and storage of auto accessories, car washing (non-automatic), lubritorium, minor repairs with hand tools only and parking of more than five (5) cars waiting to be serviced, for a stated term of fifteen (15) years.
PREMISES AFFECTED—184-11 to 184-19 Horace Harding Expressway and 184-12 North Hempstead Turnpike, northwest corner, Block 7067, Lot 50, Fresh Meadows, Borough of Queens.

Laid over from September 17, 1958; date to be set; Applicant to furnish Board with plans and photographs; then set for January 20, 1959. hearing closed;

635-57-BZ

APPLICANT—H. M. Cole, for 115 East 69th Street, Inc., owner.

SUBJECT—Application September 17, 1957—decision of the Borough Superintendent under section 7e of the Zoning Resolution, to permit in a residence use district, the use of the first floor as a legation for the Republic of Sudan to the United Nations and the second floor as an office for the Pharmaceutical Information Bureau.

PREMISES AFFECTED—115 East 69th Street, north side, 185 feet east of Park Avenue, Block 1404, Lot 8, Borough of Manhattan.

Laid over from December 16, 1958, and continuation of hearing to January 20, 1959; applicant to obtain new decision of the Borough Superintendent, submit revised plans and notices to be sent by regular mail of a new date of hearing.

280-58-BZ

APPLICANT—James E. Vassalotti, for L. L. F. Realty Co., Inc., owner.

SUBJECT—Application May 5, 1958—decision of the Borough Superintendent, under sections 7e and 7h of the Zoning Resolution, to permit in a residence use district, the erection of two (2) one-story buildings to be used as public market and stores with loading and unloading and the parking of patrons cars—no fee to be charged.

PREMISES AFFECTED—1555-1581 Rockaway Parkway, east side, 379 feet south of Flatlands Avenue and 1162-1174 East 98th Street, Block 8205, Lot 11, Borough of Brooklyn.

Laid over from December 9, 1958, to January 20, 1959, for inspection and decision; hearing closed.

359-58-BZ

APPLICANT—Paul Friedman, for Rine Realty Corp., Popover Realty Corp., Inc., owners; General Outdoor Advertising Co., lessee.

SUBJECT—Application June 4, 1958—decision of the Borough Superintendent, under sections 7e and 7h of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, non-automatic car wash, office and sale of auto accessories, minor repairs with hand tools only, parking and storage of cars—pleasure type only, for a stated term of fifteen (15) years.

PREMISES AFFECTED—75-85 McDonald Avenue, northeast corner of Seeley Street, Block 5260, Lots 1, 42 and 44, Borough of Brooklyn.

Laid over from December 9, 1958, to January 20, 1959, for applicant to file revised plans eliminating the curb cut to Seeley Street; hearing closed.

200-24-BZ—Vol. III

APPLICANT—Leonard F. Rothkrug, Herbst and Rusciano, for Jerome Estates, Inc., owner.

SUBJECT—Application reopened January 14, 1958 as Vol. III—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a business and residence use district, the change in use from public

garage, previously granted by the Board, to the storage and manufacturing of metal products.

PREMISES AFFECTED—3030 Jerome Avenue, east side, 161.8 feet south of East 204th Street and 3103 Villa Avenue, Block 3321, Lot 25, Borough of The Bronx.

Postponed from December 16, 1958, and hearing continued to January 20, 1959, for statement by applicant as to proposed tenant.

371-58-BZ

APPLICANT—Joseph Mitchell, for 32 Norfolk Street, Inc., owner.

SUBJECT—Application June 12, 1958—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a local retail and residence use district, in an existing three-story and cellar structure, an extension on the 1st floor and the use as a plumbing warehouse and office.

PREMISES AFFECTED—245-247 Madison Street, north side, 95 feet, 3½ inches west of Clinton Street, Block 270, Lot 41, Borough of Manhattan.

Laid over from November 25, 1958, to December 16, 1958, for inspection and decision; hearing closed; then to January 20, 1959, for applicant to file revised plans showing proposed extension complies with the requirements as to the exits and floor loads; hearing closed.

372-58-A

APPLICANT—Joseph Mitchell, for 32 Norfolk Street, Inc., owner.

SUBJECT—Appeal from a decision of the Borough Superintendent, re construction.

PREMISES AFFECTED—245-247 Madison Street, north side, 95 feet 3½ inches, west of Clinton Street, Block 270, Lot 41, Borough of Manhattan.

471-58-BZ

APPLICANT—William C. Kane, for Pat Management Corp., owner.

SUBJECT—Application August 1, 1958—decision of the Borough Superintendent, under sections 7f, 7e and 7i of the Zoning Resolution, to permit in a retail use district a gasoline service station, lubritorium, non-automatic car wash, motor vehicle repair shop using hand tools only, parking of more than five (5) motor vehicles.

PREMISES AFFECTED—801-821 Sound View Avenue, 1701-1751 Lafayette Avenue, northwest corner and 800-830 Rosedale Avenue, Block 3637, Lot 64, Borough of The Bronx.

Laid over from December 16, 1958, to December 19, 1958 for inspection and decision; hearing closed; then to January 20, 1959, at the request of an objector.

493-57-BZ

APPLICANT—Leonard F. Rothkrug, for Frelude Realty Corp., owner.

SUBJECT—Application June 25, 1957—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in an unrestricted and business use district, the change in use from furniture storage to manufacturing of wearing apparel with an area used for manufacture in excess of that permitted.

PREMISES AFFECTED—411-415 Bedford Avenue, east side, 68 feet south of South 8th Street, Block 2138, Lots 7 and 8, Borough of Brooklyn.

Laid over from January 6, 1959, to January 20, 1959, for inspection and decision; hearing closed.

494-57-A

APPLICANT—Leonard F. Rothkrug, for Frelude Realty Corp., owner.

SUBJECT—Application June 25, 1957—Appeal from a decision of the Borough Superintendent, re live load, exit, etc.

PREMISES AFFECTED—411-415 Bedford Avenue, east side, 68 feet south of South 8th Street, Block 2138, Lots 7 and 8, Borough of Brooklyn.

CALENDAR

129-58-BZ

APPLICANT—Robert J. Crinnion, for Edward T. and Ada McCarroll, owners.

SUBJECT—Application March 6, 1958—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot for the parking and storage of more than five (5) motor vehicles.

PREMISES AFFECTED—3510 Putnam Place and 288 East 211th Street, southeast corner, Block 3356, Lot 10, Borough of The Bronx.

Laid over from January 6, 1959, to January 20, 1959, for inspection and decision; hearing closed.

424-58-BZ

APPLICANT—Abraham Farber, for Curb Holding Corporation, owner.

SUBJECT—Application July 15, 1958—decision of the Borough Superintendent, under sections 7e and 7i of the Zoning Resolution, to permit in a business and residence use district, the change in occupancy of an existing one-story building from sash and door storage to auto showroom, auto repairs, storage of more than five (5) cars and gasoline storage (not for public sale), all for a term of fifteen (15) years.

PREMISES AFFECTED—2453-2461 Coney Island Avenue, east side, 220 feet, 9 inches north of Avenue V, Block 7343, Lot 57, Borough of Brooklyn.

Laid over from January 6, 1959, to January 20, 1959, for inspection and decision; hearing closed.

425-58-A

APPLICANT—Abraham Farber, for Curb Holding Corp., owner.

SUBJECT—Appeal July 15, 1958 from a decision of the Borough Superintendent, re construction, proximity of Social Club.

PREMISES AFFECTED—2453-2461 Coney Island Avenue, east side, 220 feet, 9 inches north of Avenue V, Block 7343, Lot 57, Borough of Brooklyn.

741-57-BZ

APPLICANT—Dominick Salvati and Son, for Andrew Trenchina, owner.

SUBJECT—Application October 16, 1957—decision of the Borough Superintendent under Section 7c of the Zoning Resolution, to permit in a retail and residence use district, the erection of a one-story masonry extension to an existing one-story building to provide adequate facilities for the established cement block manufacturing shop.

PREMISES AFFECTED—1564 Hylan Boulevard southeast corner of Burgher Avenue, Block 3368, Lot 15, Dongan Hills, Borough of Richmond.

Laid over from September 30, 1958; date to be set; for inspection and decision; hearing closed; then set for December 19, 1958; the premises were inspected by a Committee of the Board; then to January 6, 1959, for applicant to furnish the Board with full information as to the establishment of the present use; then to January 20, 1959, for applicant to submit revised plans, permit numbers and dates. The premises were inspected by a committee of the Board which questioned the legality of location and size of existing building and area of premises in use.

HARRIS H. MURDOCK, *Chairman.*

JANUARY 20, 1959, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, January 20, 1959, at 2 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:

123-56-SA

APPLICANT—Hunt Heater Corporation, owner.

SUBJECT—Application February 1, 1956—Hunt Novent

Gas-fired Heating Unit (for window or wall installation) Models W-20, W-355 and W-455, approval of.

454-58-SA

APPLICANT—Chattanooga Royal Company, owner.

SUBJECT—Application July 24, 1958—Royal DV-20 and DV-30, approval of.

674-47-SM—Vol. II

APPLICANT—The Rawlplug Company, Inc., owner.

SUBJECT—Application reopened January 14, 1958 Rawl Drives and Rawl Plugs—re Raw-Drives, Masonry fastener; previously dismissed.

725-49-SA

APPLICANT—Steward-Warner Corporation, U.S. Machine Division, owner.

SUBJECT—Application October 14, 1949—Saf-Air Gas-fired Wall Heater, Models 8201, 8202 and 8203, approval of.

272-55-SA

APPLICANT—H. C. Little Burner Company, Inc., owner.

SUBJECT—Application March 28, 1955—Safti-Vent Gas-fired Wall Heaters, Models GW-16, GW-22, GW-30, GWT-16, GWT-22, GWT-30, GWR-8 and GWT-8, approval of.

374-58-A

APPLICANT—Simon B. Zelnik, for J. E. Lobert, owner.

SUBJECT—Application June 20, 1958—Appeal from a decision of the Borough Superintendent—re construction.

PREMISES AFFECTED—148 West 57th Street, south side, 225 feet east of 7th Avenue, Block 1009, Lot 55, Borough of Manhattan.

508-58-A

APPLICANT—Guy B. Panero, for John D. Rockefeller, Jr., owner.

SUBJECT—Application August 27, 1958—Appeal from a decision re an order of the Fire Commissioner, re opening in wall of garage.

PREMISES AFFECTED—163 East 70th Street, north side, 224 feet, 4 inches west of 3rd Avenue, Block 1405, Lot 27, Borough of Manhattan.

509-58-A

APPLICANT—Charles M. Shapiro, for L. Witkin, doing business as A. and J. Garage, Inc., owner; Mechanical Mirror Works, lessee.

SUBJECT—Application August 28, 1958—Appeal from a decision of the Borough Superintendent, re installation of infra-red drying oven, not of approved type.

PREMISES AFFECTED—659 Edgecombe Avenue, west side, 273.4 feet south of Jumel Place, Block 2112, Lots 90-94, Borough of Manhattan.

545-58-A

APPLICANT—Samuel Rosenblum, for S. W. Steel Management Co. Inc., owner.

SUBJECT—Application September 19, 1958—Appeal from a decision of the Borough Superintendent—re egress.

PREMISES AFFECTED—39-41 West 55th Street, north side, 395 feet east of Avenue of the Americas, 2nd, 3rd, 6th, 7th and penthouse floors, Block 1271, Lot 17, Borough of Manhattan.

591-58-A

APPLICANT—Lama, Proskauer and Prober, for 155 Hudson Street Corporation, owner.

SUBJECT—Application October 8, 1958—Appeal from a decision of Borough Superintendent, re stairs.

PREMISES AFFECTED—153-155 Hudson Street, west side, 26 feet north of Hubert Street, 1st floor; Block 215, Lot 23, Borough of Manhattan.

CALENDAR

617-58-A

APPLICANT—Leonard F. Rothkrug, for Angelo Santomartino, doing business as S and S Service Station, owner.
SUBJECT—Application October 28, 1958—filed pursuant to Section 35, General City Law re erection of building in bed of a mapped street—West 19th Street.
PREMISES AFFECTED—2974-2984 Cropsey Avenue, west side, 25 feet south of Bay 53rd Street, Block 6947, Lot 301, Borough of Brooklyn.

183-58-A

APPLICANT—Power and Hopkins, for Mabel Curran, owner.
SUBJECT—Application March 31, 1958—Appeal from a decision of the Borough Superintendent, re conversion of 2 story and cellar, frame, two-family dwelling to three families.
PREMISES AFFECTED—1600 Hering Avenue, northeast corner of Pierce Avenue, Block 4113, Lot 38, Borough of The Bronx.

561-58-A

APPLICANT—Rudolf C. P. Boehler, for 210 W. 42nd St. Corp., owner; Hartnett National Music Studios, lessee.
SUBJECT—Application filed September 26, 1958—Appeal from a decision of the Borough Superintendent—music school on 3rd floor.
PREMISES AFFECTED—210-212 West 42nd Street, south side, 100 feet 5 inches west of 7th Avenue, 3rd floor, Block 1013, Lot 37, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

JANUARY 23, 1959, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Friday morning, January 23, 1959, at 10 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:*

765-58-A

APPLICANT—Goldwater & Flynn for 534 East 88th Street Corp., owner.
SUBJECT—Application December 30, 1958—Appeal from a decision of the Borough Superintendent—re proposed alteration constitutes a new building.
PREMISES AFFECTED—532-534 East 88th Street, south side, 171 feet west of East End Avenue, Block 1584, Lots 33 and 34, Borough of Manhattan.

15-59-A

APPLICANT—61 Holding Corporation, owner.
SUBJECT—Application January 7, 1959—disapproval for tax abatement, alteration constitutes a new building.
PREMISES AFFECTED—832-836 Greenwich Street and 61 Horatio Street, northwest corner, Block 643, Lots 59, 60 and 61, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman*

JANUARY 27, 1959, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, January 27, 1959, at 10 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:*

696-24-BZ—Vol. II

APPLICANT—Leonard F. Rothkrug, for Singer and Carlton, Inc., owners.
SUBJECT—Application reopened September 30, 1958 as Vol. II—decision of the Borough Superintendent, under sections 7i and 7e of the Zoning Resolution, to permit

in a manufacturing and residence use district, the change in occupancy from public garage, previously granted by the board to public garage, motor vehicle repair shop, touch up painting and spraying lubrication, gasoline tanks and pumps, welding, storage of parts and office, all for a temporary term of ten (10) years.

PREMISES AFFECTED—1317-1327 36th Street and 123-139 Louisa Street, northeast corner, Block 5312, Lot 6, Borough of Brooklyn.

614-58-BZ

APPLICANT—Nathan Lubroth for City of New York, Department of Water Supply, Gas and Electricity, owner; Jerome Fine, doing business as West 92nd Street Parking Corp., lessee.
SUBJECT—Application October 27, 1958—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a non-transient parking lot for the parking and storage of more than five (5) motor vehicles.
PREMISES AFFECTED—105-107 West 90th Street, north side, 100 feet west of Columbus Avenue and 104-106 West 91st Street, Block 1221, Lot 28, Borough of Manhattan.

615-58-BZ

APPLICANT—Nathan Lubroth, for City of New York, Department of Water Supply, Gas and Electricity, owner; Jerome Fine, doing business as West 92nd Street Parking Corp., lessee.
SUBJECT—Application October 27, 1958—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a business and residence use district, the maintenance of a non-transient parking lot for the parking and storage of more than five (5) motor vehicles.
PREMISES AFFECTED—101-115 West 92nd Street, 660-664 Columbus Avenue, northwest corner and 108-118 West 93rd Street, Block 1223, Lot 25, Borough of Manhattan.

557-58-BZ

APPLICANT—Lama, Proskauer and Prober, for Abraham Rosenberg, Rebecca Rosenberg, Sylvia Rosenberg, Shirley Firkser, Marvin Friedman and Ruth Gould, owners.
SUBJECT—Application filed September 24, 1958—decision of the Borough Superintendent, under sections 7f, 7i and 7e of the Zoning Resolution, to permit in a business and residence use district, on the business portion of the premises, the erection and maintenance of a gasoline service station with accessory uses of lubritorium, minor auto repairs, car wash, storage room, office and sales and the parking and storage of motor vehicles, all for a temporary term of fifteen (15) years.
PREMISES AFFECTED—88-01 to 88-15 (official 88-09) Liberty Avenue and 103-11 to 103-19 88th Street, northeast corner, Block 9108, Lots 19, 22, 25, 28 and 29, Ozone Park, Borough of Queens.

338-46-BZ—Vol. II

APPLICANT—Charles M. Spindler, for Peteling Realty Corp., owner.
SUBJECT—Application reopened October 28, 1958 as Vol. II—decision of the Borough Superintendent, under sections 7f and 7i of the Zoning Resolution, to permit in a business use district, on a plot presently occupied as a used car sales lot, the erection of a one story building for use as an automobile showroom with incidental motor vehicle repairs, sale and display of new and used cars, parking and storage of motor vehicles and a gasoline service station with lubrication, non-automatic auto washing, accessory sales and auto safety inspection station all for a temporary term of twenty (20) years.
PREMISES AFFECTED—1498-1526 Coney Island Avenue, west side, 100 feet north of Avenue L, Block 6536, Lots 30 and 34, Borough of Brooklyn.

CALENDAR

510-58-BZ

APPLICANT—Matthew and Lucy Macchio, owners.
SUBJECT—Application August 22, 1958—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in an E-1 area district, the erection of a two family dwelling with less than the required set back from the side yard.
PREMISES AFFECTED—1301 Astor Avenue, northeast corner of Wilson Avenue, Block 4381, Lot 8, Borough of The Bronx.

223-31-BZ—Vol. II

APPLICANT—Patrick D. Concagh, for American Oil Company, owner.
SUBJECT—Application reopened October 28, 1958 as Vol. II—decision of the Borough Superintendent, under sections 7c, 7i and 7a of the Zoning Resolution, to permit in a business and residence use district, the extension and relocation of an existing gasoline service station and to permit the accessory uses of lubritorium, car wash non-automatic, minor repair with hand tools only and accessory parking of cars waiting to be serviced.
PREMISES AFFECTED—2871-2875 Baisley Avenue and 3319-3333 East Tremont Avenue, northwest corner, Block 5333, Lots 1, 4 and 110, Borough of The Bronx.

1079-25-BZ—Vol. II

APPLICANT—Leonard F. Rothkrug, for Madeline Scime, doing business as Mels Automatic Transmission Co., owner.
SUBJECT—Application reopened September 30, 1958 as Vol. II—decision of the Borough Superintendent, under section 7i of the Zoning Resolution, to permit in a business use district the change in occupancy of an existing public garage for more than five (5) cars previously granted by the Board to motor vehicle repair shop principally automatic transmission repairs for a temporary term of ten (10) years.
PREMISES AFFECTED—915-925 65th Street, north side, 90 feet west of Fort Hamilton Parkway, Block 5743, Lot 31, Borough of Brooklyn.

504-58-BZ

APPLICANT—Julius S. Rapson, for Stephen E. Korpany, owner.
SUBJECT—Application August 26th 1958—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a G-1 area district, the maintenance of a one family dwelling that encroaches on the required setbacks from the street line, these encroachments are due to proposed street widenings.
PREMISES AFFECTED—244-25 130th Avenue, northwest corner of Hook Creek Boulevard, Block 12891, Lot 10, Rosedale, Borough of Queens.

486-58-BZ

APPLICANT—Ingram S. Carner, for J. and A. Brenneis, Inc., owner.
SUBJECT—Application August 14, 1958—decision of the Borough Superintendent, under sections 7c and 7i of the Zoning Resolution, to permit in a retail use district the change in use of the existing building and premises from stores, auto showroom and service station for owners cars only to store for sale and storage of auto accessories, motor vehicle repair shop no painting or spraying and parking of more than five cars waiting to be serviced on the unbuilt portion of the premises.
PREMISES AFFECTED—35-19 Leavitt Street, east side, 101.10 feet north of Northern Boulevard, Block 4961, Lot 7, Flushing, Borough of Queens.

643-58-BZ

APPLICANT—Lama, Proskauer and Prober, for The Greenpoint Savings Bank, owner.
SUBJECT—Application November 10, 1958—decision of the Borough Superintendent, under section 7c of the

Zoning Resolution, to permit in a retail and residence use district, the extension of the present parking lot from the retail portion into the residential portion of the plot for use of the patrons of the bank, no fee to be charged.
PREMISES AFFECTED—5102-5124 Church Avenue and 356-366 East 52nd Street, southwest corner and 397-409 East 51st Street, Block 4699, Lot 1, Borough of Brooklyn.

267-49-BZ—Vol. III

APPLICANT—Multer, Nova and Seymour, for Aaron Bring Chevrolet Company, Inc. owner; Gold Medal Candy Corp., lessee.
SUBJECT—Application reopened November 13, 1957, as Vol. III—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a residence and business-1 use district, the change of use of a present building from a public garage to storage warehouse finished and boxed candy products.
PREMISES AFFECTED—2920 West 20th Street, west side, 140 feet south of Mermaid Avenue, Block 7059, Lot 26, Borough of Brooklyn.

851-57-A

APPLICANT—Multer, Nova and Seymour for Gold Medal Candy Corp., lessee; Aaron Bring Chevrolet Co., Inc., owner.
SUBJECT—Application November 1, 1957—Appeal from a decision of the Borough Superintendent, re use of Class 4 Building—change of use from garage to storage warehouse.
PREMISES AFFECTED—2920 West 20th Street, west side, 140 feet south of Mermaid Avenue, Block 7059, Lot 26, Borough of Brooklyn.

969-57-BZ—Vol. II

APPLICANT—Morris Hannes, for Henry Payson, owner; T and D Club, Inc., owner.
SUBJECT—Application reopened December 9, 1958 as Vol. II—decision of the Borough Superintendent, under sections 7b and 7c of the Zoning Resolution, to permit in a retail and residence use district, the construction of a one story extension on the first floor of the present building and extend the restaurant facilities granted by the board under Volume I on April 8, 1958.
PREMISES AFFECTED—134-136 East 40th Street, south side, 87 feet east of Lexington Avenue, Block 895, Lots 67 and 68, Borough of Manhattan.

389-58-BZ

APPLICANT—Ludwig P. Bono, for Young Israel of Pelham Parkway, owner.
SUBJECT—Application June 24, 1958—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a C area district, the erection of an addition and extension to a present basement synagogue structure occupying more than the permitted area.
PREMISES AFFECTED—2120-2126 Barnes Avenue and 800-818 Lydig Avenue, southeast corner, Block 4293, Lot 31, Borough of The Bronx.

143-42-BZ—Vol. II

APPLICANT—Moritz Simon, for 511 Realty Corp., owner; Scully Walton, Inc., lessee.
SUBJECT—Application reopened December 2, 1958—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence and unrestricted use district, the use of the first floor of the East 72nd Street building and extending through to East 73rd Street in an existing factory building as a garage for the storage of more than five (5) ambulances, oxygen and showroom on East 72nd Street and storage and factory in the rear portion on East 73rd Street.
PREMISES AFFECTED—511-519 East 72nd Street, north side, 198 feet east of York Avenue and 510-518 East 73rd Street, Block 1484, Lot 9, Borough of Manhattan.

CALENDAR

346-58-BZ

APPLICANT—Victor G. Madonia, for Joseph Scarapicchia, owner.

SUBJECT—Application June 2, 1958—decision of the Borough Superintendent, under sections 7e and 7a of the Zoning Resolution, to permit in a local and residence use district, for a term of fifteen (15) years the erection and maintenance of a gasoline service station and automatic auto laundry with minor auto repairing, office, salesroom, storage room and the parking of motor vehicles awaiting service.

PREMISES AFFECTED—232-01 to 232-19 Linden Blvd (232-11 official), north side from 232nd St. to 233rd St., 116-67 to 116-75 232nd St., 116-72 to 116-82 233rd St., Block 11333, Lot 1, Cambria Heights, Borough of Queens.

19-57-BZ

APPLICANT—Reginald S. Hardy, for Frances P. Headley and Seena Prastien, owners.

SUBJECT—Application January 15, 1957—decision of the Borough Superintendent, under sections 7f, 7i and 7A of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry (non-automatic), motor vehicle repair shop, for minor repairs (hand tools only), and with show windows within 75 feet of residence use district.

PREMISES AFFECTED—1790-1820 Utica Avenue and 4914-4924 Avenue J, southwest corner, Block 7797, Lots 47, 49, 50 and 51, Borough of Brooklyn.

Laid over from July 16, 1957, to July 23, 1957, for inspection and decision; hearing closed; then to December 17, 1957, for further consideration by the Board after community building has been developed; then to May 20, 1958, for report at that time as to the condition in connection with the proposed community house in Block 7775 opposite the proposed gasoline station; and for determination by the Board as to procedure thereafter; then to June 17, 1958, for inspection and decision; hearing closed; also for applicant to advise the Board the status of the construction of proposed Community House; then to July 8, 1958, at request of the applicant to permit him to examine plans filed for the nearby Community House and to report to the Board what such plans call for and the status of proposed structure and for decision; then to September 23, 1958, for applicant to report to the Board as to his examination of plan and the status of the proposed structure under the building now planned to be located in similar location; then to October 28, 1958, for information as to status of Community Center opposite and as to ownership; then to November 25, 1958, at the request of the applicant to furnish the Board with information as to the proposed community center; then to January 27, 1959, for further consideration and decision.

117-58-BZ

APPLICANT—John J. Lynch and James J. Lyons, Jr., for 60 Duane Street Corp., owner.

SUBJECT—Application February 21, 1958—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a business and residence use district, the maintenance of a parking lot for the parking and storage of more than five (5) motor vehicles to extend into the residence portion of the premises.

PREMISES AFFECTED—928-932 Simpson Street, east side, 83.8 feet south of East 163rd Street, Block 2723, Lot 36, Borough of The Bronx.

Laid over from December 16, 1958, to January 6, 1959, at the request of an objector; then to January 27, 1959, for inspection and decision; hearing closed.

991-57-BZ

APPLICANT—Julius S. Rapson, for Rosedale Park Homes, Inc., owner.

SUBJECT—Application December 30, 1957—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a G-1 area district, the erection

of a one family dwelling without the required front yard and within twenty feet of the rear lot line.

PREMISES AFFECTED—129-45 Brookville Boulevard, northeast corner of 130th Avenue, Block 12889, Lot 1, Rosedale, Borough of Queens.

Laid over from January 6, 1959, to January 27, 1959, for inspection and decision; hearing closed.

1002-55-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Abraham Rosenberg, Rebecca Rosenberg, Sylvia Rosenberg and Shirley Firkser, Marion Friedman and Ruth Gold, owners.

SUBJECT—Application reopened May 20, 1958 as Vol. II—decision of the Borough Superintendent, under sections 7f, 7e and 7i of the Zoning Resolution, to permit in a retail and residence use district, the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs, car washing, office and sales, storage and parking of cars waiting to be serviced.

PREMISES AFFECTED—113-14 to 113-20 Rockaway Boulevard (113-16 official) and 114-24 to 114-30 114th Street, southwest corner, Block 11705, Lots 36, 37, 38, 39 and 40, Jamaica, Borough of Queens.

Laid over from January 6, 1959, to January 27, 1959, for inspection and decision; hearing closed.

402-42-BZ—Vol. II

APPLICANT—Charles M. Spindler, for Frank A. Flinker, owner; Standard Tex and Kalsomine Co., owner.

SUBJECT—Application reopened April 29, 1958 as Vol. II—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a business use district, the continuance and extension in area of a paint mixing plant.

PREMISES AFFECTED—2540 Atlantic Avenue (displayed) (2542-2544 Atlantic Avenue official) and 47 Williams Avenue, southwest corner, Block 3683, Lot 23, Borough of Brooklyn.

Laid over from January 6, 1959, to January 27, 1959, for inspection and decision; hearing closed.

553-58-BZ

APPLICANT—Max Wechsler of Wechsler and Schimenti, for Fraydun Construction Co., owner.

SUBJECT—Application filed September 22, 1958—decision of the Borough Superintendent, under sections 7c, 7A and 21 of the Zoning Resolution, to permit in a local retail and residence use district, a one story extension to an existing four-story multiple dwelling with basement and cellar and the change in occupancy of the basement floor from apartments to restaurant with storage, office and restrooms in the cellar, the proposed show windows and signs are within 75 feet of a residence use district and the proposed extension exceeds the permitted area.

PREMISES AFFECTED—355 East 50th Street, north side, 85 feet west of 1st Avenue, Block 1343, Lot 23, Borough of Manhattan.

Laid over from January 6, 1959, to January 27, 1959, for inspection and decision; hearing closed.

554-58-A

APPLICANT—Max Wechsler of Wechsler and Schimenti, for Fraydun Construction Co., owner.

SUBJECT—Application filed September 22, 1958—Appeal from a decision of the Borough Superintendent—exit and rear yard.

PREMISES AFFECTED—355 East 50th Street, north side, 85 feet west of 1st Avenue, basement and 1st floor, Block 1343, Lot 23, Borough of Manhattan.

657-55-BZ—Vol. II

APPLICANT—Gustave Goldman, for Joseph Ventola, owner.

SUBJECT—Application reopened October 28, 1958 as Vol. II—decision of the Borough Superintendent, under sections 7C and 21 of the Zoning Resolution, to permit in a

CALENDAR

residence use, D area district, the erection of a one story extension without the required rear yard and extend the present uses of restaurant, bar, grill and cabaret and patron's parking no fee being charged.

PREMISES AFFECTED—1012-1022 Ralph Avenue, west side, 45 feet south of Snyder Avenue, Block 4731, Lot 42, Borough of Brooklyn.

Laid over from January 13, 1959, to January 27, 1959, for inspection and decision; hearing closed.

488-58-BZ

APPLICANT—Charles A. Buckley, Jr., for Judson Estates, Inc., owner.

SUBJECT—Application August 15, 1958—decision of the Borough Superintendent, under Section 7h, of the Zoning Resolution, to permit in a local, retail and residence use district, the maintenance of a parking lot for the parking and storage of more than five (5) motor vehicles.

PREMISES AFFECTED—1314-1330 Merriam Avenue, east side, 100 feet north of 169th Street, Block 2531, Lot 5, Borough of the Bronx.

Laid over from January 13, 1959, to January 27, 1959, for inspection and decision; hearing closed.

531-58-BZ

APPLICANT—Lama, Proskauer and Prober, for Louis Loria, owner.

SUBJECT—Application September 9, 1958—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a residence use district, on a plot with an existing two-story dwelling, the use of the unbuilt upon portion of the premises for a parking lot for the parking and storage of more than five (5) motor vehicles for a temporary term of five years.

PREMISES AFFECTED—170-180 McKinley Avenue and 408-414 Autumn Avenue, southwest corner, Block 4170, Lot 21, Borough of Brooklyn.

Laid over from January 13, 1959, to January 27, 1959, for inspection and decision; hearing closed.

109-58-BZ

APPLICANT—Robert J. Crinnion, for Jarvis Corp., owner.

SUBJECT—Application March 7, 1958—decision of the Borough Superintendent, under Sections 7e and 7h of the Zoning Resolution, to permit in a local retail and residence use district, the erection and maintenance of a gasoline service station with accessory uses of lubritorium, auto washing, non-automatic, minor repairs with hand tools only, office, sale and storage of auto accessories and parking of more than five (5) motor vehicles, all for a stated term of fifteen (15) years.

PREMISES AFFECTED—3032 Middleton Road, south side, from Jarvis to Hollywood Avenues, Block 5401, Lot 1, Borough of The Bronx.

Laid over from January 13, 1959, to January 27, 1959, for inspection and decision; and for applicant to submit statement as to applicability of Section 21A in connection with Museum of the American Indian; hearing closed.

523-58-BZ

APPLICANT—Charles M. Spindler, for Robert Maller and Selma Quinton, owners.

SUBJECT—Application September 5, 1958—decision of the Borough Superintendent, under Sections 7e, 7f, and 7c of the Zoning Resolution, to permit partly in a retail and partly in a residence use district, the erection and maintenance of a gasoline service station, auto washing, non-automatic, office and accessory sales, minor repairs with hand tools only, auto safety inspection station and parking and storage of cars awaiting service all for a temporary term of fifteen (15) years.

PREMISES AFFECTED—117-30 to 117-48 (117-36 official) Farmers Boulevard and 187-22 to 187-34 Baisley Boulevard, southwest corner, Block 12448, Lot 31, Hollis, Borough of Queens.

Laid over from January 13, 1959, to January 27, 1959, for inspection and decision; hearing closed.

524-58-A

APPLICANT—Charles M. Spindler, for Robert Maller and Selma Quinton, owners.

SUBJECT—Application September 5, 1958—Appeal from a decision of the Borough Superintendent—re premises in bed of mapped street, proposed widening of Baisley Boulevard.

PREMISES AFFECTED—117-30 to 117-48 (117-36 official) Farmers Boulevard and 187-22 to 187-34 Baisley Boulevard, Block 12448, Lot 31, Hollis, Borough of Queens.

HARRIS H. MURDOCK, *Chairman*.

JANUARY 27, 1959, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, January 27, 1959, at 2 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:

169-57-SM

APPLICANT—Masonite Corporation, owner.

SUBJECT—Application February 19, 1957—Masonite Shadowvent Siding (10 inch and 12 inch widths), approval of.

170-57-SM

APPLICANT—Masonite Corporation, owner.

SUBJECT—Application February 19, 1957—Masonite Pan-elgroove and Ridgegroove Siding, approval of.

171-57-SM

APPLICANT—Masonite Corporation, owner.

SUBJECT—Application February 19, 1957—Masonite Ridgeline Siding, approval of.

324-58-SM

APPLICANT—Sheffield Division Armco Steel Corporation, owner.

SUBJECT—Application May 22, 1958—Sheffield High Strength Bolts, approval of.

586-58-A

APPLICANT—Abraham Grossman, for Seymour Nathan, owner.

SUBJECT—Application October 10, 1958,—Appeal from a decision of the Borough Superintendent, re egress, fire escape, etc.

PREMISES AFFECTED—101-103 Wooster Street, west side, 125 feet north of Spring Street, Block 501, Lot 28, Borough of Manhattan.

401-56-A

APPLICANT—John J. Tricarico, for Nicholas Fileccia, owner.

SUBJECT—Application May 15, 1956—filed pursuant to section 310 of the Multiple Dwelling Law for variation of Section 28, subdivision 2, of the Multiple Dwelling Law re yard requirements.

PREMISES AFFECTED—339 South 1st street (rear), north side, 113 ft. west of Keap street, Block 2398, Lot 21, Borough of Brooklyn.

APPEARANCES—

For Applicant: John J. Tricarico and Joseph Fileccia.

739-58-A

APPLICANT—Alex Danin, for Cord-Meyer Development Co., owner; Sound Vista Property Sections 1 through 9 inclusive, lessees.

SUBJECT—Application December 1, 1958—filed pursuant to section 35, of the General City Law re erection of buildings partly in bed of mapped streets—14th, 18th and 23rd Avenues, 217th Street and proposed widening of Bell Boulevard.

CALENDAR

PREMISES AFFECTED—214-05 14th Avenue, 214-15 and 214-35 18th Avenue, 214-14 and 214-34 18th Avenue, 214-10, 214-30 and 214-11 and 214-31 23rd Avenue; 14-20, 14-40, 16-10 and 16-30 217th Street; 16-01 to 16-25 Bell Boulevard; 14-25, 15-05 and 15-55 Bell Boulevard; Block 5938, Lot 50, Block 5943, Lots 2, 10, 20, 30, 40 and 50, Block 5952, Lots 2 and 50 and Block 5956, Lots 2, and 50; Sound Vista Property, Sections 1 through 9, inclusive, Bayside, Borough of Queens.

851-57-A

APPLICANT—Multer, Nova and Seymour for Gold Medal Candy Corp., lessee; Aaron Bring Chevrolet Co., Inc., owner.

SUBJECT—Application November 1, 1957—Appeal from a decision of the Borough Superintendent, re use of Class 4 Building—change of use from garage to storage warehouse.

PREMISES AFFECTED—2920 West 20th Street, west side, 140 feet south of Mermaid Avenue, Block 7059, Lot 26, Borough of Brooklyn.

449-58-A

APPLICANT—Haus and Bresin, for Frank Fernandez, owner.

SUBJECT—Application July 23, 1958—Appeal from a decision of the Borough Superintendent re: Class 4 construction, business use, stairs, etc.

PREMISES AFFECTED—25 Tompkins Avenue, east side, 75 feet south of Hopkins Street, Block 1726, Lot 5, Borough of Brooklyn.

624-58-A

APPLICANT—Murray S. Bierer, for Bush Terminal Co., owner; Fein's Tin Can Co., Inc., lessee.

SUBJECT—Application October 24, 1958—Appeal from an order of the Fire Commissioner, re partitions separating cafeteria from factory.

PREMISES AFFECTED—Foot of 50th Street, 193.17 feet east of 1st Avenue, Bush Building 58, 5th floor; Block 725, part of Lot 1, Borough of Brooklyn.

626-58-A

APPLICANT—William H. Byrne of Byrne Associates, Inc., for American Bank Note Co., owner.

SUBJECT—Application October 29, 1958—Appeal from a decision of the Borough Superintendent, re Class 3 construction, over 4 stories in height.

PREMISES AFFECTED—74 Broad Street, southwest corner of Marketfield Street, Block 11, Lot 17, Borough of Manhattan.

652-58-A

APPLICANT—Abraham Grossman, for 31 West 9th Street Corporation, owner.

SUBJECT—Application November 14, 1958—filed pursuant to section 310 of the Multiple Dwelling Law for variation of section 177, subdivisions 1 and 3, re depth of yard.

PREMISES AFFECTED—31 West 9th Street, north side, 413 feet 6 inches west of 5th Avenue, Block 573, Lot 60, Borough of Manhattan.

739-58-A

APPLICANT—Alex Danin, for Cord-Meyer Development Co., owner; Sound Vista Property Sections 1 through 9 inclusive, lessees.

SUBJECT—Application December 1, 1958—filed pursuant to section 35, of the General City Law re erection of buildings partly in bed of mapped streets—14th, 18th and 23rd Avenue, 217th Street and proposed widening of Bell Boulevard.

PREMISES AFFECTED—214-05 14th Avenue, 214-15 and 214-35 18th Avenue, 214-14 and 214-34 18th Avenue, 214-10, 214-30 and 214-11 and 214-31 23rd Avenue; 14-20, 14-40, 16-10 and 16-30 217th Street; 16-01 to 16-25 Bell Boulevard; 14-25, 15-05 and 15-55 Bell Boulevard; Block 5938, Lot 50, Block 5943, Lots 2,

10, 20, 30, 40 and 50, Block 5952, Lots 2 and 50 and Block 5956, Lots 2 and 50, Sound Vista Property, Sections 1 through 9, inclusive, Bayside, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

FEBRUARY 3, 1959, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, February 3, 1959, at 10 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:

579-58-BZ

APPLICANT—Samuel Carr, for Frank and Joseph Imbriale, owners.

SUBJECT—Application October 7, 1958—decision of the Borough Superintendent, under sections 7c and 21 of the Zoning Resolution, to permit in a manufacturing and residence use district, in the existing one story building occupied as a junk yard with storage and garage for two cars and one truck, the installation of loading and unloading facilities in the open area.

PREMISES AFFECTED—264-268 Bay Ridge Avenue, south side, 124 feet, 10 $\frac{7}{8}$ inches west of 3rd Avenue, Block 5871, Lot 40, Borough of Brooklyn.

323-55-BZ

APPLICANT—Fred C. Dahlem, for Julian Simon, owner.

SUBJECT—Application reopened October 15, 1957 and restored to docket, previously withdrawn—decision of the Borough Superintendent, under section 7i of the Zoning Resolution, to permit in a business use district, a motor vehicle repair shop, body and fender work.

PREMISES AFFECTED—238 Delancey Street, north side, 100 feet west of Sheriff Street, Block 338, Lot 76, Borough of Manhattan.

324-55-A

APPLICANT—Fred C. Dahlem, for Julian Simon, owner.

SUBJECT—Application reopened October 15, 1957 and restore to docket, previously withdrawn—Appeal from a decision of the Borough Superintendent—re non-fireproof construction—repair shop.

PREMISES AFFECTED—238 Delancey Street, north side, 100 feet west of Sheriff Street, Block 338, Lot 76, Borough of Manhattan.

644-58-BZ

APPLICANT—Lama, Proskauer and Prober, for Abraham H. Spilky, owner.

SUBJECT—Application November 10, 1958—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a business, retail and residence use district, the erection and maintenance of a one story building extending from the business portion into the residence portion of the plot and used for bowling alleys, snack bar, and dining room, kitchen, cocktail lounge, offices, sport shop, locker room and parking of patrons cars on the unbuilt upon portion of the plot—no fee to be charged.

PREMISES AFFECTED—878 Bay Street, 1-27 Greenfield Avenue, southwest corner and 16-24 Townsend Avenue, Block 2840, Lot 93, St. George, Borough of Richmond.

573-58-BZ

APPLICANT—Victor G. Madonia, for George Burburan, owner.

SUBJECT—Application filed October 3, 1958—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a local retail and residence use district, the extension of parking facilities for patrons and employees into the residence portion of the plot for a period of fifteen (15) years.

PREMISES AFFECTED—158-06 Northern Boulevard and 40-02 158th Street, southeast corner, Block 5277, Lot 16, Flushing, Borough of Queens.

CALENDAR

671-58-BZ

APPLICANT—Gustave Goldman, for Congregation Talmud Torah, R. Morris Kevelson, owners.

SUBJECT—Application November 20, 1958—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in an E-1 area district, the construction of a second story extension to the east end and a two story extension to the south end of the present two story community building occupying more than the permitted area.

PREMISES AFFECTED—1379-1387 East 96th Street, east side, 100 feet north of Avenue L, Block 8242, Lot 15, Borough of Brooklyn.

623-58-BZ

APPLICANT—Carl H. Salminen, for Frank Reis, owner; Bari Construction Co., Inc., owner under contract.

SUBJECT—Application October 31, 1958—decision of the Borough Superintendent, under sections 7e and 21 of the Zoning Resolution, to permit in a residence use district, the erection of a one-story structure of Class 3 construction to be used for light manufacturing as permitted in a business use district, office, loading and unloading and parking of trucks used in conjunction with business, the structure to occupy more than the permitted area.

PREMISES AFFECTED—33-04 23rd Street and 21-04 33rd Avenue, southwest corner, Block 556, Lots 34-39 inclusive, Astoria, Borough of Queens.

707-56-BZ Vol. II

APPLICANT—Charles M. Spindler, for William Galvin, owner.

SUBJECT—Application reopened November 18, 1958 as Vol. II—decision of the Borough Superintendent, under sections 7f and 7i of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubrication, auto washing—non automatic, office, sale of accessories, minor repairs with hand tools only, safety inspection station and the parking and storage of motor vehicles, all for a temporary term of fifteen (15) years.

PREMISES AFFECTED—1500-1510 Williamsbridge Road and 1601-1611 Eastchester Road, northeast corner, Block 4082, Lots 5 and 10, Borough of The Bronx.

702-58-A

APPLICANT—Charles M. Spindler, for William Galvin, owner.

SUBJECT—Application October 23, 1958—filed pursuant to section 35, General City Law proposed sign within bed of a mapped street—proposed widening of Williamsbridge Road.

PREMISES AFFECTED—1500-1510 Williamsbridge Road, northeast corner of Eastchester Road, Block 4082, Lots 5 and 10, Borough of The Bronx.

782-56-BZ Vol. II

APPLICANT—Lama, Proskauer and Prober, for David Minkin, Sigmund S. Briger and Elias Thall, owners.

SUBJECT—Application reopened April 22, 1958 as Vol. II—decision of the Borough Superintendent, under sections 7f, 7i, 7e and 7A of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubricatorium, minor auto repairs, car washing, storage, office and sales, parking and storage of motor vehicles with show window and sign less than 75 feet from a residence use district for a stated term of fifteen (15) years.

PREMISES AFFECTED—195-06 to 195-24 (195-20 official) Northern Boulevard, south side, from 195th to 196th Streets, 43-01 to 43-09 195th Street and 43-02 to 43-10 196th Street, Block 5519, Lot 1, Flushing, Borough of Queens.

539-58-BZ

APPLICANT—Norman Lederer and Leonard Joseph, for Nugget Properties, Inc., owner.

SUBJECT—Application September 17, 1958—decision of

the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a local retail use district, in an existing two story and cellar structure, the change in occupancy of one store on the first floor to a print shop—factory.

PREMISES AFFECTED—147-57 41st Avenue and 41-02 149th Street, northwest corner, Block 5027, Lot 1, Flushing, Borough of Queens.

540-58-A

APPLICANT—Norman Lederer and Leonard Joseph, for Nugget Properties, Inc.; Erwin M. Gilbert, Inc., lessee.

SUBJECT—Application September 17, 1958—Appeal from a decision of the Borough Superintendent—factory in frame building.

PREMISES AFFECTED—147-57 41st Avenue and 41-02 149th Street, northwest corner, 1st floor, Block 5027, Lot 1, Flushing, Borough of Queens.

18-37-BZ Vol. IV

APPLICANT—Carl H. Salminen, for Kinney Motors, Inc., owner.

SUBJECT—Application reopened December 9, 1958 as Vol. IV—decision of the Borough Superintendent, under sections 7c, 7h, 7i and 21 of the Zoning Resolution, to permit in a business and residence use, C and D area district, the erection and maintenance of an auto showroom, offices, servicing of new and used cars and trucks, new car and truck conditioning, parts sale and storage, wheel alignment, car wash, welding with the use of oxyacetylene torch, car and truck storage in basement, gasoline pump and tank for servicing new cars—not for sale, parking of more than five (5) cars in the residence portion of plot of cars awaiting service.

PREMISES AFFECTED—2166-2190 Coney Island Avenue, west side, 100 feet, 4 $\frac{3}{8}$ inches south of First Court, Block 6685B, Lot 34, Borough of Brooklyn.

752-29-BZ Vol. IV

APPLICANT—Leonard F. Rothkrug, for Walbell Real Estate Corp., owner.

SUBJECT—Application reopened November 12, 1958—as Vol. IV—decision of the Borough Superintendent, under sections 7f, 7i and 21 of the Zoning Resolution, to permit partly in a business use and partly in manufacturing use, C area district, the extension of the accessory motor vehicle repair shop building—hand tools only, no welding or spraying, using more than the permitted area, and the maintenance of the gasoline service station—previously granted by the Board; all for a temporary term of ten (10) years.

PREMISES AFFECTED—8801-8809 4th Avenue, southeast corner of 88th Street, Block 6065, Lot 6, Borough of Brooklyn.

620-58-BZ

APPLICANT—Coscia Realty Corp., through De Rose and Cavaliere, for Theresa Caravella and Carmine Luongo, owners.

SUBJECT—Application October 29, 1958—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit for a stated term of five (5) years, the parking and storage of more than five (5) pleasure type motor vehicles on a plot located partly in a residence and partly in a local retail use district.

PREMISES AFFECTED—408 East 116th Street, south side and 411-413 East 115th Street, north side, 95 feet east of 1st Avenue, Block 1709, Lots 5, 6 and 43, Borough of Manhattan.

635-49-BZ—Vol. II

APPLICANT—Leonard F. Rothkrug, for Carmelo Sgarlato, owner; Ornamental Iron Works, lessee.

SUBJECT—Application reopened April 29, 1958—as Vol. II—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, a change in occupancy from storage of fruit and

CALENDAR

two truck garage, previously granted by the Board, to ornamental iron works factory with accessory welding and garage for two trucks in the open yard, for a term of ten (10) years.

PREMISES AFFECTED—78 Butler Street, south side, 150 feet east of Smith Street, Block 409, Lot 14, Borough of Brooklyn.

959-57-BZ

APPLICANT—Kenneth W. Milnes, for Frank and Wesley Van Hoesen, owners.

SUBJECT—Application December 23, 1957—decision of the Borough Superintendent, under sections 7c and 21 of the Zoning Resolution, to permit in a residence use district, a new modern, four (4) bay, masonry building as additional accessory building to the present gasoline service station, the new building to be used for lubritorium, car wash, motor adjustments and minor repairs with hand tools only.

PREMISES AFFECTED—3701 Amboy Road, northwest corner of Old Amboy Road, Block 4645, Lot 100, Great Kills, Borough of Richmond.

Laid over from October 21, 1958; date to be set; hearing closed; then set for December 19, 1958; then to January 6, 1959.

Laid over from January 6, 1959, to February 3, 1959, for applicant to file plans showing pumps removed from property in the bed of a mapped street; full dimensions of portion of plot to be used for gas station; and appeal under Section 35 of the General City Law to be filed for entrance across the property in the bed of a mapped street. The premises were inspected by a committee of the Board.

396-58-BZ

APPLICANT—Gilbert Lazarus, for Melville A. Schroeter, owner.

SUBJECT—Application June 27, 1958—decision of the Borough Superintendent, under sections 7e, 7f, 7c and 7a of the Zoning Resolution, to permit in a business use district, a portion of the premises to be used for a motor vehicle repair shop together with parking of more than five (5) motor vehicles, incidental sale of gasoline, oil and motor accessories to customers of cars being repaired, office and storage space, the balance of the premises to be used for three stores, a business entrance located within 75 feet of a residence zone.

PREMISES AFFECTED—1680-1688 Albany Avenue, west side, 48.18 feet south of Marginal Street (Avenue H), and 4016-4018 Marginal Street (Avenue H), Block 7744, Lots 47, 49, and 50, Borough of Brooklyn.

Laid over from January 13, 1959, to February 3, 1959, for inspection and decision; hearing closed.

521-58-BZ

APPLICANT—John F. Fitzsimons, for Wilton Homes, Inc.

SUBJECT—Application September 5, 1958—decision of the Borough Superintendent, under sections 7e and 7h of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs with hand tools only and parking of cars awaiting service for a stated term of fifteen (15) years.

PREMISES AFFECTED—33-20 Francis Lewis Boulevard, southwest corner of 33rd Avenue, Block 5260, Lot 1, Bay-side, Borough of Queens.

Laid over from January 13, 1959, to February 3, 1959, for inspection and decision; hearing closed.

571-58-BZ

APPLICANT—James E. Vassalotti, for David Katz, owner

SUBJECT—Application October 3, 1958—decision of the Borough Superintendent, under sections 7f, 7i and 7e of the Zoning Resolution, to permit in a business use district the erection and maintenance of a gasoline service

station, lubritorium, minor auto repairs (hand tools only), car washing, storage room, office and sales and parking of cars waiting to be serviced for a temporary term of fifteen (15) years.

PREMISES AFFECTED—138-17 Hillside Avenue and 139-68 to 139-78 Queens Boulevard, northwest corner, Block 9625, Lot 54, Jamaica, Borough of Queens.

Laid over from January 13, 1959, to February 3, 1959, for inspection and decision; hearing closed.

409-58-BZ

APPLICANT—Andrew Di Camillo, for Joseph Coscia, owner.

SUBJECT—Application June 30, 1958—decision of the Borough Superintendent, under sections 7e, 7h, 7i and 21 of the Zoning Resolution, to permit in a retail and residence use, "C" area district the erection of a one story extension to the present building and change uses of auto laundry, auto body repairs and paint shop and parking and storage of more than five motor vehicles to automatic auto laundry, auto repairs and parking and storage of more than five (5) motor vehicles and parking of cars waiting to be serviced, the new extension occupying more than the permitted area.

PREMISES AFFECTED—8822-8824 4th Avenue and 361-383 89th Street, northwest corner, Block 6062, Lots 41, 42, 45 and 48, Borough of Brooklyn.

Laid over from January 13, 1959, to February 3, 1959, for inspection and decision; hearing closed.

146-38-BZ—Vol. II

APPLICANT—Larry Meltzer, for Irving Wasserman, owner.

SUBJECT—Application reopened January 28, 1958 as Vol. II—decision of the Borough Superintendent, under sections 7c and 7i of the Zoning Resolution, to permit in a business use district the enlargement in area and extension of the uses of the existing gasoline service station by erecting a one-story building at the rear of the premises for use as a motor vehicle repair shop including painting and auto body and fender repairs.

PREMISES AFFECTED—5366-5368 Kings Highway (also known as 818-820 East 53rd Street), west side, 200 feet south of Foster Avenue, Block 7948, Lot 11, Borough of Brooklyn.

Laid over from January 13, 1959, to February 3, 1959, for inspection and decision; hearing closed.

729-52-BZ—Vol. II

APPLICANT—Haus and Bresin, for Allerton Three, owner.

SUBJECT—Application reopened June 11, 1957 as Vol. II—re decision of the Borough Superintendent, under sections 7e and 7h of the Zoning Resolution, to permit in a local retail use district, the erection and maintenance of a gasoline service station for a temporary term of fifteen (15) years.

PREMISES AFFECTED—25-15 Francis Lewis Boulevard, east side, 36.21 feet south of 25th Avenue, Block 5769, Lot 18, Flushing, Borough of Queens.

Laid over from June 3, 1958, to June 17, 1958, for inspection and decision; hearing closed; applicant to furnish additional photograph, 4 prints as requested by Board; then to July 1, 1958, for further inspection and decision; and at the request of the applicant to permit negotiation with affected property owners and filing of revised plans; then to September 17, 1958, at the request of the applicant to confer with objectors; then to October 15, 1958, at request of the applicant, to file revised plans; then to October 21, 1958, for consideration of revised plans and decision; then to October 28, 1958, for further consideration and for applicant to file an undertaking, signed and sworn to before a notary public, to the effect that in the event the Board permits the gas station as proposed, he will construct a private dwelling on the adjoining lot under his ownership and complete it before the gas station is in operation; then to November 5,

CALENDAR

1958, for decision; applicant to furnish affidavit to bind successors and assigns; then to November 18, 1958, applicant to submit an affidavit giving exact metes and bounds of subject property and the proper lot numbers over the signature of the owner; then to January 13, 1959, at request of the applicant; no further notices to be sent out; then to February 3, 1959, at 10 A. M. at the request of the applicant in connection with mortgage arrangements.

918-57-BZ

APPLICANT—Leonard F. Rothkrug, for Peter Baron and New York Lien Corp., owners.

SUBJECT—Application December 17, 1957—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in an E-1 area district, the erection of a six-story building with cellar and sub-cellar for use as a multiple dwelling.

PREMISES AFFECTED—1227-1233 Pelham Parkway and 2201-2225 Throop Avenue, northwest corner, Block 4372, Lots 1, 25, 26 and 28, Borough of The Bronx.

Laid over from December 9, 1958, to January 13, 1959, for inspection and decision; hearing closed; then to February 3, 1959, at the request of the applicant; hearing previously closed.

902-52-BZ—Vol. III

APPLICANT—Charles M. Spindler, for Estate of Sadie V. Sisto; John R. Owens, Executor; owner.

SUBJECT—Application reopened July 23, 1957 as Vol. III—decision of the Borough Superintendent under sections 7c and 7e of the Zoning Resolution, to permit in a retail use district the erection and maintenance of a gasoline service station together with a motor safety inspection station, minor repairs with hand tools only and the parking within the retail use zone of cars awaiting service.

PREMISES AFFECTED—164-15 to 164-25 (164-25 official) Union Turnpike and 78-28 to 78-36 165th Street, northwest corner, Block 6972, Lot 21, Flushing, Borough of Queens.

Laid over from March 25, 1958 to April 15, 1958, for inspection and decision; hearing closed; then to May 6, 1958, at request of applicant who is trying to acquire adjoining property to enlarge the plot; then to June 3, 1958, at request of the applicant, to acquire additional property for possible conforming use; then to June 17, 1958, at the request of the applicant to attempt to acquire additional property to enlarge the plot; then to September 17, 1958, at the request of the applicant; then to November 12, 1958, for decision; applicant to be notified; then to December 9, 1958 at request of the applicant, in view of possibility of property being sold for a conforming use; then to January 13, 1959, as request of applicant to consider possibility of conforming use; then to February 3, 1959, at the request of the applicant.

HARRIS H. MURDOCK, *Chairman*.

FEBRUARY 3, 1959, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, February 3, 1959, at 2 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:*

511-58-A

APPLICANT—Sidney H. Kitzler, for David Diamond, owner; King Furniture Co., lessee.

SUBJECT—Application August 28, 1958—Appeal from a decision of the Borough Superintendent, re stairway, live load, etc.

PREMISES AFFECTED—398-400 Rockaway Avenue, west side, 189 feet, 4½ inches north of Pitkin Avenue, Block 3499, Lot 161, Borough of Brooklyn.

7-58-A

APPLICANT—Loral Electronics Corp., lessee, for Herbco Realty Corp., owner.

SUBJECT—Application January 3, 1958—Appeal from a decision of the Fire Commissioner—re permit for smoking—factory.

PREMISES AFFECTED—825 Bronx River Avenue, northeast side, 300 feet east of Story Avenue, Block 3621, Lot 10, Borough of The Bronx.

286-58-A

APPLICANT—Clinton Brown, for Newton Associates, Inc., owner; World Dyeing and Finishing Co., lessee.

SUBJECT—Application April 30, Appeal from Orders of the Fire Commissioner, a decision re Orders of the Fire Commissioner and a decision of the Borough Superintendent, re location of Oil Burner, and removal of oil storage tank.

PREMISES AFFECTED—345 West 13th Street, and 670-676 Hudson Street, northeast corner, 6th floor, Block 629, Lot 4, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman*.

FEBRUARY 10, 1959, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, February 10, 1959, at 10 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:*

455-58-BZ

APPLICANT—Kenneth W. Milnes, for Gaetano Trubia, owner.

SUBJECT—Application July 24, 1958—decision of the Borough Superintendent, under sections 7c and 7A of the Zoning Resolution, to permit in a local retail use district, the reconstruction and rehabilitation of an existing gasoline service station, accessory building for a lubritorium, car wash, auto repairs—mainly with hand tools and to install one new pump, relocate the existing pumps and install three additional tanks and provide a business sign within 75 feet of a residence use district.

PREMISES AFFECTED—194 Brighton Avenue, southwest corner of Sumner Place, Block 117, Lot 20, New Brighton, Borough of Richmond.

Laid over from January 6, 1959, to February 10, 1959, for inspection and decision; hearing closed.

552-58-BZ

APPLICANT—Frederick A. Ketcher and Charles Karsch, for 2574 7th Avenue Corp., owner; Eli Zelikoff and Zion Nelson, lessees.

SUBJECT—Application September 22, 1958—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a local retail use district, the continuance of a non-flashing, illuminated sign located above the first floor of the building and is not over the subject store.

PREMISES AFFECTED—200 West 149th Street and 2574 7th Avenue, southwest corner, Block 2034, Lot 36, Borough of Manhattan.

Laid over from January 13, 1959, to February 10, 1959, for inspection and decision; hearing closed.

135-58-BZ

APPLICANT—Leonard F. Rothkrug, for Ludvik Hilman, Martin Rausman and George Pullman, doing business as Joint Realty Co., owners.

SUBJECT—Application March 18, 1958—decision of the Borough Superintendent, under sections 7f and 7i of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, accessory motor vehicle repairs (hand tools only), lubritorium, car washing (non-automatic), office and sales, parking of cars awaiting service, all for a term of fifteen (15) years.

PREMISES AFFECTED—3880 Richmond Avenue and

CALENDAR

4575 Amboy Road, northwest corner, Block 5585, Lot 62, Eltingville, Borough of Richmond.

Laid over from January 13, 1959, to February 10, 1959, for inspection and decision; and for applicant to indicate adjacent gasoline station on his plans, Block 5497, Lot 135, granted under Cal. No. 942-57-BZ on July 29, 1958; hearing closed.

665-58-A

APPLICANT—Leonard F. Rothkrug, for Ludwig Helman, Martin Rausman and George Pullman, doing business as Joint Realty Co., owner.

SUBJECT—Application November 14, 1958—filed pursuant to section 35, General City Law re curb cuts in bed of mapped street—proposed widening of Richmond Avenue and Amboy Road.

PREMISES AFFECTED—3880 Richmond Avenue and 4575 Amboy Road, northwest corner, Block 5585, Lot 62, Eltingville, Borough of Richmond.

711-56-BZ

APPLICANT—Paul Friedman, for Felnor Realty Corp., owner.

SUBJECT—Application October 19, 1956—re decision of the Borough Superintendent, under Sections 7e, 7h and 7i of the Zoning Resolution, to permit in a local retail use district, the erection and maintenance of a gasoline service station, lubritorium, minor repairs with hand tools only, office, storage and sales of auto accessories, parking of more than five (5) motor vehicles waiting to be serviced and a post standard ground sign for a stated term of fifteen (15) years.

PREMISES AFFECTED—101-02 to 101-10 (101-06 official) Astoria Boulevard, 101-01 to 101-09 31st Avenue and 28-01 to 28-13 101st Street, southwest corner of Astoria Boulevard, Block 1688, Lot 30, East Elmhurst, Borough of Queens.

Laid over from March 5, 1957, to April 9, 1957, for applicant to file lay-out plan and inspection and decision; hearing closed; then placed on the reserve calendar pending erection of church on adjacent property; now set for hearing on October 1, 1957; then to October 8, 1957 for further inspection and decision; then to November 6, 1957, for further inspection and decision; then to December 10, 1957, at request of the applicant, to file revised plans; then to June 10, 1958, for further consideration by Board; inspected by committee of the Board, which is of the opinion that the application should be laid over further in order to give the church proposed to be erected on the adjoining plot more time to determine whether they can proceed with the development for church or school; then to October 7, 1958, for report from objecting property owner; then to December 9, 1958, for applicant to report to the Board as to adjacent property proposed for church and school which are in objection; then to January 13, 1959, for further consideration as to the progress of construction of the church building on the plot adjacent; then to February 10, 1959, for inspection and decision.

300-58-BZ

APPLICANT—Charles M. Spindler, for Reo Properties, Inc., owner; Socony Mobil Oil Co., Inc., lessee.

SUBJECT—Application May 15, 1958—decision of the Borough Superintendent, under sections 7e, 7f, 7i and 7A of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station with accessory uses of lubritorium, auto washing—non automatic, office, sale of accessories, minor repairs with hand tools only, safety inspection station and the parking and storage of motor vehicles with business sign and show windows within 75 feet of a residence use district all for a temporary term of fifteen (15) years.

PREMISES AFFECTED—7214-7224 20th Avenue and 1773-1783 73rd Street, northwest corner, Block 6195, Lots 43 and 48, Borough of Brooklyn.

Laid over from December 9, 1958, to December 16, 1958, for inspection and decision; hearing closed; then to January 13, 1959, at request of applicant to file revised plans and for decision; the premises were inspected by a committee of the Board; then to February 10, 1959, at the request of the applicant for possible rearrangement of the layout.

HARRIS H. MURDOCK, *Chairman*.

FEBRUARY 10, 1959, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, February 10, 1959, at 2 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:*

330-58-A

APPLICANT—Jack Fein, for Otto Van Glahn, owner.

SUBJECT—Application May 23, 1958—Appeal from a decision of the Borough Superintendent, re exit stairs.

PREMISES AFFECTED—1325-27 Broadway, north side, 83 feet, 11 inches, east of Grove Street, Block 3321, Lot 59, Borough of Brooklyn.

378-58-A

APPLICANT—Noah N. Sherman, for Karo Film Corp., owner; Bonded Film Storage Co., Inc., lessee.

SUBJECT—Application June 17, 1958—Appeal from a decision of the Borough Superintendent, re: sprinklers.

PREMISES AFFECTED—42-53 21st Street, east side, 59.87 feet north of 43rd Avenue, Block 427, Lot 24, Long Island City, Borough of Queens.

HARRIS H. MURDOCK, *Chairman*.

FEBRUARY 17, 1959, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, February 17, 1959, at 10 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:*

474-58-BZ

APPLICANT—Harry A. Yarish, for 98 Sterling Place Realty Corp., owner.

SUBJECT—Application July 31, 1958—decision of the Borough Superintendent, under Sections 7c and 21 of the Zoning Resolution, to permit in a residence use district, the extension in use of an existing one story building, occupied as a garage for more than five (5) cars, to include auto repair shop and gasoline selling facilities by the installation of twelve tanks and six pumps.

PREMISES AFFECTED—98-114 Sterling Place, south side, 235 feet, 5 inches west of 7th Avenue, Block 945, Lot 21, Borough of Brooklyn.

Laid over from January 13, 1959, to February 17, 1959, for inspection and decision; hearing closed.

578-58-BZ

APPLICANT—Murray Stockman, for Violet Camack and Gertrude Greenblatt, owners.

SUBJECT—Application October 7, 1958—decision of the Borough Superintendent, under sections 7e, 7f and 7i of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, non automatic auto laundry and minor auto repairs with hand tools only for adjustment with incidental parking of motor vehicles awaiting repairs or service for a term of fifteen (15) years.

PREMISES AFFECTED—1085 Morris Park Avenue, northwest corner of Haight Avenue, Block 4130, Lots 33, 34 and 35, Borough of The Bronx.

Laid over from December 9, 1958, to December 16, 1958, for inspection and decision; hearing closed; then to January 13, 1959, for owner to report as to possibility of selling the

CALENDAR

premises for a conforming use, now under negotiations; then to February 17, 1959, at the request of the applicant to negotiate for the sale of the premises.

289-58-BZ

APPLICANT—Leo Kornbluth, for Allwyn Contracting Co., Inc., owner.

SUBJECT—Application May 9, 1958—decision of the Borough Superintendent, under Sections 7e, 7f, 7i and 7A of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, minor repairs with hand tools only, non-automatic auto laundry, office, storage and sales of auto accessories, parking of more than five (5) motor vehicles waiting for service for a stated term of (15) years.

PREMISES AFFECTED—398-410 Kings Highway, southwest corner of Kings Place, Block 6678, Lots 73, 75 and 77, Borough of Brooklyn.

Laid over from September 30, 1958, to October 15, 1958, for inspection and decision; hearing closed; then to December 16, 1958, at request of applicant to investigate possible conforming use, which might result in withdrawal

of this application; premises have been inspected; then to January 13, 1959, at the request of the applicant; then to March 3, 1959, at the request of applicant pending negotiations for the sale of the property.

HARRIS H. MURDOCK, *Chairman*.

FEBRUARY 17, 1959, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, February 17, 1959, at 2 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matter:*

305-58-A

APPLICANT—Samuel Carr, for Willa Realty Co., owner.

SUBJECT—Application May 13, 1958—Appeal from a decision of the Borough Superintendent, re egress.

PREMISES AFFECTED—35 West 21st Street, north side, 372 feet east of Avenue of The Americas, Block 823, Lot 19, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman*.

MINUTES

REGULAR MEETING

TUESDAY MORNING JANUARY 13, 1959, 10 A. M.

Present: Acting Chairman Kleinert, Commissioner Foley and Commissioner Sleeper.

The minutes of the special meeting of the Board held on Friday morning December 19, 1958 were approved as printed in the Bulletin of December 30, 1958, Vol. 43, No. 52.

146-38-BZ—Vol. II

APPLICANT—Larry Meltzer, for Irving Wasserman, owner.

SUBJECT—Application reopened January 28, 1958 as Vol. II—decision of the Borough Superintendent, under sections 7c and 7i of the Zoning Resolution, to permit in a business use district the enlargement in area and extension of the uses of the existing gasoline service station by erecting a one-story building at the rear of the premises for use as a motor vehicle repair shop including painting, auto body and fender repairs.

PREMISES AFFECTED—5366-5368 Kings Highway, also known as 818-820 East 53rd Street, west side, 200 feet south of Foster Avenue, Block 7948, Lot 11, Borough of Brooklyn.

APPEARANCES—

For Applicant: Larry Meltzer.

For Opposition: None.

ACTION OF BOARD—Laid over to February 3, 1959, at 10 A. M. for inspection and decision; hearing closed.

729-52-BZ—Vol. II

APPLICANT—Haus and Bresin, for Allerton Three, owner.

SUBJECT—Application reopened June 11, 1957 as Vol. II—re decision of the Borough Superintendent, under sections 7e and 7h of the Zoning Resolution, to permit in a local retail use district, the erection and maintenance of a gasoline service station for a temporary term of fifteen (15) years.

PREMISES AFFECTED—25-15 Francis Lewis Boulevard, east side, 36.21 feet south of 25th Avenue, Block 5769, Lot 18, Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Joseph C. Haus.

For Opposition: Margaret Dunn.

ACTION OF BOARD—Laid over to February 3, 1959, at 10 A. M. at the request of the applicant in connection with mortgage arrangements; hearing previously closed.

902-52-BZ—Vol. III

APPLICANT—Charles M. Spindler, for Estate of Sadie V. Sisto; John R. Owens, Executor; owner.

SUBJECT—Application reopened July 23, 1957 as Vol. III—decision of the Borough Superintendent under sections 7c and 7e of the Zoning Resolution, to permit in a retail use district the erection and maintenance of a gasoline service station together with a motor safety inspection station, minor repairs with hand tools only and the parking within the retail use zone of cars awaiting service.

PREMISES AFFECTED—164-15 to 164-25 (164-25 official) Union Turnpike and 78-28 to 78-36 165th Street, northwest corner, Block 6972, Lot 21, Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Charles M. Spindler.

For Opposition: None.

ACTION OF BOARD—Laid over to February 3, 1959, at 10 A. M. at the request of the applicant; hearing previously closed.

657-55-BZ—Vol. II

APPLICANT—Gustave Goldman, for Joseph Ventola, owner.

SUBJECT—Application reopened October 28, 1958 as Vol. II—decision of the Borough Superintendent, under Sections 7c and 21 of the Zoning Resolution, to permit in a residence use, D area district, the erection of a one story extension without the required rear yard and extend the present uses of restaurant, bar, grill, cabaret and patron's parking, no fee being charged.

PREMISES AFFECTED—1012-1022 Ralph Avenue, west side, 45 feet south of Snyder Avenue, Block 4731, Lot 42, Borough of Brooklyn.

APPEARANCES—

For Applicant: Gustave Goldman and Joseph Ventola.

For Opposition: Irving M. Kramer, Rabbi D. Bernard Stolper, Nettie Stolper, Anthony Guzzo, Mary Guzzo, Anita Rachman, Rose Goldstein, Hilda Weksberg, Rosa-

MINUTES

lind Markson, Anne Gerstein, Gloria Katz, Selma Cohen, Evelyn Drucker, William Schiowitz, Benjamin Neiman, Ida Schwartz and Thomas Mastrodicasa.
For Administration: John J. Saunders, B'd. of Education.
ACTION OF BOARD—Laid over to January 27, 1959, at 10 A. M. for inspection and decision; hearing closed.

711-56-BZ

APPLICANT—Paul Friedman, for Felnor Realty Corp., owner.

SUBJECT—Application October 19, 1956—re decision of the Borough Superintendent, under Sections 7e, 7h and 7i of the Zoning Resolution, to permit in a local retail use district, the erection and maintenance of a gasoline service station, lubritorium, minor repairs with hand tools only, office, storage and sales of auto accessories, parking of more than five (5) motor vehicles waiting to be serviced and a post standard ground sign for a stated term of fifteen (15) years.

PREMISES AFFECTED—101-02 to 101-10 (101-06 official) Astoria Boulevard, 101-01 to 101-09 31st Avenue and 28-01 to 28-13 101st Street, southwest corner of Astoria Boulevard, Block 1688, Lot 30, East Elmhurst, Borough of Queens.

APPEARANCES—

For Applicant: Paul Friedman.

For Opposition: None.

ACTION OF BOARD—Laid over to February 10, 1959, at 10 A. M. for further inspection and decision; hearing previously closed.

918-57-BZ

APPLICANT—Leonard F. Rothkrug, for Peter Baron and New York Lien Corp., owners.

SUBJECT—Application December 17, 1957—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in an E-1 area district, the erection of a six-story building with cellar and sub-cellar for use as a multiple dwelling.

PREMISES AFFECTED—1227-1233 Pelham Parkway and 2201-2225 Throop Avenue, northwest corner, Block 4372, Lots 1, 25, 26 and 28, Borough of The Bronx.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: None.

ACTION OF BOARD—Laid over to February 3, 1959, at 10 A. M. at the request of the applicant; hearing previously closed.

109-58-BZ

APPLICANT—Robert J. Crinnion, for Jarvis Corp., owner.

SUBJECT—Application March 7, 1958—decision of the Borough Superintendent, under sections 7e and 7h of the Zoning Resolution, to permit in a local retail and residence use district, the erection and maintenance of a gasoline service station with accessory uses of lubritorium, auto washing, non-automatic, minor repairs with hand tools only, office, sale and storage of auto accessories and parking of more than five (5) motor vehicles, all for a stated term of fifteen (15) years.

PREMISES AFFECTED—3032 Middleton Road, south side, from Jarvis to Hollywood Avenues, Block 5401, Lot 1, Borough of The Bronx.

APPEARANCES—

For Applicant: Robert J. Crinnion.

For Opposition: Leonard H. Swarthe, Peter J. Crotty, Henry J. Gralbener, Ruth Gross, Elizabeth Gralbener, Anton Chaky, Alice Donegan, Anne Bastian, Annielo Giacco, Mary J. Byrne, Arlyne Dougherty, Ann Cullen, Alexander Timm, Rose McIntyre, Carmela Groziano, William Dougherty, Rev. Warren Kuhfahl, Dorothy Tierney, Eugen Sauer.

For Administration: John J. Saunders, B'd. of Education.

ACTION OF BOARD—Laid over to January 27, 1959, at 10 A. M. for inspection and decision; and for applicant to submit statement as to applicability of Section 21A in connection with Museum of the American Indian, hearing closed.

132-58-BZ

APPLICANT—Lama, Proskauer and Prober, for Ken-Isle Inc., owner.

SUBJECT—Application March 18, 1958—decision of the Borough Superintendent, under sections 7e and 7h of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs, car wash, storage, office and sales and the parking and storage of motor vehicles for a stated term of fifteen (15) years.

PREMISES AFFECTED—17-39 to 17-61 (17-55 official) Francis Lewis Boulevard, 157-63 to 157-71 18th Avenue, northeast corner, 157-52 to 157-64 17th Road and 17-38 to 17-48 160th Street, Block 4747, Lot 31, Whitestone, Borough of Queens.

APPEARANCES—

For Applicant: James E. Vassalotti.

For Opposition: None.

ACTION OF BOARD—Laid over for further consideration date to be set; hearing previously closed.

135-58-BZ

APPLICANT—Leonard F. Rothkrug, for Ludvik Hilman, Martin Rausman and George Pullman, doing business as Joint Realty Co., owners.

SUBJECT—Application March 18, 1958—decision of the Borough Superintendent, under sections 7f and 7i of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, accessory motor vehicle repairs, hand tools only, lubritorium, car washing, non-automatic, office and sales, parking of cars awaiting service, all for a term of fifteen (15) years.

PREMISES AFFECTED—3880 Richmond Avenue and 4575 Amboy Road, northwest corner, Block 5585, Lot 62, Eltingville, Borough of Richmond.

APPEARANCES—

For Applicant: Leonard F. Rothkrug, Ludvik Hillman and William B. Goniknan.

For Opposition: Seymour Spruch, Harry Moccia, Margaret Jaenicke, Rebecca Barbour, Maona E. Venditto and Alfred L. Barbour.

ACTION OF BOARD—Laid over to February 10, 1959, at 10 A. M. for inspection and decision; and for applicant to indicate adjacent gasoline station on his plans Block 5497, Lot 135, granted under 942-57 BZ on July 29, 1958, hearing closed.

665-58-A

APPLICANT—Leonard F. Rothkrug, for Ludvik Hilman, Martin Rausman and George Pullman, doing business as Joint Realty Co., owner.

SUBJECT—Application November 14, 1958—filed pursuant to section 35, General City Law re curb cuts in bed of mapped street—proposed widening of Richmond Avenue and Amboy Road.

PREMISES AFFECTED—3880 Richmond Avenue and 4575 Amboy Road, northwest corner, Block 5585, Lot 62, Eltingville, Borough of Richmond.

APPEARANCES—

For Applicant: Leonard F. Rothkrug, Ludvik Hillman and William B. Goniknan.

ACTION OF BOARD—Laid over to February 10, 1959, at 10 A. M. for inspection and decision; hearing closed.

289-58-BZ

APPLICATION—Leo Kornbluth, for Allwyn Contracting Co., Inc., owner.

SUBJECT—Application May 9, 1958—decision of the Bor-

MINUTES

ough Superintendent, under Sections 7e, 7f, 7i and 7A of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, minor repairs with hand tools only, non-automatic auto laundry, office, storage and sales of auto accessories, parking of more than five (5) motor vehicles waiting for service for a stated term of (15) years.

PREMISES AFFECTED—398-410 Kings Highway, southwest corner of Kings Place, Block 6678, Lots 73, 75 and 77, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leo Kornbluth and R. S. Hardy.

For Opposition: None.

ACTION OF BOARD—Laid over to March 3, 1959, at 10 A. M. at the request of applicant pending negotiations for the sale of the property; hearing previously closed.

300-58-BZ

APPLICANT—Charles M. Spindler, for Reo Properties, Inc., owner; Socony Mobil Oil Co., Inc., lessee.

SUBJECT—Application May 15, 1958—decision of the Borough Superintendent, under sections 7e, 7f, 7i and 7A of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, with accessory uses of lubritorium, auto washing—non automatic, office, sale of accessories, minor repairs with hand tools only, safety inspection station and the parking and storage of motor vehicles with business sign and show windows within 75 feet of a residence use district all for a temporary term of fifteen (15) years.

PREMISES AFFECTED—7214-7224 20th Avenue and 1773-1783 73rd Street, northwest corner, Block 6195, Lots 43 and 48, Borough of Brooklyn.

APPEARANCES—

For Applicant: Charles M. Spindler.

For Opposition: None.

ACTION OF BOARD—Laid over to February 10, 1959, at 10 A. M. at the request of the applicant for possible rearrangement of the layout; hearing previously closed.

396-58-BZ

APPLICANT—Gilbert Lazerus, for Melville A. Schroeter, owner.

SUBJECT—Application June 27, 1958—decision of the Borough Superintendent, under sections 7e, 7f, 7c and 7A of the Zoning Resolution, to permit in a business use district, a portion of the premises to be used for a motor vehicle repair shop together with parking of more than five (5) motor vehicles, incidental sale of gasoline, oil and motor accessories to customers of cars being repaired, office and storage space, the balance of the premises to be used for three stores, a business entrance located within 75 feet of a residence zone.

PREMISES AFFECTED—1680-1688 Albany Avenue, west side, 48.18 feet south of Marginal Street (Avenue H) and 4016-4018 Marginal Street (Avenue H), Block 7744, Lots 47, 49, and 50, Borough of Brooklyn.

APPEARANCES—

For Applicant: Gilbert Lazerus and Melville Schroeter.

For Opposition: H. J. Gardiner, George H. Gardiner, Margaret Beagley, George Kelley, John McDonough, Emil Basel and Mary Murray.

ACTION OF BOARD—Laid over to February 3, 1959, at 10 A. M. for inspection and decision; hearing closed.

409-58-BZ

APPLICANT—Andrew Di Camillo, for Joseph Coscia, owner.

SUBJECT—Application June 30, 1958—decision of the Borough Superintendent, under sections 7e, 7h, 7i and 21 of the Zoning Resolution, to permit in a retail and residence use, C area district the erection of a one story extension to the present building and change uses of auto

laundry, auto body repairs, paint shop and parking and storage of more than five motor vehicles, to automatic auto laundry, auto repairs and parking and storage of more than five (5) motor vehicles and parking of cars waiting to be serviced, the new extension occupying more than the permitted area.

PREMISES AFFECTED—8822-8824 4th Avenue and 361-383 89th Street, northwest corner, Block 6062, Lots 41, 42, 45 and 48, Borough of Brooklyn.

APPEARANCES—

For Applicant: Andrew Di Camillo.

For Opposition: None.

ACTION OF BOARD—Laid over to February 3, 1959, at 10 A. M. for inspection and decision; hearing closed.

474-58-BZ

APPLICANT—Harry A. Yarish, for 98 Sterling Place Realty Corp., owner.

SUBJECT—Application July 31, 1958—decision of the Borough Superintendent, under sections 7c and 21 of the Zoning Resolution, to permit in a residence use district, the extension in use of an existing one story building, occupied as a garage for more than five (5) cars, to include auto repair shop and gasoline selling facilities by the installation of twelve tanks and six pumps.

PREMISES AFFECTED—98-114 Sterling Place, south side, 235 feet, 5 inches west of 7th Avenue, Block 945, Lot 21, Borough of Brooklyn.

APPEARANCES—

For Applicant: Harry A. Yarish.

For Opposition: Dorothy Salazar, Josephine Calejari, William A. McKaigney, Peter J. Gallagher, Michel Colacino, Mary Purcell and Leyte Chambers.

ACTION OF BOARD—Laid over to February 17, 1959, at 10 A. M. for inspection and decision; hearing closed.

488-58-BZ

APPLICANT—Charles A. Buckley, Jr., for Judson Estates, Inc., owner.

SUBJECT—Application August 15, 1958—decision of the Borough Superintendent, under section 7h, of the Zoning Resolution, to permit in a local retail and residence use district, the maintenance of a parking lot for the parking and storage of more than five (5) motor vehicles.

PREMISES AFFECTED—1314-1330 Merriam Avenue, east side, 150 feet west of 169th Street, Block 2531, Lot 5, Borough of The Bronx.

APPEARANCES—

For Applicant: Maurice J. Schulkind, Noah Koppel and Albert Newman.

For Opposition: None.

For Administration: John J. Saunders, B'd. of Education.

ACTION OF BOARD—Laid over to January 27, 1959, at 10 A. M. for inspection and decision; hearing closed.

521-58-BZ

APPLICANT—John F. Fitzsimons, for Wilton Homes, Inc.

SUBJECT—Application September 5, 1958—decision of the Borough Superintendent, under sections 7e and 7h of the Zoning Resolution, to permit in a residence use district the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs with hand tools only and parking of cars awaiting service for a stated term of fifteen (15) years.

PREMISES AFFECTED—33-20 Francis Lewis Boulevard, southwest corner of 33rd Avenue, Block 5260, Lot 1, Bayside, Borough of Queens.

APPEARANCES—

For Applicant: John F. Fitzsimons and Elly F. Spiezia.

For Opposition: Nathan Weinstein, Joseph Herz, Anthony J. Calderone, Nino W. Zappo, Henry Glick, Florence Herz, Mary J. Zappo, Joseph Leder, Sylvia G. Weinstein, Warren R. Ross, Leonard Lief, Estelle McNeill and others.

ACTION OF BOARD—Laid over to February 3, 1959, at 10 A. M. for inspection and decision; hearing closed.

MINUTES

523-58-BZ

APPLICANT—Charles M. Spindler, for Robert Maller and Selma Quinton, owners.

SUBJECT—Application September 5, 1958—decision of the Borough Superintendent, under sections 7e, 7f, and 7c of the Zoning Resolution, to permit partly in a retail and partly in a residence use district, the erection and maintenance of a gasoline service station, auto washing, non-automatic, office and accessory sales, minor repairs with hand tools only, auto safety inspection station and parking and storage of cars awaiting service all for a temporary term of fifteen (15) years.

PREMISES AFFECTED—117-30 to 117-48 (117-36 official) Farmers Boulevard and 187-22 to 187-34 Baisley Boulevard, southwest corner, Block 12448, Lot 31, St. Albans, Borough of Queens.

APPEARANCES—

For Applicant: Charles M. Spindler.

For Opposition: None.

For Administration: John J. Saunders, Board of Education.

ACTION OF BOARD—Laid over to January 27, 1959, at 10 A. M. for inspection and decision; hearing closed.

524-58-A

APPLICANT—Charles M. Spindler, for Robert Maller and Selma Quinton, owners.

SUBJECT—Application September 5, 1958—Appeal from a decision of the Borough Superintendent—re premises in bed of mapped street, proposed widening of Baisley Boulevard.

PREMISES AFFECTED—117-30 to 117-48 (117-36 official) Farmers Boulevard and 187-22 to 187-34 Baisley Boulevard, Block 12448, Lot 31, St. Albans, Borough of Queens.

APPEARANCES—

For Applicant: Charles M. Spindler.

ACTION OF BOARD—Laid over to January 27, 1959, at 10 A. M. for inspection and decision; hearing closed.

531-58-BZ

APPLICANT—Lama, Proskauer and Prober, for Louis Loria, owner.

SUBJECT—Application September 9, 1958—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, on a plot with an existing two-story dwelling, the use of the unbuilt upon portion of the premises for a parking lot for the parking and storage of more than five (5) motor vehicles for a temporary term of five years.

PREMISES AFFECTED—170-180 McKinley Avenue and 408-414 Autumn Avenue, southwest corner, Block 4170, Lot 21, Borough of Brooklyn.

APPEARANCES—

For Applicant: James E. Vassalotti.

For Opposition: None.

ACTION OF BOARD—Laid over to January 27, 1959, at 10 A. M. for inspection and decision; hearing closed.

552-58-BZ

APPLICANT—Frederick A. Ketcher and Charles Karsch, for 2574 7th Avenue Corp., owner; Eli Zelikoff and Zion Nelson, lessees.

SUBJECT—Application September 22, 1958—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a local retail use district, the continuance of a non-flashing, illuminated sign located above the first floor of the building and is not over the subject store.

PREMISES AFFECTED—200 West 149th Street and 2574 7th Avenue, southwest corner, Block 2034, Lot 36, Borough of Manhattan.

APPEARANCES—

For Applicant: Frederick A. Ketcher.

For Opposition: None.

For Administration: C. J. Cammarata, New York City Housing Authority.

ACTION OF BOARD—Laid over to February 10, 1959, at 10 A. M. for inspection and decision; hearing closed.

571-58-BZ

APPLICANT—James E. Vassalotti, for David Katz, owner.

SUBJECT—Application October 3, 1958—decision of the Borough Superintendent, under sections 7f, 7i and 7e of the Zoning Resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs, hand tools only, car washing, storage room, office and sales and parking of cars waiting to be serviced for a temporary term of fifteen (15) years.

PREMISES AFFECTED—138-17 Hillside Avenue and 139-68 to 139-78 Queens Boulevard, northwest corner, Block 9625, Lot 54, Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: James E. Vassalotti.

For Opposition: None.

ACTION OF BOARD—Laid over to February 3, 1959, at 10 A. M. for inspection and decision; hearing closed.

578-58-BZ

APPLICANT—Murray Stockman, for Violet Camack and Gertrude Greenblatt, owners.

SUBJECT—Application October 7, 1958—decision of the Borough Superintendent, under sections 7e, 7f and 7i of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, non automatic auto laundry and minor auto repairs with hand tools only for adjustment with incidental parking of motor vehicles awaiting repairs or service for a term of fifteen (15) years.

PREMISES AFFECTED—1085 Morris Park Avenue, northwest corner of Haight Avenue, Block 4130, Lots 33, 34 and 35, Borough of The Bronx.

APPEARANCES—

For Applicant: Murray Stockman and Joseph B. Lynch.

For Opposition: Benjamin F. Nolan.

ACTION OF BOARD—Laid over to February 17, 1959, at 10 A. M. at the request of the applicant to negotiate for the sale of the premises; hearing previously closed.

458-16-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober for West 9th Street Realty Corporation, owner.

SUBJECT—Application reopened June 3, 1958 as Vol. II—decision of the Borough Superintendent, under Section 7c of the Zoning Resolution, to permit in a retail use district, the change in use of the present three buildings from garage and stables to offices, storage, shipping and crating of non-combustibles, manufacture of wood crates for packing on premises, loading and unloading, gasoline storage tank for owners use, two table saws and parking and storage of motor vehicles on the unbuilt upon portion of the plot and a sign on front of building.

PREMISES AFFECTED—17-35 West 9th Street, north side, 163.6 feet east of Columbia Street, Block 534, Lots 35, 36, and 37, Borough of Brooklyn.

APPEARANCES—

For Applicant: James E. Vassalotti.

For Opposition: C. J. Cammarata, N. Y. C. Housing Authority.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Acting Chairman Kleinert, Commissioner Foley and Commissioner Sleeper..... 3
Negative 0
Absent: Chairman Murdock..... 1

MINUTES

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on June 3, 1958 subject to regular procedure; and

WHEREAS, a public hearing was held on this application on December 2, 1958 after due notice by publication in the Bulletin; laid over to December 9, 1958, for applicant to obtain revised additional objection as to woodworking machinery from the Building Department; hearing closed; then to December 16, 1958, for inspection and decision; then to January 13, 1959, to permit the applicant to report to the Board what he proposes to do to make conditions safe; hearing closed; the premises were inspected by a Committee of the Board, which reported that the one-story building in three sections retains the gasoline equipment and storage of trucks used in the storage business, has a cross cut and rip bench saws and piles of lumber for crates with no mechanical means for removal of sawdust and cuttings, stores large quantities of imported peat moss and carnauba wax and crated material, creating a dangerous condition; the open area proposed for parking is now unused; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site, West 9th Street, Columbia Street, Hicks Street and Huntington Street are in a retail use, C area, class 1 height district; that as of July 25, 1916 the premises were in a business use district, class 1½ height district and class C area district; that on May 18, 1938 the zoning for the premises was changed to residence use district, class one height district and class D area district; that the present retail use designation became effective February 10, 1955 and the present C area designation became effective May 12, 1955; and

WHEREAS, the decision of the Borough Superintendent, dated April 16, 1958 acting on Alt. Applic. No. 531-58, reads:

"1. Proposed change of occupancy to offices, storage, shipping and crating of non-combustibles, and manufacturing of wood crates for packing on premises, loading and unloading and parking and storage of motor vehicles in open area, and gasoline storage tank for owners use, in a building located in a retail use district is contrary to Art. II, Sect. 4A of the Zoning Resolution.

"Note: These premises were subject of a Board of Standards and Appeals variance under Cal #458-16-BZ." and

WHEREAS, the applicant states that the premises consist of a plot, 170 feet frontage by 100 feet in depth, presently developed with three buildings, one story in height, of class 3 construction, connected together with openings in the interior walls and now illegally used for offices, storage, shipping and crating of non-combustibles and manufacturing of wood crates for packing on premises, loading and unloading, gasoline storage tank for owners use and two table saws; that it is proposed to legalize and maintain present uses of offices, storage, shipping and crating of non-combustibles and manufacturing of wood crates for packing on premises, loading and unloading, gasoline storage tank for owners use and two table saws, and add the new use of parking and storage of motor vehicles in the open area; that it is also proposed to legalize the present sign on the front of the building; and

WHEREAS, the applicant states that Building A is one story in height, of class 3 construction, having a frontage of 50 feet, a depth of 100 feet and was last altered under Alt. Applic. No. 8571 of 1921 for use as a private garage and office and installation of oil separator; that Building B is one story in height, of class 3 construction, having a frontage of 30 feet, a depth of 100 feet and was erected under N.B. Applic. No. 2978 of 1915 for use as a stable, and Certificate of Occupancy No. 41718 was issued for said use; that Building C is one story in height, of class 3 construction, having a frontage of 40 feet, a depth of 100 feet and was erected under N.B. Applic. No. 4199 of 1916 and Cal. No. 458-16-BZ for use as a garage for five auto trucks;

that Certificate of Occupancy No. 4318 was issued for said use; that under Permit No. 8320 of 1926 the use was changed to stable for more than five horses and Certificate of Occupancy No. 1411 was issued for said use; and

WHEREAS, the applicant contends that the premises are located in a retail use district, so that the present legal use of the three buildings are now non-conforming uses in a retail use district; that in addition, the site is adjoined on both sides with non-conforming uses of sub-station on lot 29 and garage on lot 43; that West 9th Street, at this point, is unrestricted in character so that the change from one non-conforming use to another non-conforming use cannot possibly affect any of the adjoining properties; that block 535 and block 539, within the affected area, are for the most part zoned unrestricted, which further proves the change of use is in keeping at this point; that the business on the site is run in an orderly fashion and there are no violations on the premises; that the gas tank and pump on the premises are for the owner's use only; and

WHEREAS, the applicant states that the present owner has held title to the property since November 1, 1955, December 31, 1956 and November 25, 1957; that the assessed valuation of land is \$16,600 and of the building \$36,000 making a total of \$52,600; that the buildings were erected in 1915; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision e of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is granted amending the resolution adopted January 16, 1916 to permit under Section 7e for a term of 15 years, in a retail use district, the change in use of the present three buildings from garage and stables, to offices, storage, shipping and crating of non-combustibles, manufacture of wood crates for packing on premises, loading and unloading, gasoline storage tank for owner's use, two table saws and parking and storage of motor vehicles on the unbuilt upon portion of the plot, and a sign on front of building, all as indicated on plans filed with this application marked, "Received May 13, 1958," 7 sheets, on condition that the door openings in the fire-walls between the sections of the buildings shall be protected by 2 one and one-half hour self-closing fireproof doors, on each side of each opening; that the premises shall be maintained in a neat and orderly condition; that all portable fire-fighting appliances shall be provided and maintained as the Fire Commissioner shall direct; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; and that all permits, including a Certificate of Occupancy, shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

1187-24-BZ—Vol. III

APPLICANT—New York Telephone Company for same, owner, Harold V. Dixon, General Solicitor.

SUBJECT—Application reopened June 17, 1958 as Vol. III—decision of the Borough Superintendent under Sections 7d and 21 of the Zoning Resolution, to permit in a residence use, E-1 area district, the New York Telephone Company to construct a one-story addition to the two story portion of the Richmond Hill Central Telephone Exchange building.

PREMISES AFFECTED—87-28 109th Street (official 87-28 109th Street) west side, 264.67 feet south of Jamaica Avenue and 87-29 108th Street, Block 9298, Lot 91, Borough of Queens.

APPEARANCES—

For Applicant: Edward Cadley and Joseph B. Klein.

For Opposition: None.

ACTION OF BOARD—Resolution amended.

MINUTES

THE VOTE—

Affirmative: Acting Chairman Kleinert, Commissioner
Foley and Commissioner Sleeper..... 3
Negative 0
Absent: Chairman Murdock..... 1

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. III on June 17, 1958 subject to regular procedure; and

WHEREAS, the public hearing was held on this application on January 6, 1959 after due notice by publication in the Bulletin; laid over to January 13, 1959, for applicant to correct the papers and for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site is in a residence use, E-1 area, class 1 height district; 108th Street and 109th Street are in residence and retail use, E-1 area, class 1 height districts; Jamaica Avenue is in a retail use, E-1 area, class 1 height district; that there has been no change in the use or height district designations affecting the premises since July 25, 1916 and no change since that date in the area district designation affecting the premises until October 24, 1957, when it was changed from a C to E-1 area district; that there is no petition pending before the City Planning Commission for any change in these designations; and

WHEREAS, the decision of the Borough Superintendent, dated May 9, 1958 acting on Alt. Applic. No. 40-58, as amended by the decision of the Borough Superintendent, dated November 17, 1958, reads:

"1. Proposed extension to an existing commercial bldg. on a lot in a residence use district is contrary to Art. 2, Sec. 3 of the Z. R.

2. The setback of the new extension must comply with the requirement in an E-1 district as per Sec. 15-A(c) of the Z. R.

3. The total floor area now exceeds 1.9 times the area of the lot and the additional area due to the extension is contrary to Sec. 15A(e) of the Z.R.

These premises have been the subject of a variance by the Board under Cal. #1187-24-BZ. Secure approval from the Board for the proposed changes."

and

WHEREAS, the applicant states that the premises consist of a plot, 100 feet and 120 feet frontage by 200 feet in depth; that the existing exchange building has frontages of 87 feet 6 inches and 72 feet on 108th Street and 109th Street, respectively; that the building consists of a three-story and four story section fronting on 108th Street and a two story and four story section fronting on 109th Street; that this application is for permission to construct a third story on the present two story section on 109th Street, which has a width of 30 feet and a depth of 88 feet 8 inches; and

WHEREAS, the applicant states that the original exchange building was erected in 1910, prior to the adoption of the New York City Zoning Resolution, on land acquired by the Company in 1908; that in order to keep up with the growth in the telephone service demand in the area, the Company enlarged the building on four previous occasions, pursuant to Resolutions of the Board, as follows: December, 1919—Cal. No. 865-19-BZ; November, 1921—Cal. No. 1141-21-BZ; December, 1924—Cal. No. 1187-24-BZ; December, 1951—Vol. II; that in December, 1950 the Company purchased additional land adjoining the original premises, to permit the construction of the extension made pursuant to the aforesaid Resolution of the Board adopted in December, 1951; and

WHEREAS, the applicant further states that the building is of fire-resistive construction, with steel framework and reinforced concrete floors and roof; that the exterior masonry walls are faced with red brick and the trim is partially limestone and bluestone; that the proposed addition will be architecturally and structurally in keeping with the existing building; that the necessity for the proposed addition arises from the fact that the estimated further growth in traffic

handled at the Richmond Hill Exchange Building is so great that the building capacity is expected to be exhausted by March, 1960; that present schedules contemplate that the proposed addition can be completed by June, 1959 and the new central office equipment installed by February, 1960; provided that the Company is permitted to proceed with construction at an early date; that the proposed addition will provide space for the additional automatic equipment which will be required to handle the increasing number of incoming calls from Kings, Nassau and Suffolk Counties, including long distance traffic, to Richmond Hill and adjacent areas; that the Richmond Hill central telephone exchange building is the telephonic wire center of an important and rapidly developing area of service demands; that abandonment of this center and establishment of a new one at another location would involve very substantial expenditures for purchase of land, erection of a new building, installation of central office equipment and reconcentration of outside plant; that it would also entail uneconomical duplication and impairment of efficient telephone operation; and

WHEREAS, the applicant also states that with reference to the parking of more than five cars for employees, set forth in Objection No. 1, the Board, in its Resolution adopted in December, 1951, referred to above, granted the applicant permission to use certain open space for such purpose by providing therein that the space approximately 48 feet in width proposed to be unbuilt upon along 109th Street may be occupied for the parking of cars of employees of the building but the space through the side yard to 108th Street shall not be so used; that only the space permitted under this Resolution is being used for the parking of its employees' cars; that with respect to the extension of a commercial building in a residence use district, it is submitted that these objections are largely technical in nature, for the reason that the portion of the residence use district involved herein is already occupied for telephone exchange purposes and the filed plans provide for no construction at ground level, but merely the addition of a third story to an existing building; that with respect to Objection No. 3, the subject property was zoned, since 1916, as a class C area district until 1957; when it was rezoned as a class E-1 area district; that at that time, the floor area provisions of Section 15(e) of the Resolution became applicable to the existing building; that under the circumstances present here, strict enforcement of these provisions would impose not only great practical difficulties, but unnecessary hardships on the New York Telephone Company; and

WHEREAS, the applicant states that the present owner has held title to the property since December, 1950; that the assessed valuation of land is \$33,000 and of the building \$4,882,000 making a total of \$4,915,000; that the building was erected in 1910.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on November 29, 1924 as thereafter amended by resolutions adopted through December 18, 1951 by adding thereto:

"that in the event the owner desires to construct a one-story extension to the existing two-story building known as the Richmond Hill Central Telephone Exchange Building, as proposed and shown on plans marked "Received, May 16, 1958," 17 sheets; that, such extension may be permitted under Section 7d of the Zoning Resolution *on condition* that all work shall be done according to plans and in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; and that all permits shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution." (Alt. App. 40-58, Objections 1, 2 & 3.)

185-31-BZ—Vol. III

APPLICANT—Leonard F. Rothkrug, for Koster's Bakery Company, owner.

SUBJECT—Application reopened December 9, 1958 for consideration as to extension of time to complete—dec-

MINUTES

sion of the Borough Superintendent previously granted on condition, under Sections 7c and 21 of the Zoning Resolution, permitting in a residence and business use, C area district, the extension of a business building, bakery, covering more than the permitted area.

PREMISES AFFECTED—1155-1161 Madison Street, north side, 75 feet east of Central Avenue, Block 3360, Lots 52 and 55, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug and Larry Meltzer.
For Opposition: None.

ACTION OF BOARD—Time extended to complete the work.

THE VOTE—

Affirmative: Acting Chairman Kleinert, Commissioner Foley and Commissioner Sleeper..... 3
Negative 0
Absent: Chairman Murdock 1

THE RESOLUTION—

WHEREAS, the applicant requested reopening of this application and extension of time to obtain permits and complete the work, which had expired by time limitation on April 29, 1953; and

WHEREAS, this application was reopened on December 9, 1958 and set for hearing on January 13, 1959 at 10 A. M., subject to regular procedure, waiving all requirements except a new decision of the Borough Superintendent and two publications in the Bulletin; and

WHEREAS, a public hearing was held on this application on January 13, 1959 after due notice by publication in the Bulletin; and

WHEREAS, the decision of the Borough Superintendent, dated November 14, 1958 as amended by decision dated January 8, 1958 acting on amendment to Alt. Applic. No. 691-44, reads:

"1. The time limit set by the Board of Standards and Appeals in its amendment of April 24, 1951, the resolution 185-31-BZ has expired. The application cannot be further extended without the approval of the Board."

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted April 29, 1952 only as to the time within in which to obtain permits and complete the work, so that as amended this portion of the resolution shall read:

"that all permits required, including a certificate of occupancy, shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this amended resolution; and that in all other respects the requirements of the resolution above cited shall be complied with." (Alt. App. 691-44.)

65-47-BZ

APPLICANT—Sanders and Glazer, for Carmen Pisano, owner.

SUBJECT—Application reopened December 9, 1958 for consideration as to extension of term of variance, expired July 15, 1957—decision of the Borough Superintendent, previously granted on condition under section 7c of the Zoning Resolution for a term of years, permitting in a local retail use district, the extension of existing building and the change of occupancy from three stores and eight families to funeral chapel and seven families and the erection of a garage at rear for five (5) motor vehicles.

PREMISES AFFECTED—54-56 Tompkins Avenue and 712-720 Park Avenue, southwest corner, Block 1739, Lots 38 and 39, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: None.

ACTION OF BOARD—Term of variance extended.

THE VOTE—

Affirmative: Acting Chairman Kleinert, Commissioner Foley and Commissioner Sleeper 3
Negative: 0
Absent: Chairman Murdock 1

THE RESOLUTION—

WHEREAS, the applicant requested reopening of this application and extension of the term of variance, which had expired by time limitation on July 15, 1957; and

WHEREAS, this application was reopened on December 9, 1958 and set for hearing on January 13, 1959 at 10 A.M., subject to regular procedure, waiving all requirements except a new decision of the Borough Superintendent and two publications in the Bulletin; and

WHEREAS, a public hearing was held on this application on January 13, 1959 after due notice by publication in the Bulletin; and

WHEREAS, the decision of the Borough Superintendent, dated November 17, 1958 acting on Alt. Applic. No. 3450-46, reads:

"1. Refer to Board of Standards and Appeals for extension of time under Cal. No. 65-47-BZ. Note: C.O. 130118 expired on July 15, 1957"

and the decision of the Borough Superintendent, dated Jan. 7, 1959 acting on Alt. Applic. No. 3449-46 reads:

"1. Amendment for the purpose of denial to apply to the Board of Standards and Appeals for an extension of the term of variance and a new certificate of occupancy. Note: C.O. 130119 issued August 9, 1951 expired July 15, 1957.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 15, 1947, only so far as it refers to the term of variance so that as amended this portion of the resolution shall read:

"that the term of the variance may be extended for ten years from the date of this amended resolution; and that in all other respects the resolution of July 15, 1947 shall be complied with, and a new certificate of occupancy shall be obtained." (Alt. App. 3450-46)

97-50-BZ—Vol. II

APPLICANT—Julius S. Rapson, for Island Carriers Inc., owner.

SUBJECT—Application reopened October 8, 1957 as Vol. II—re decision of the Borough Superintendent, under sections 7c and 21 of the Zoning Resolution, to permit in a residence use D area district, the erection of loading platform that encroaches on the required rear yard.

PREMISES AFFECTED—150-28 107th Avenue, south side, 203.55 feet west of 154th Street, Block 10130, Lot 20, Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Julius S. Rapson and Anthony Mancini.

For Opposition: None.

ACTION OF BOARD—Resolution amended.

THE VOTE—

Affirmative: Acting Chairman Kleinert, Commissioner Foley and Commissioner Sleeper 3
Negative: 0
Absent: Chairman Murdock 1

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on January 6, 1959 after due notice by publication in the Bulletin; laid over to January 13, 1959, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site and 154th Street are in a residence use, D area, class 1 height district; 107th Avenue and Shore Avenue are in residence and retail use, D area, class 1 height districts; Sutphin Boulevard is in a retail use, D area, class 1 height district; and

WHEREAS, the decision of the Borough Superintendent, dated September 9, 1957 acting on Alt. Applic. No. 299-56, reads:

"1. Proposed extension of a non-conforming use previously granted by Board under Cal. #97-50-BZ must be returned to Board for reconsideration.

2. Proposed extension of a garage for the storage or more than 5 motor vehicles, offices, storeroom and

MINUTES

gasoline pumps and loading platform in a Residence Use District is contrary to Art. II Sec. 3 of Zoning Resolution.

3. Rear yard must comply with Art. IV Sec. 14 of Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 108.91 feet frontage by 94.15 feet in depth; that it is proposed to erect a steel and concrete loading platform; and

WHEREAS, the applicant states that on this plot was erected a one story brick and concrete block office and storage building under N.B. Applic. No. 7964-49 and approved by the Board under Cal. No. 97-50-BZ; that a Certificate of Occupancy was issued on January 11, 1952—No. Q-78812; that at the present time there is a wooden covered loading platform that started as a loading platform and then was covered over, and on which Violation No. 218-56 was issued; that a Court summons was issued and was heard in Municipal Term Court in Long Island City, Judge LoPio-collo presiding, and the owner, Mr. Mancini, was fined \$10; that Alt. Applic. No. 299-56 was filed to obtain an approval of a steel and concrete covered loading platform, and to remove the aforementioned violation; and

WHEREAS, the applicant contends that the business of Island Carriers, Inc., is that of a private carrier, picking up freight for storage and re-shipment; that trucks back up to this platform to unload and reload shipments; that as this property is located in a predominantly commercial neighborhood, and as the Board previously approved this use in a residential district, it is requested that this application for a loading platform be granted, as this is a necessary and important part of this business; and

WHEREAS, the applicant states that the present owner has held title to the property since April 30, 1953; that the assessed valuation of land is \$3,500 and of the building \$26,500 making a total of \$30,000; that the building was erected in 1949; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 27, 1950, under Volume I as thereafter amended by resolutions adopted through October 8, 1957, by adding thereto:

"that in the event the owner desires to erect, in a residence use, D area district, a loading platform that will encroach on the required rear yard, such loading platform may be as proposed and as shown on plans filed with this request for amendment marked "Received September 24, 1957", 5 sheets, and "November 14, 1958", one sheet, *on condition* that where not inconsistent with the terms of this amended resolution the requirements of the resolution above cited shall be complied with and that in all other respects all laws, rules and regulations applicable thereto shall be complied with; and that all permits shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution." (Alt. App. 299-56, Objections 1, 2 and 3.)

874-52-BZ

APPLICANT—Patrick R. O'Connor, owner.

SUBJECT—Application reopened December 9, 1958 for consideration as to extension of time to complete—decision of the Borough Superintendent, previously granted on condition, under Section 7h of the Zoning Resolution, permitting in a residence use district, the parking and storage of motor vehicles.

PREMISES AFFECTED—1774-1750 Zerega Avenue and 2403-2409 Fuller Avenue, northeast corner, Block 3997, Lot 1, Borough of The Bronx.

APPEARANCES—

For Applicant: Patrick R. O'Connor.
For Opposition: None.

ACTION OF BOARD—Time extended to complete the work.

THE VOTE—

Affirmative: Acting Chairman Kleinert, Commissioner Foley and Commissioner Sleeper..... 3
Negative 0
Absent: Chairman Murdock..... 1

THE RESOLUTION—

WHEREAS, the applicant requested reopening of this application and extension of time to obtain permits and complete the work and obtain a Certificate of Occupancy which had expired by time limitation on August 25, 1958; and

WHEREAS, this application was reopened on December 9, 1958 and set for hearing on January 13, 1959 at 10 A. M., subject to regular procedure, waiving all requirements except a new decision of the Borough Superintendent and two publications in the Bulletin; and

WHEREAS, a public hearing was held on this application on January 13, 1959 after due notice by publication in the Bulletin; and

WHEREAS, the decision of the Borough Superintendent, dated November 3, 1958 acting on Alt. Applic. No. 833-52, reads:

"1. The Board of Standards and Appeals in its resolution dated Feb. 25, 1958, Cal. 874-52-BZ, stipulated that all permits including a new Certificate of Occupancy shall be obtained within 6 months from the date of the resolution."

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 9, 1953, and as amended through February 25, 1958, only so far as it refers to the time to obtain permits and complete work, so that as amended this portion of the resolution shall read:

"that all permits, including a Certificate of Occupancy, shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this amended resolution. (Alt. Applic. 833-52)

797-54-BZ—Vol. II

APPLICANT—Harry A. Yarish, for Anthony Trotta, owner.

SUBJECT—Application reopened December 9, 1958 for consideration as to extension of time to complete, expired March 26, 1958—decision of the Borough Superintendent, previously granted on condition, under Section 7f, 7i and 7e of the Zoning Resolution, permitting in a business use district the erection and maintenance of a gasoline service station, store, washing, greasing, minor auto repairs, with hand tools only, parking and storage of automobiles, dwelling and 2 car garage accessory to dwelling; show windows within 75 feet of residence use district.

PREMISES AFFECTED—690-700 Utica Avenue and 818-828 Clarkson Avenue, southwest corner, Block 4636, Lot 6, Borough of Brooklyn.

APPEARANCES—

For Applicant: Harry A. Yarish.
For Opposition: None.

ACTION OF BOARD—Time extended to complete the work.

THE VOTE—

Affirmative: Acting Chairman Kleinert, Commissioner Foley and Commissioner Sleeper..... 3
Negative 0
Absent: Chairman Murdock..... 1

THE RESOLUTION—

WHEREAS, the applicant requested reopening of this application and extension of time to obtain permits and complete the work, which had expired by time limitation on March 26, 1958; and

WHEREAS, this application was reopened on December 9, 1958 and set for hearing on January 13, 1959 at 10 A. M., subject to regular procedure, waiving all requirements except

MINUTES

a new decision of the Borough Superintendent and two publications in the Bulletin; and

WHEREAS, a public hearing was held on this application on January 13, 1959 after due notice by publication in the Bulletin; and

WHEREAS, the decision of the Borough Superintendent, dated December 10, 1958 acting on amendment to N.B. Applic. No. 122-56, reads:

"1. As application has expired under 22-A of the Zoning Resolution, obtain extension from the Bd. of Standards and Appeals."

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on February 1, 1955, and as amended through March 27, 1957, only so far as it refers to the time in which to obtain permits and complete the work and secure a Certificate of Occupancy, so that as amended this portion of the resolution shall read:

"that all permits, including a Certificate of Occupancy, shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this amended resolution." (N.B. 122-56)

564-57-BZ

APPLICANT—Simon Cohen, for Ellis Zweier, owner.

SUBJECT—Application July 26, 1957—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a G-1 area district, the enlargement of the garage in a two family home that encroaches on the required side yard.

PREMISES AFFECTED—131 Beach 135th Street, west side, 671.21 feet, south of Rockaway Beach Boulevard, Block 775, Lot 41, Rockaway Beach, Borough of Queens.

APPEARANCES—

For Applicant: Simon Cohen and Shirley Zweier.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Acting Chairman Kleinert, Commissioner

Foley and Commissioner Sleeper 3

Negative: 0

Absent: Chairman Murdock 1

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on December 16, 1958 after due notice by publication in the Bulletin; laid over to December 19, 1958 for inspection and decision, hearing closed; then to January 13, 1959, for decision; no appearance; applicant to be notified; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site, Beach 136th Street, Beach 135th Street and Ocean Promenade are in a residence use, G-1 area, class 1 height district; and

WHEREAS, the decision of the Borough Superintendent, dated January 21, 1957 acting on Alt. Applic. No. 2504-56, reads:

"1. In a G-1 zone there must be 2 side yards of 4'-0" minimum."

and

WHEREAS, the applicant states that the premises consist of a plot, 41 feet frontage by 100.01 feet in depth; that it is proposed to widen the existing garage an additional seven feet six inches, for two car capacity, and construct stairway to garage roof; and

WHEREAS, the applicant contends that this building was planned and erected as a two family house, but at the time of construction it was not mandatory to provide garage space for a second car, for a second family; that the owner lives in one apartment and uses the garage; that he has been having difficulty in renting the second apartment because of lack of garage space for that apartment; that when he leased the second apartment to the present tenant, he promised to widen the garage to make room for another car if he could get permission to do so; that the owner has been paying taxes for a two family house, and since he cannot

always rent the apartment without space for a car, he is losing money; and

WHEREAS, the applicant states that the present owner has held title to the property since October, 1953; that the assessed valuation of land is \$5,500 and of the building \$23,000 making a total of \$28,500; that the building was erected June 1, 1951; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21 of the Zoning Resolution, and is therefore entitled to relief as to area on the grounds of practical difficulty.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the area district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 21 to permit the enlargement of the garage and reduction of the required side yard, as shown on plans filed with this application marked, "Received July 26, 1957," 1 sheet, and "November 10, 1958," 7 sheets, on condition, that the addition shall coincide with the architecture of the existing building; and that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; and that all permits, including a Certificate of Occupancy, shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

432-58-BZ

APPLICANT—Leonard F. Rothkrug, for Harold Pearlman and Isidore Davis, owners.

SUBJECT—Application July 17, 1958—decision of the Borough Superintendent, under Sections 7f and 7i of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station with accessory motor vehicle repairs with hand tools only, lubritorium and car washing—non automatic, and business signs all for a temporary term of fifteen (15) years.

PREMISES AFFECTED—84-16 Parsons Boulevard, northwest corner of 84th Road, Block 9751, Lot 7, Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: None.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative: 0

Negative: Acting Chairman Kleinert, Commissioner

Foley and Commissioner Sleeper 3

Absent: Chairman Murdock 1

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on December 9, 1958 after due notice by publication in the Bulletin; laid over to January 13, 1959 for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site and Parsons Boulevard are in a business use, D area, class 1 height district; 84th Avenue and 84th Road are in business and residence use, D and E area, class 1 height districts; 152nd Street is in a residence use, E area, class 1 height district; that the use district zoning has not been changed since July 25, 1916 and no zone change is now pending at the City Planning Commission; and

WHEREAS, the decision of the Borough Superintendent, dated May 22, 1958 acting on N.B. Applic. No. 1263-58, reads:

"1. The proposed erection of a gasoline service station, auto laundry (non-automatic), auto repair shop (hand tools only) and lubritorium on a lot in a business district is contrary to Art. 2, Sec. 4(a) items 29 and 46 of the Z.R.

MINUTES

"2. The proposed erection of a ground sign in a business district is contrary to Art. 2, Sec. 4(a) item 49 of the Z.R."

and

WHEREAS, the applicant states that the premises consist of a plot, 96.03 feet frontage by 96.51 feet in depth, presently vacant; that it is proposed to erect a modern gasoline service station with accessory motor vehicle repairs, using hand tools only, lubritorium and non-automatic car washing; and

WHEREAS, the applicant states that the premises is entirely within a business use district; that the proposed gas station was a conforming use in a business use district at the time of enactment of the Zoning Resolution, and until 1925; that almost 100% of the residence buildings within the affected area were erected before 1925, when the proposed service station could have been erected without a variance; that in fact, the premises adjoin an existing gas station erected before 1925 and subsequently altered and enlarged under a Resolution of the Board; that the premises cannot be economically developed with a conforming use; that a factory use is a conforming use in a business zone; that the neighborhood is not a factory area, nor are there any factory uses along Parsons Boulevard; that Parsons Boulevard is not principally a trucking thoroughfare, and there is no satisfactory labor market; that there is no economic demand for any additional retail facilities; that the neighborhood is almost completely developed and there is no prospect of any substantial increase in population; that existing retail facilities more than adequately provide for the community needs; that several of the existing retail stores are vacant and unrented, and any new stores would only adversely affect the existing stores; and

WHEREAS, the applicant contends that the premises, situated on the west side of Parsons Boulevard, adjoining the existing gas station, is outside of the retail store district; that Parsons Boulevard is one of the most heavily travelled thoroughfares at this site, and there is always a stream of traffic running between Hillside Avenue to the South and Grand Central Parkway to the north; that there is only one gas station in the area and there is an economic need for an additional location; that the premises is zoned business and it is economically unfeasible to develop with residence uses; that the neighborhood was developed more than 35 years ago and even at that time the premises and this intersection was undesirable for development; that the owner of the property on the southeast corner of this intersection also made application for a similar variance—Block 9787, Lot 261—and that corner is presently vacant; that the northeast corner of this intersection is used as a parking lot in connection with the supermarket on Block 9787, Lot 11; and

WHEREAS, the applicant further contends that a grant of the variance will not adversely affect any adjoining property owners; that to the north, Block 9731, Lot 1 is used as a gas station, and to the east the corner is occupied as a parking lot; that at present the site is vacant, and maintenance to prevent it from becoming a dumping ground is almost impossible; that a 5 foot 6 inch solid brick wall is proposed to be erected along the west side lot line, and there are no windows or openings proposed along this west line; that only one curb cut is proposed on 84th Road, and the building is designed so that the station will front on Parsons Boulevard; that only local traffic will use 84th Road and a grant of the variance will not increase this local traffic; that the proposed use is in the nature of a conforming use in that a necessary retail community service is provided; that there is no property within the affected area or within the entire neighborhood which is zoned to permit this vital service; that therefore, it must have been the intention of the City Planning Commission to have the Board grant a variance for this use upon terms and conditions which would protect the neighborhood from any adverse effect; that the proposed use is more desirable than any factory use which would be permitted in a business zone; that the proposed building will occupy only a small percentage of the plot—less than one quarter of the permitted coverage; that it will

permit easy visibility at the intersection and will be only one story in height; that there will be no trucking, loading or unloading, as is customary and permitted in a business zone; and

WHEREAS, the applicant states that the present owners have held title to the property since January 14, 1954 and that the assessed valuation of land is \$12,000; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that there was no justification for the exercise of discretion to grant a zoning variance under Section 7, Subdivisions f and i of the Zoning Resolution.

Resolved, that the decision of the Borough Superintendent, acting on N.B. Applic. 1263-58, Objections No. 1 and 2 be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

433-58-A

APPLICANT—Leonard F. Rothkrug, for Harold Pearlman and Isidore Davis, owners.

SUBJECT—Application July 17, 1958—filed pursuant to Section 35, General City Law re premises partly in bed of mapped street—proposed widening of 84th Road.

PREMISES AFFECTED—84-16 Parsons Boulevard, northwest corner of 84th Road, Block 9751, Lot 7, Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

ACTION OF BOARD—Appeal withdrawn.

THE VOTE—

Affirmative: Acting Chairman Kleinert, Commissioner Foley and Commissioner Sleeper..... 3

Negative 0

Absent: Chairman Murdock..... 1

ACTION OF BOARD—Appeal withdrawn in view of the action of the Board on Cal. No. 432-58-BZ.

505-58-BZ

APPLICANT—Reginald S. Hardy, for Daniel J. Schaefer, owner.

SUBJECT—Application August 26th, 1958—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot for the parking and storage of more than five (5) motor vehicles for accessory use by patrons of the funeral home and by parishioners of the church across Fourth Avenue—no fee to be charged.

PREMISES AFFECTED—416 42nd Street, south side, 100 feet, east of 4th Avenue, Block 724, Lot 11, Borough of Brooklyn.

APPEARANCES—

For Applicant: Reginald S. Hardy.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Acting Chairman Kleinert, Commissioner

Foley and Commissioner Sleeper 3

Negative: 0

Absent: Chairman Murdock 1

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on January 6, 1959 after due notice by publication in the Bulletin; laid over to January 13, 1959, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site is in a residence use, C area, class 1¼ height district; 42nd Street and 43rd Street are in business and residence use, C area, class 1¼ height districts; Fourth Avenue and Fifth Avenue are in a business use, C area, class 1¼ height district; and

WHEREAS, the decision of the Borough Superintendent, dated August 18, 1958 acting on Alt. Applic. No. 2583-58, reads:

MINUTES

"1. Temporary accessory parking of motor vehicles for patrons and visitors of Funeral Parlor in a Residence Use District is contrary to Art. II Sec. 3 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 100 feet frontage by 100 feet 2 inches in depth, enclosed with a six foot high wrought iron fence, presently vacant, except for three small shacks and shrubbery; that it is proposed to level the premises, surface them with crushed stone or cinders secured by a non-impervious binder and to use them for temporary accessory parking for patrons and visitors of the funeral parlor which the owner maintains on the northeasterly corner of Fourth Avenue and 42nd Street, diagonally opposite the subject premises; that ingress to the premises will be provided by two entrances located where shown on plans; and

WHEREAS, the applicant states that the premises will be used solely for the convenience of patrons and visitors to the funeral home except that the owner has agreed to permit the parishioners of St. Michael's R. C. Church located on the southwesterly corner of Fourth Avenue and 42nd Street to use the premises for the parking of motor vehicles during religious services; that no fee will be charged; that when premises are not in use, the entrances will be securely closed by gates; and

WHEREAS, the applicant further states that the owner has maintained a funeral parlor and undertaking establishment on the northeasterly corner of Fourth Avenue and 42nd Street for a great many years; that during the past few years, it has become increasingly difficult for persons visiting this establishment to find a parking space for their cars; that subsequently the owner was able to obtain title to the site and proposes to use it for the accessory parking of motor vehicles in order to eliminate this inconvenience to the visitors of the funeral home, and also to eliminate a growing parking problem at this point; that the property in question was formerly owned by The City of New York; that apparently it had been obtained with a view to using it for the parking of motor vehicles in connection with the Court House on the adjoining property; that this plan, however, was never consummated and The City ultimately elected to sell the property; and

WHEREAS, the applicant contends that the granting of this application would not adversely affect the owners of any property in the area; that indeed, it will result in affording them an opportunity to park their cars in front of their homes, which they cannot do at all times at present because of the fact that the necessary space has been taken by transient parkers; that the use of the property will be strictly limited to the periods of time during which the funeral home is open or Church services are in progress; that at all other times, it will be closed; that inasmuch as no full time attendant will be required, no provision has been made for the erection of an office or structure for his protection on the property; and

WHEREAS, the applicant states that the present owner has held title to the property since April 15, 1958 and that the assessed valuation of land is \$21,000; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application should be granted on condition; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision h of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7h for a term of five years to permit the premises to be occupied for the parking and storage of more than five motor vehicles for accessory use limited to cars of patrons of the funeral home and if the parishioners of the Church of St. Michael, no fee to be charged, as proposed and as shown on plans filed with this application marked "Received August 26, 1958", 3

sheets, *on condition* that there shall be a split sapling fence, of the same height and with the saplings facing the dwellings on 43rd Street, applied to the steel picket fence existing on the southerly, or rear, lot line, for the protection of such dwellings against the headlights of the automobiles using the parking lot; that the premises shall be arranged and constructed as indicated on plans above cited; that on the building line of 42nd Street there shall be erected a woven wire fence of the chain link type, as shown, not less than 5 feet 6 inches in height; that there may be two gates in such fence, of similar construction, for entrance and exit, which shall be normally kept closed when the lot is not in operation; that there may be two curb cuts, not exceeding 18 feet in width each opposite such gates; that bumpers shall be maintained to protect fences and walls; that the premises shall be graded and paved with crushed stone or cinders and treated with an impervious binder and properly rolled; that such portable fire-fighting appliances shall be maintained as the Fire Commissioner shall require; that in all other respects the premises and occupancy shall comply with all laws, rules and regulations applicable thereto; and that all permits shall be obtained and all work completed and a certificate of occupancy obtained within the requirements of Section 22A of the Zoning Resolution.

Adjourned: 1:15 P.M.

JOSEPH J. DOYLE, *Chief Clerk*.

REGULAR MEETING

TUESDAY AFTERNOON, JANUARY 13, 1959, 2 P.M.

Present: Acting Chairman Kleinert, Commissioner Foley and Commissioner Sleeper.

894-54-SM

APPLICANT—Inland Steel Products Co., Milcor Steel Co., owner.

SUBJECT—Application November 12, 1954—Milcor Steel Roof Deck, approval of.

APPEARANCES—

For Applicant: R. C. Findlay.

ACTION OF BOARD—Material approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Acting Chairman Kleinert, Commissioner Foley and Commissioner Sleeper 3

Negative: 0

Absent: Chairman Murdock 1

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Calendar Number 894-54-SM

Subject: Milcor Steel Roof Deck.

Inland Steel Products Company Milcor Steel Co., Milwaukee, Wisconsin, filed November 12, 1954, an application with the Board of Standards and Appeals for approval of the material known as Milcor Steel Roof Deck under the provisions of C26-626.0 Administrative Building Code.

Purpose

The material is to be used as an incombustible roof deck.

Description

The roof deck is an incombustible steel roof deck and is designated as Type A, B or C. The type A is manufactured in two widths and two depths. The 1½ inch depth in gauges of 22, 20 and 18 width of 24 inches and the 1¾ inch depth in the same gauges and width of 18 inches. The Type B is 1½ inches deep in gauges of 22, 20, 18, 16, 14 and 12 and width of 24 inches and the Type C is 4½ inches deep in gauges of 18, 16, 14 and 12 and the width is 12 inches.

MINUTES

The section properties of the deck is as follows:

1. Type A—1½ inch	Gauge	Moment of Inertia	Section Modulus
	22	.112	.110
	20	.145	.136
	18	.204	.186
2. Type A—1¾ inch			
	22	.168	.145
	20	.216	.178
	18	.302	.240
3. Type B—1½ inch			
	22	.18	.22
	20	.23	.30
	18	.33	.40
	16	.44	.50
	14	.56	.62
	12	.80	.89
4. Type C—4½ inch			
	18	4.24	1.67
	16	5.45	2.21
	14	6.85	2.89
	12	9.58	4.10

Inspection and Test

The physical properties and the load tables of the sections were checked by physical tests conducted in accordance with the requirements of C26-626.0 Administrative Building Code by the Pittsburgh Testing Laboratory.

Deflection tests were conducted on the following specimens with the following results:

Sect.	Gauge	Theo Def.	Act. Defl.	S. Factor- Act. Load/ Design
A-1½	18	.471	.471	3.48
A-1½	22	.327	.320	3.78
A-1½	20	.300	.295	—
A-1¾	20	.520	.420	—
B-1½	22	.469	.460	2.71
B-1½	18	1.110	0.950	3.19
B-1½	18	1.120	0.930	—
B-1½	16	1.080	1.020	—
B-1½	16	1.042	1.040	3.20
B-1½	14	0.882	0.790	3.68
B-1½	20	0.768	0.640	2.43
B-1½	14	1.520	1.520	—
C-4½	18	0.790	0.790	2.80
C-4½	14	1.520	1.520	3.34
C-4½	18	0.790	0.790	—
B-1½	20 Acoustic	0.556	0.552	2.11

The complete report is on file with and is part of the record.

Recommendation

On the basis of the tests and the data filed by the applicant, the Committee on Test is of the opinion that the loads on the Milcor Steel Roof Deck may be computed by accepted engineering formula as recommended by the American Steel Institute in their specifications for the Design of Light Gauge Structural Steel Members and accordingly recommends the approval of Milcor Steel Roof Deck for loads and deflections as calculated by the manufacturer in accordance with the formulas as set forth in the above mentioned manual for use for roof construction when proportioned for roof loads as provided in C26-347.0 when protected with approved roof surface and for use under C26-618.0 where fireproofing protection is omitted by the code from trusses.

(Sgd.) SAMUEL L. BECKER,
Director,
JOHN A. DARTS,
Assistant Engineer,
GEORGE F. SKLENARIK,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this material in accordance with the above report.

449-57-SM

APPLICANT—The Lincoln Electric Co., owner.

SUBJECT—Application May 22, 1957—Lincolnweld Submerged Arc Welding Process (including machines, welding electrodes and Flux,) approval of.

APPEARANCES—

For Applicant: David Thorsen.

ACTION OF BOARD—Material approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Acting Chairman Kleinert, Commissioner Foley and Commissioner Sleeper 3

Negative: 0

Absent: Chairman Murdock 1

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Calendar Number 449-57-SM

Subject: Lincolnweld Submerged Arc Welding Process (including Machines, Welding, Electrodes & Flux).

Lincoln Electric Company, Cleveland, Ohio, filed May 22, 1957, an application with the Board of Standards and Appeals for approval of the Lincolnweld Submerged Arc Welding Process (including Machines, welding electrodes & Flux) under the provisions of C26-178.0, C26-514.0 Administrative Building Code and the Fusion Welding Rules of the Board.

Purpose

A submerged arc welding process where the weld wire is fed by machine to the work and the welding is covered by an agglomerated flux.

Description

The process may be best described by outlining the operation and the characteristics.

A) Operation

A bare electrode wire, coiled on a reel of 60 or 200 pounds, and in diameters ranging from 5/64" to 1/4", and, on occasion, up to 3/8", is fed by mechanically-powered drive rolls continuously into the arc. The speed can be varied, according to the needs of the job. Current is fed to the wire through contact jaws between which the wire passes. These jaws are close to the arc area, so that the current has a relatively short distance to travel, as compared with hand electrodes. This means that currents carried on the wire can be extremely high for a given diameter, as compared to hand electrodes.

An arc is formed between the electrode and the work. The arc is completely covered at all times by the flux, which is deposited continuously, from a hopper, around the wire as it is fed to the work. The arc melts the electrode, the base metal and a quantity of the flux. The molten flux covers the crater as it cools, solidifying into a friable slag.

To weld the joint, either the work can be moved in relation to the automatic welding head, or the head can be moved in relation to the work. In either case, the results are the same.

When the weld is completed, the slag is removed from the weld, and the unfused portions of the flux are cleaned from the joint.

B) Characteristics

The hidden or submerged arc process has several distinguishing characteristics which are responsible for its numerous advantages.

High current densities. Because the current is applied to the electrode so that it has a short distance to travel, relatively high amperages can be used on small diameter wires. This results in extremely high current densities on relatively small cross-sectional areas of electrode. Currents as high as 600 amperes can be carried on electrodes as small as 5/64". This creates a density on the order of 100,000 amperes

MINUTES

per square inch, six to ten times that carried on manual electrodes.

Melt-Off rates. The melt-off rate of the electrode is affected by the electrode material, the flux, type of current, polarity and the length of wire beyond the point where current is introduced. Because of the high current density of the wire, the melt-off rate is very much higher for a given diameter electrode than it would be with hand welding.

Speed. High current densities, high melt-off rates and mechanical operation produce speeds of welding, ranging from 15" a minute on heavy fillet welds in 1" plate to 150" per minute on 12 gauge to 3/4" material. The operation of the process is such that it solves the problem of Fast Follow, as well as providing the optimum conditions of Fast Fill.

Penetration. The high speeds and current densities of submerged arc welding produce deep penetration. Full butt welds can be made in one pass from each side without edge preparation in material up to 5/8" thick. Full penetration fillet welds can be made in material up to 3/4" thick without edge preparation. Because of the large amount of penetration into base metal, even where a groove is used, the joint is largely base metal. Approximately two volumes base metal fused in the joint permits welding many different types of steel with a mild steel electrode. The chemistry of the joint can be controlled through procedure variables and by putting alloys in the flux, through which they are transferred to weld metal.

The electrodes used in conjunction with the process are as follows:

- L-60 — Low carbon steel wire with .12% carbon
- L-61 — Low carbon steel wire with .12% carbon, silicon killed for single pass.
- L-70 — Low carbon steel wire with .14% carbon and .5% moly for high tensile.
- L-18-8 — Chrome Nickel Stainless Steel wire.
- L-201 — Medium Carbon .50% carbon.

The flux used is as follows:

Mild Steel Flux

- 760 — For single pass welds
- 780 — For all applications
- 781 — For high speed welding
- 840 — For multiple pass

Alloy Flux

- St-100 — For Stainless Steel
- H-535 — For Machineable hardsurfacing deposits
- H-545 — For hardsurfacing deposits with high resistance to impact
- H-550 — For hardsurfacing deposits with high resistance to abrasion
- H-560 — For hardsurfacing deposits with highest resistance to abrasion.

Inspection and Test

Specimens welded by this process were tested in accordance with the requirements of the Welding Rules of the Board at the United States Testing Laboratory. Further tests were conducted by the American Bureau of Shipping and the process is accepted by that agency. The reports are on file with and part of the record.

Recommendation

On the basis of the tests and the data filed by the applicant, The Committee on Test recommends the approval of the Lincolnweld Submerged Arc Welding Process (including machines, welding electrodes and flux) as herein described for use in New York City when used under the supervision of a licensed welder experienced in the use of this equipment, with current and polarity as designated by the Lincoln Electric instructions on file with the application as meeting the requirements of the Welding Rules of the Board.

It is further recommended that each machine bear a label permanently affixed reading "Approved by the Board of

Standards and Appeals for use in New York City under Calendar Number 449-57-SM".

(Sgd.) SAMUEL L. BECKER,
Director,
JOHN A. DARTS,
Asst. Engr.,
GEORGE F. SKLENARIK,
Asst. Engr.,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

563-57-SM

APPLICANT—Fred G. MacKenzie Co., Agent for Vonnegut Hardware Co., owner.

SUBJECT—Application July 25, 1957—Von Duprin Panic Exit Device, Type NC, approval of.

APPEARANCES—

For Applicant: Robert F. Fall.

ACTION OF BOARD—Material approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Acting Chairman Kleinert, Commissioner Foley and Commissioner Sleeper

Negative: 3

Absent: Chairman Murdock 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Calendar Number 563-57-SM

Subject: Type NC Von Duprin Panic Exit Device.

The Vonnegut Hardware Company, Indianapolis, Indiana, filed July 25, 1957, an application with the Board of Standards and Appeals for approval of Type NC Von Duprin Panic Exit Device for use in New York City under the provisions of C26-178.0B.

Purpose

Locking Mechanism for Exit Doors to permit egress at all times by pressure on crossbar.

Description

This is an assembly of concealed panic hardware for single or double outwardly swinging exit door. It consists of a hinged bar mounted horizontally on the inside face of the door and supported by two levers. Within the door stile are top and bottom operating rods and door latches, connected to, and operated by the center actuating mechanism. Depressing the panic bar retracts the latch bolts and allows the door to be pushed open. A key-operated cam assembly may be provided to actuate the latch rods from the out side of the door. This device does not prevent operation by means of the inside crossarm.

Inspection and Test

The Type NC Von Duprin Panic Exit Device was tested and approved by the Underwriters' Laboratories. The tests are on file and are part of the record.

Recommendation

On the basis of the test and data filed by the applicant, the Committee on Test, recommends the approval of Type NC Von Duprin Panic Exit Device for use in New York City under the provisions of C26-178.0b of the Administrative Building Code. It was established that the device is constructed of materials suitable for the intended application. The Committee further recommends that each exit device shall bear a label permanently affixed reading as follows: "Approved by the Board of Standards and Appeals

MINUTES

for use in New York City under Calendar Number 563-57-SM."

(Sgd.) SAMUEL L. BECKER,
Director,
JOHN A. DARTS,
Ass't. Engr.,
GEORGE F. SKLENARIK,
Ass't. Engr.,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

651-57-SM

APPLICANT—Rolscreen Co., owner.

SUBJECT—Application August 5, 1957—Pella Wood Folding Door, (interior door or room partitions), approval of.

APPEARANCES—

For Applicant: David R. Keegan.

ACTION OF BOARD—Material approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Acting Chairman Kleinert, Commissioner
Foley and Commissioner Sleeper 3
Negative: 0
Absent: Chairman Murdock 1

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Calendar Number 651-57-SM

Subject: Pella Wood Folding Door.

Rolscreen Company, Pella, Iowa, filed August 5, 1957, an application with the Board of Standards and Appeals for approval of Pella Wood Folding Door under the provisions of C26-667.0.5 of the Administrative Building Code.

Purpose

Interior door or room partitions.

Description

The doors are of wood, folding, accordion-type suspended from a track at the head. There are no guides or tracks at the floor. All spring hinges are concealed in the closed position.

Track dimensions are 1" x 1" and have a corrosion-resistant coating and no less than 20 gauge in thickness. Hanger assemblies and bearings are all-nylon construction. Hangers are installed on alternate panels. Panels are kiln-dried lumber, glued-up block cores faced with veneers bonded with waterproof plastic glues. Panels are $\frac{3}{8}$ " thick and $3\frac{5}{8}$ " wide.

All metal parts are either stainless steel or plated with suitable corrosion-resistant coatings. Spring hinges made of .024 hard drawn high basic spring wire, galvanized before drawing, and $\frac{5}{32}$ " in diameter.

Doors have wood head mould to conceal the track and jamb mould for jamb closure.

Available in Pine, Birch, Oak and Philippine Mahogany.

Inspection and Test

Details of construction were examined by Assistant Engineer John A. Darts, Committee on Test.

The inspection was made at the Board of Standards and Appeals.

Recommendation

On the basis of the examination and data submitted by the applicant, the Committee on Test recommends that the Pella Wood Folding Door be approved for use in New York City when installed in accordance with this report and the requirements of C26-667.0.5 of the Administrative Building Code. The Committee on Test further recommends that

the Pella Wood Folding Door can be used in buildings 150 feet in height or less as wood is not fireproof and that the material be stamped or labeled "Approved by the Board of Standards and Appeals for use in New York City, under Calendar Number 651-57-SM."

(Sgd.) SAMUEL L. BECKER,
Director,
JOHN A. DARTS,
Asst. Engr.,
GEORGE F. SKLENARIK,
Asst. Engr.,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

226-58-SA

APPLICANT—Power-Flame Division Inc., for Siemon Manufacturing Company, owner; George Darche and Associates, agent.

SUBJECT—Power-Combimatic Combination Gas-oil Burners, Models FGO-400-BE, FGO-700-BE, FGO-1000-BE, FGO-2200-BE and FGO-3000-BE, FGO-3500-BE, approval of.

APPEARANCES—

For Applicant: George R. Darche.

ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Acting Chairman Kleinert, Commissioner
Foley and Commissioner Sleeper 3
Negative: 0
Absent: Chairman Murdock 1

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

RE: Calendar Number 226-58-SA

Subject: Power Combimatic Gas-Oil Burner, Models FGO-400-BE, FGO-700 BE, FGO-1000 BE, FGO-2200 BE, FGO-3000 BE, FGO-3500 BE.

Power-Flame Division Inc., Simeon Manufacturing Company, Grandview, Missouri, filed April 14, 1958, an application with the Board of Standards and Appeals for approval of the appliance known as the Power Combimatic Gas Oil Burner, Models FGO-400-BE, FGO-700-BE, FGO-1000-BE, FGO-2200-BE, FGO-3000-BE and FGO-3500-BE under the provisions of the Oil Burner Rules of the Board and Article 12, Chapter 26, Administrative Building Code.

Purpose

The appliance is a combination gas-oil burner for domestic, commercial and industrial installation.

Description

The appliances are conversion gas-oil burners consisting of a gun-type pressure atomizing oil burner in combination with a power type gas burner and are suitable for installation in hot water or steam boilers or warm air furnaces.

The approximate firing rates range from 1.0 to 3.0 gallons per hour of No. 2 oil or 150-400 C.F.H. 1000 Btu gas to 20.0-25.0 G.P.H. or 2800-3500 C.F.H.-1000 Btu gas.

The appliance is equipped with separate and individual mounted and wired transformers so that there will be separate ignition of both fuels.

The appliance is so designed that when the fuel selector switch or relay calls for a change of fuel, power circuit of the electronic relay is broken causing it to recycle to starting position. This insures that only one fuel valve will be open at a time.

During gas firing, in case of flame failure, the main valve closes within 1 to 4 seconds and one attempt of relight is made. If pilot is not ignited within 15 to 30 seconds, pilot valve closes, gas ignition is shut off and motor stops. Manual reset of electronic relay is required.

MINUTES

During oil firing, in case of flame failure, one attempt to relight is made if fire is not established within 15-30 seconds, oil valve closes, oil ignition is shut off and motor stops and manual reset of the electronic relay is required.

Inspection and Test

Details of construction were examined by Ass't Engr. J. A. Darts, Committee on Test. The appliance has been approved by the Underwriters' Laboratory under MP 1836.

Recommendation

On the basis of the data filed by the applicant, the Committee on Test, recommends the approval of the Power Combimatic Gas-Oil Burner, Models FGO-400 BE, FGO-700 BE, FGO-1000 BE, FGO-2200 BE, FGO-3000 BE and FGO-3500 BE for use in New York City in domestic, commercial and industrial installations when installed and operated in accordance with the requirements of the Oil Burner Rules of the Board and Article 12, Chapter 26, Administrative Building Code on condition that when oil fired, the oil used shall not be heavier than No. 2 fuel oil and further that each appliance bear a label, permanently affixed reading "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 226-58-SA".

(Sgd.) SAMUEL L. BECKER,
Director,
JOHN A. DARTS,
Assistant Engineer,
GEORGE F. SKLENARIK,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

263-58-SA

APPLICANT—Philips Electronics Inc., owner.
SUBJECT—Application April 18, 1958—Norelco Gas Liquefier, Model 42149, approval of.

APPEARANCES—

For Applicant: Joseph Meisler.

ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Acting Chairman Kleinert, Commissioner
Foley and Commissioner Sleeper 3
Negative: 0
Absent: Chairman Murdock 1

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Calendar Number 263-58-SA

Subject: Norelco Gas Liquefier, Model 42149, approval of.

Philips Electronics Inc., Mount Vernon, N. Y., filed April 18, 1958, an application with the Board of Standards and Appeals for approval of the Norelco Gas Liquefier, Model 42149 for use in New York City under the provisions of C26-191.0 and C19-90.0 Administrative Code.

Purpose

An appliance for liquefying air.

Description

The Norelco Gas Liquefier produces liquid air by the use of helium or hydrogen gas as heat transfer medium in a single cylinder water cooled machine. The gas to be liquefied—air—does not pass through the working parts of the system but condenses to liquid on the surface of the cold cylinder head made so by the expansion of the helium or hydrogen gas within it.

The cylinder houses a working piston and an insulated displacer piston and both are coupled to a single two throw crankshaft by separate connecting rods. The crankshaft thus

produces harmonic motions of the two pistons but not in exact phase and they alternately compress and expand the heat transfer medium.

The displacer divides the space above the piston into two sections; the lower area between the spacer and piston being the compression space and the upper area between the spacer and cylinder head being the expansion space. Both areas are connected by an annular channel containing three heat exchangers; a water cooled coil, a regenerator packed with a fine copper wire mesh, and a freezer head. The gas medium—hydrogen or helium depending on availability—is transferred from the compression space to the expansion chamber and back again by the motion of the displacer. The medium is pumped through the cooler and regenerator giving up heat in its passage to the cylinder top where it is then expanded. As the gas expands it absorbs heat from the cylinder head cooling it sufficiently to cause air coming in contact with the head to liquefy.

The expanded gas—helium or hydrogen—is returned to the compression space through the operation of the spacer piston by way of the regenerator and begins another cycle. Power is supplied to the crankshaft by means of a 10HP induction motor, 220/440 volt 3 phase current.

The head of the cylinder is surrounded by a series of copper vanes arranged in baffle formation. Air at atmospheric pressure is drawn in through a side opening in an insulated metal cover which is secured over the vaned head. Moisture and carbon dioxide are condensed on the vanes and solidified before the air is liquefied. The liquid air is collected and run off into an insulated storage flask. The solidified moisture and dry ice, when excessive, are removed by defrosting with warm air.

The capacity of the system is approximately 5 quarts of liquid air per hour. The system is charged from a standard I.C.C. cylinder with either helium or hydrogen at a pressure of 250 psi, which is equivalent to approximately 5 grams of helium or 10 grams of hydrogen. Operating pressures are approximately 450 psi on the high side and 210 psi in the crankcase. Water consumption is approximately 3 to 4 gallons per minute depending on its temperature.

A minimum and maximum gas pressure switch is provided to stop the operation if gas pressure should be inadequate or excessive. An oil pressure switch would similarly act if oil pressure should fail. A flow switch is installed in the water line which prevents the system from operating unless sufficient water is flowing. Its minimum setting is 2 gal. per minute.

Inspection and Test

A typical unit was inspected at 750 So. Fulton Avenue, Mount Vernon, N. Y. by Ass't. Engr. G. F. Sklenarik, Committee on Test. Present was Mr. J. Suissa, representing the applicant.

Recommendation

On the basis of the inspection and the data submitted by the applicant, the Committee on Test recommends the approval of the Norelco Gas Liquefier, Model 42149 for liquefying air when installed and operated in accordance with this report, the requirements of Article 17, Chapter 19, Administrative Code, and the Electrical Code of the City of New York and provided that each liquefier bear a label, permanently affixed, reading "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 263-58-SA."

(Sgd.) SAMUEL L. BECKER,
Director,
JOHN A. DARTS,
Asst. Engr.,
GEORGE F. SKLENARIK,
Asst. Engr.,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

MINUTES

302-58-SM

APPLICANT—Interboro Incinerator, Co., owner.

SUBJECT—Application May 15, 1958—Interboro Cast Iron One Hour Incinerator Hopper Door, Model HD-1, approval of.

APPEARANCES—

For Applicant: Daniel J. Martin.

ACTION OF BOARD—Material approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Acting Chairman Kleinert, Commissioner
Foley and Commissioner Sleeper 3
Negative: 0
Absent: Chairman Murdock 1

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Calendar Number 302-58-SM

Subject: Interboro Cast Iron Incinerator Hopper Door, Model HD-1.

Interboro Incinerator Company, Brooklyn, New York filed May 15, 1958, an application with the Board of Standards and Appeals for approval of the material known as Interboro Cast Iron Incinerator Hopper Door Model HD-1.

Purpose

The material is to be used as a one and one half hour fire resistive incinerator hopper door.

Description

The door consists of a cast iron frame and cast iron door. The door is hung to open outwardly on a tension spring hinge at the bottom mounted on a 5/16 inch hinge pin. Attached to the interior of the door is a hopper lining of 14 gauge steel sheet and closure plate arranged to close the opening in the incinerator shaft by gravity when the door is in the charging position. The shaft side of the door is insulated with a 3/8 inch sheet of fibrous felted asbestos board covered with the 14 gauge hopper lining. The door is equipped with an Artic type pull handle.

Inspection and Test

The door was tested at Protexol Laboratories in accordance with the requirements of C26-610.0 Administrative Building Code. At 30 minutes the transmitted temperature was 260°F which was well below the limiting maximum of 650°F. The door also successfully passed the hose stream requirements. The complete report is on file with and is part of the record.

Recommendation

On the basis of the test and the data filed by the applicant, The Committee on Test recommends the approval of the Interboro Cast Iron Incinerator Hopper Door, Model HD-1 for use in New York City under the provisions of C26-701.0.b Administrative Building Code, when constructed as herein described and in accordance with Drawings marked Rec'd. May 15, 1958, on condition that the appliance bear a label permanently affixed reading, "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 302-58-SM".

(Sgd.) SAMUEL L. BECKER,
Director,
JOHN A. DARTS,
Assistant Engineer,
GEORGE F. SKLENARIK,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this material in accordance with the above report.

459-58-SA

APPLICANT—Ribelle V. Perotto, for The Barber Manufacturing Co., owner.

SUBJECT—Application July 29, 1958—Turbo-Heat Power Gas Conversion Burner, Models PBS-185 and PBS-210, approval of.

APPEARANCES—

For Applicant: Ribelle V. Perotto.

ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Acting Chairman Kleinert, Commissioner
Foley and Commissioner Sleeper 3
Negative: 0
Absent: Chairman Murdock 1

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Calendar Number 459-58-SA

Subject: Turbo-Heat Power Gas Conversion Burner, Models PBS-185 and PBS-210, approval of.

Ribelle Perotto for the Barber Manufacturing Company, Cleveland, Ohio, owner-manufacturer, filed July 29, 1958 an application with the Board of Standards and Appeals for approval of the Turbo-Heat Power Gas Conversion Burner, Models PBS-185 and PBS-210 for use in New York City under the provisions of Article 12, Administrative Building Code.

Purpose

Gas fired conversion burners.

Description

The Turbo Heat Power Burners consist of an assembly of 8 small gas orifices mounted in a circular inlet ring aligned concentrically with 8 individual venturies. These are installed within a blast tube along with a pilot and thermocouple. Blast tubes are available in lengths of 6 inches to 15 inches.

The rest of the burner assembly consists of a relay assembly, propeller fan and drive for combustion air with centrifugal switch, an air shutter and a steel housing designed for flange or pedestal mounting. Automatic gas valve and a pressure regulator are provided.

The centrifugal switch will keep the gas valve closed unless the fan is running at rated speed. The safety pilot will shut off gas supply in case of pilot flame failure.

Inspection and Test

All details of construction were examined by Ass't. Engr. G. F. Sklenarik, Committee on Test. A burner was inspected at premises 1581 Bushwick Avenue, Brooklyn, New York.

The PBS-185 rated at 185,000 Btu input and the PBS-210 rated at 210,000 Btu input, were tested and approved by the American Gas Association for natural gas.

Recommendation

On the basis of the inspection and the data filed by the applicant, the Committee on Test recommends the approval of the Turbo-Heat Power Gas Conversion Burner, Models PBS-185 and PBS-210 for use in New York City when installed in accordance with this report and the provisions of Article 12, Administrative Building Code provided that each burner shall bear a label, permanently affixed, reading, "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 459-58-SA."

(Sgd.) SAMUEL L. BECKER,
Director,
JOHN A. DARTS,
Assistant Engineer,
GEORGE F. SKLENARIK,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this appliance in accordance with the above report.

MINUTES

460-58-SA

APPLICANT—Ribelle V. Perotto, for The Barber Manufacturing Co., owner.

SUBJECT—Application July 29, 1958—Gun-Heat Gas Conversion Burner, Models IN-5-A, IN-9-A and IN-15-A, approval of.

APPEARANCES—

For Applicant: Ribelle V. Perotto.

ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Acting Chairman Kleinert, Commissioner
Foley and Commissioner Sleeper 3
Negative: 0
Absent: Chairman Murdock 1

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Calendar Number 460-58-SA

Subject: Gun-Heat Gas Conversion Burner, Models IN-5-A, IN-9-A and IN-15-A, approval of.

Ribelle Perotto for the Barber Manufacturing Company, Cleveland, Ohio, owner-manufacturer, filed July 29, 1958 an application with the Board of Standards and Appeals for approval of the Gun-Heat Gas Conversion Burner, Models IN-5-A, IN-9-A, IN-15-A for use in New York City under the provisions of Article 12, Administrative Building Code.

Purpose

Gas fired conversion burners.

Description

The Gun-Heat burners are inshot type burners consisting of a venturi burner tube with pilot light and thermocouple installed within a steel blast tube. Primary combustion air is supplied to the venturi tube through an adjustable air shutter and secondary air to the blast tube through an adjustable air door on the underside of the burner assembly. A stainless steel flame spreader is installed before the blast tube.

Controls consist of a shut off valve, pressure regulator and automatic gas valve which will shut off the gas supply in case of pilot flame failure.

These burners may be pedestal mounted or flange connected to the boiler or furnace; three lengths of blast tubes are available, 4 $\frac{3}{8}$ ", 7" and 13 $\frac{1}{2}$ ".

The Model IN-5-A is rated at 65,000 to 150,000 Btu per hour input, the IN-9-A at 50,000 to 190,000 Btu per hour and the IN-15-A at 120,000 to 250,000 Btu per hour.

Inspection and Test

All details of construction were examined by Ass't. Engr. G. F. Sklenarik, Committee on Test. A typical burner was inspected at premises 1581 Bushwick Avenue, Brooklyn, New York.

These burners were tested and approved by the American Gas Association.

Recommendation

On the basis of the inspection and the data filed by the applicant, the Committee on Test recommends the approval of the Gun-Heat Gas Conversion Burner, Models IN-5-A, IN-9-A and IN-15-A for use in New York City when installed in accordance with this report and the provisions of Article 12, Administrative Building Code, provided that each burner shall bear a label, permanently affixed, reading, "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 460-58-SA."

(Sgd.) SAMUEL L. BECKER,
Director,

JOHN A. DARTS,
Ass't. Engr.,
GEORGE F. SKLENARIK,
Ass't Engr.,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this appliance in accordance with the above report.

469-58-SM

APPLICANT—Hudson Cement Corporation, Division of Colonial Sand and Stone Company, owner.

SUBJECT—Application July 31, 1958—Hudson Cement Corporation Portland Cement, Types I and II, approval of.

APPEARANCES—

For Applicant: Frank L. Kelly.

ACTION OF BOARD—Material approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Acting Chairman Kleinert, Commissioner
Foley and Commissioner Sleeper 3
Negative: 0
Absent: Chairman Murdock 1

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

RE: Calendar Number 469-58-SM

Subject: Hudson Cement Corporation Portland Cement, Types I & II.

Hudson Cement Corporation, Division of Colonial Sand and Stone, New York, filed July 31, 1958, an application with the Board of Standards and Appeals for approval of the material known as Hudson Cement Corp. Portland Cement, Types I and II under the provisions of C26-312.0 Administrative Building Code.

Purpose

The material is to be used for concrete construction.

Description

The cement is manufactured at the applicants plant in Kingston, New York, and is the product obtained by pulverizing clinker consisting essentially of hydraulic calcium silicates to which no additions have been made subsequent to calcination other than water and/or untreated calcium sulfate.

Inspection and Test

Samples of the cement were identified and the samples were tested by the Jersey Testing Laboratories, Inc., and both Types, I and II meet the requirements of ASTM C150-55. The reports are on file with and are part of the record.

Recommendation

On the basis of the tests and the data filed by the applicant, the Committee on Test recommends the approval of the material known as Hudson Cement Corp. Portland Cement, Types I & II, as manufactured at the applicants plant at Kingston, New York, for use in New York City on condition that each bag in which the material is marketed shall be stamped "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 469-58-SM" and when the cement is shipped in bulk the bills of lading shall be similarly marked.

(Sgd.) SAMUEL L. BECKER,
Director,
JOHN A. DARTS,
Assistant Engineer,
GEORGE F. SKLENARIK,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this material in accordance with the above report.

888-40-SA

APPLICANT—Bethlehem Foundry & Machine Company, owner.

MINUTES

SUBJECT—Application for consideration—reopening for report as to additional model—re Bethlehem-Dynathern Oil Burner; previously approved.

APPEARANCES—

For Applicant: James W. Meissner.

ACTION OF BOARD—Application reopened for report and further tests, if necessary, for additional models.

THE VOTE—

Affirmative: Acting Chairman Kleinert, Commissioner	
Foley and Commissioner Sleeper	3
Negative:	0
Absent: Chairman Murdock	1

824-47-SA

APPLICANT—Frigidaire Sales Corp., owner.

SUBJECT—Application for consideration—reopening for test and report as to additional model of washing machine—re Frigidaire Automatic Washer, Model WO-65, WK-60 and WL-60; previously approved.

APPEARANCES—

For Applicant: R. A. Peters and W. J. Russell.

ACTION OF BOARD—Application reopened for test and report as to additional model.

THE VOTE—

Affirmative: Acting Chairman Kleinert, Commissioner	
Foley and Commissioner Sleeper	3
Negative:	0
Absent: Chairman Murdock	1

619-48-SM

APPLICANT—American Rock Wool Corporation, owner.

SUBJECT—Application for consideration—reopening for report as to additional trade names—re Homart, Wards, Red Top, Barrett, Carey & Celotex Granulated Mineral Wool and Mineral Wool Batts; previously approved.

APPEARANCES—

For Applicant: Carl B. Settenberg.

ACTION OF BOARD—Application reopened for report as to additional trade name.

THE VOTE—

Affirmative: Acting Chairman Kleinert, Commissioner	
Foley and Commissioner Sleeper	3
Negative:	0
Absent: Chairman Murdock	1

58-49-SA

APPLICANT—Superior Combustion Industries, Inc., owner.

SUBJECT—Application for consideration—reopening for amendment of resolution as to new model designations—re Superior Rotary Burner Models BRD, BRE, BRF, BRG, BRH, BRJ, BRD-S, BRE-S, BRF-S, BRG-3, BRH-S, BRJ-S, BRDH, BREH, BRFH, BRGH, BRHH, BRJH, BRDH-S, BREH-S, BRFH-S, BRGH-S, BRHH-S, BRJH-S, previously approved.

APPEARANCES—

For Applicant: H. M. Ficken.

ACTION OF BOARD—Application reopened for report as to new model designations.

THE VOTE—

Affirmative: Acting Chairman Kleinert, Commissioner	
Foley and Commissioner Sleeper	3
Negative:	0
Absent: Chairman Murdock	1

367-54-SA

APPLICANT—Johnson Heater Corporation, owner.

SUBJECT—Application for consideration—reopening for report as to additional models—re Johnson Forced Warm Air Heaters (oil fired), Models JA75, JA1, JA1.5, JA2, JA2.5, JA3, JA4, JA5, JA6, JA7, JA8, JA1.2, JA35, JA40, JA50, HB75, HB1, HB2, HB3, HB4, HB5, JAS1, JAS1E, JAS1.5, JAS2, JAS2E, JAS3, JAS3E, JAS4, JAS5, JA10, JA12, JA15, JA20, JA25 and JA30; previously approved.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application reopened for report as to additional trade names.

THE VOTE—

Affirmative: Acting Chairman Kleinert, Commissioner	
Foley and Commissioner Sleeper	3
Negative:	0
Absent: Chairman Murdock	1

409-54-SA

APPLICANT—Johnson Heater Corporation, owner.

SUBJECT—Application for consideration—reopening for report as to additional models—re Johnson Gas-fired Heaters, Models JA15, JA20, JA25, JA30, JA35, JA40, JA50, HB75, HB1, HB2, HB3, HB4, HB5, JAS1, JAS1E, JAS15, JAS2, JAS2E, JAS3E, JAS3, JAS4, JAS5, JA.75, JA1, JA1.2, JA1.5, JA3, JA4, JA5, JA6, JA7, JA8, JA2, JA10 and JA12; previously approved.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application reopened for report as to additional models.

THE VOTE—

Affirmative: Acting Chairman Kleinert, Commissioner	
Foley and Commissioner Sleeper	3
Negative:	0
Absent: Chairman Murdock	1

336-55-SA

APPLICANT—Metalmaster Corporation, owner.

SUBJECT—Application for consideration—reopening for report as to additional trade name—re A-1 & B-1, A1-5 & B1-5, AS2 & BS2, A1-1 & B1-1, A-2 & B2, A1-6 & B1-6, A1-2 & B1-2, A2-1 & B2-1, A2-2 & B2-2, A1-3 & B1-3 & B1-3, & B3, AS2-1, & BS2-1 Oil Burners, Models B-15, BS2-1 and B2, marketed by Edwards Eng. Company under trade name of Spi-Rol-Fin, Models BS201 and BS, S-11 S-1, S-2, S-21 and S-3, Utica Oil Burner, Models A-11, A-1, A-2 and A-3; Percoflash Mfg. Corp. by trade name Percoflash and Delta Heating Corp. as Delta P-1, P-2 and P-3; and Metalmaster Oil Burner and Silent Heat Distributing Corp. Oil Burner Models AA-1, A-2, A-3 and A-11; previously approved.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application reopened for report as to additional trade name.

THE VOTE—

Affirmative: Acting Chairman Kleinert, Commissioner	
Foley and Commissioner Sleeper	3
Negative:	0
Absent: Chairman Murdock	1

682-56-SM

APPLICANT—Bestwall Gypsum Company, owner.

SUBJECT—Application for consideration—reopening for report as to additional trade names—re Bestwall Gypsum

MINUTES

Wallboard, Bestwall Insulating Gypsum Wallboard, Bestwall Wood Grain Gypsum Wallboard, interior wall surfacing material; previously approved.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application reopened for report as to additional trade name.

THE VOTE—

Affirmative: Acting Chairman Kleinert, Commissioner Foley and Commissioner Sleeper 3
Negative: 0
Absent: Chairman Murdock 1

83-57-SA

APPLICANT—Sundstrand Engineering Company, owner.

SUBJECT—Application for consideration—reopening for report as to additional trade name—re Sundstrand Oil Burner, Models SS, XA2, XB4, XB5 and XC6 to be also marketed as Atlantic, Bard, Hess, Ingersoll, Jackson & Church, Inland, Sure, Comfort, Waterbury, Modernaire, Meridian, Gyrosopic, Premier, Radiation, Fitzgibbons, Thatcher, Burnham, Weil-McLain, Patten, Spi-ro-fin and Bendix Oil Burners; previously approved.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application reopened for report as to additional trade name.

THE VOTE—

Affirmative: Acting Chairman Kleinert, Commissioner Foley and Commissioner Sleeper 3
Negative: 0
Absent: Chairman Murdock 1

436-58-SA

APPLICANT—Tokheim Corporation, owner.

SUBJECT—Application for consideration—reopening for amendment of resolution as to additional models—re Tokheim, Models 448, 452 Pumps, with or without suffixes P, PEH, RC, TWIN, 1 and 2, previously approved.

APPEARANCES—

For Applicant: A. P. Lapansky.

ACTION OF BOARD—Application reopened for test and report as to additional models.

THE VOTE—

Affirmative: Acting Chairman Kleinert, Commissioner Foley and Commissioner Sleeper 3
Negative: 0
Absent: Chairman Murdock 1

674-47-SM—Vol. II

APPLICANT—The Rawlplug Company, Inc., owner.

SUBJECT—Application reopened January 14, 1958 Rawl Drives and Rawl Plugs—re Rawl-Drives, Masonry fastener; previously dismissed; approval of.

APPEARANCES—

For Applicant: Edward L. Della Valle.

ACTION OF BOARD—Laid over to January 20, 1959, at 2 P. M., for further consideration.

725-49-SA

APPLICANT—Steward-Warner Corporation, U. S. Machine Division, owner.

SUBJECT—Application October 14, 1949—Saf-Air Gas-fired Wall Heater, Models 8201, 8202, and 8203, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Laid over to January 20, 1959, at 2 P. M.; for further consideration.

272-55-SA

APPLICANT—H. C. Little Burner Company, Inc., owner.

SUBJECT—Application March 28, 1955—Safti-Vent Gas-fired Wall Heaters, Models GW-16, GW-22, GW-30, GWT-16, GWT-22, GWT-30, GWR-8 and GWT-8, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Laid over to January 20, 1959, at 2 P. M.; for further consideration.

123-56-SA

APPLICANT—Hunt Heater Corporation, owner.

SUBJECT—Application February 1, 1956—Hunt No Vent, Gas-fired Heating Unit for window or wall installation, Model W-355, approval of.

APPEARANCES—

For Applicant: Roger G. Stillman.

ACTION OF BOARD—Laid over to January 20, 1959, at 2 P. M., for further consideration.

169-57-SM

APPLICANT—A. C. Marggraf, for Masonite Corp., owner.

SUBJECT—Application February 19, 1957—Masonite Shadowvent Siding, 10 and 12 inch widths, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Laid over to January 27, 1959, at 2 P. M.; applicant to be notified.

170-57-SM

APPLICANT—A. C. Marggraf, for Masonite Corp., owner.

SUBJECT—Application February 19, 1957—Masonite Panel-groove and Masonite Ridgegroove Siding, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Laid over to January 27, 1959, at 2 P. M.; applicant to be notified.

171-57-SM

APPLICANT—A. C. Marggraf, for Masonite Corp., owner.

SUBJECT—Application February 19, 1957—Masonite Ridge-line Siding, formerly Ridgewood Siding, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Laid over to January 27, 1959, at 2 P. M.; applicant to be notified.

324-58-SM

APPLICANT—Sheffield Division of Armco Steel Corporation, owner.

MINUTES

SUBJECT—Application May 22, 1958—Sheffield High Strength Bolts, for use in bolting structural and other metal sections, approval of.

APPEARANCES—

For Applicant: J. M. Goldsmith.

ACTION OF BOARD—Laid over to January 27, 1959, at 2 P. M., for further consideration.

454-58-SA

APPLICANT—Chattanooga Royal Company, owner.

SUBJECT—Application July 24, 1958—Royal—Thru-the-wall vented gas-fired heaters, Models DV-20 and DV-30, approval of.

APPEARANCES—

For Applicant: Louis J. Simon.

ACTION OF BOARD—Laid over to January 20, 1959, at 2 P. M. for further consideration.

7-58-A

APPLICANT—Loral Electronics Corp., lessee, for Herbco Realty Corp., owner.

SUBJECT—Application January 3, 1958—Appeal from a decision of the Fire Commissioner, re permit for smoking—factory.

PREMISES AFFECTED—825 Bronx River Avenue, northeast side, 300 feet east of Story Avenue, Block 3621, Lot 10, Borough of The Bronx.

APPEARANCES—

For Applicant: Jack B. Zitren.

For Administration: Lt. J. P. Manfredi, Fire Dep't.

ACTION OF BOARD—Laid over to February 3, 1959, at 2 P. M. for inspection, report from a representative of the Fire Department and for decision; hearing closed.

33-58-A

APPLICANT—Metropolitan Tobacco Co., Inc., lessee; Anthony Ferrante Building Corp., owner.

SUBJECT—Application January 31, 1958—Appeal from an order of the Fire Commissioner, re storage of matches.

PREMISES AFFECTED—736 Parkside Avenue, south side, 306 feet, 6 inches east of Nostrand Avenue, Block 4828, Lot 22, Borough of Brooklyn.

APPEARANCES—

For Applicant: Sol Klerman.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Acting Chairman Kleinert, Commissioner

Foley and Commissioner Sleeper 3

Negative: 0

Absent: Chairman Murdock 1

THE RESOLUTION—

WHEREAS, the decision of the Fire Commissioner, dated December 31, 1957, on Order No. 7978-7, reads:

"1. Discontinue the storage of Matches where a petroleum product is being stored. C19-46.0-b, Administrative Code."

and

WHEREAS, the applicant states that the building is 1 story, 13 feet high, 213 feet by 126 feet in area, class 1 construction, erected in 1957, located in an unrestricted and business use, C area, class 1½ height district, used and occupied since construction; offices, warehousing and shipping of

tobacco products, candy, matches, books, watches and records; garage for more than five (5) motor vehicles, 80 persons, for which Certificate of Occupancy #157439 was issued against N.B. Applic. 79/57; that the building is equipped with a sprinkler, standpipe and fire alarm systems; that regular monthly fire drills are maintained; and

WHEREAS, the applicant states that 200 cases of matches and 100 dozen cans of lighter fluid are kept on the premises; that it is proposed to keep the matches on wooden pallets near the south west corner of the building, each case has 2500 books of 20 matches each; that the lighter fluid will be moved to a separate room, located at the south east corner of the building, this room is built of 4 inch cinder block, 1½ hour fireproof door; that this room will be vented through the roof; that the lighter fluid is in 4 ounce cans approved by the New York Fire Department; and

WHEREAS, the premises was inspected by a committee of the Board and the committee recommended that the application should be granted on condition.

Resolved, that the decision of the Fire Commissioner dated December 31, 1957, acting on Order No. 7978-7 be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the fuel used to fill cigar and cigarette lighters be stored in small cans in a fire-proof vault constructed in the southeast corner of the building, as shown on plans filed with this appeal marked "Received November 28, 1958," two sheets; that this vault have fire-proof self-closing doors; that the electric lighting system, including switches, outlets, etc., be made explosion-proof in the vault; that the fire alarm wires on the inside of the outer wall of the building where this fireproof vault exists shall be protected by incombustible boards and the existing combustible masonite boards, shall be removed; that such portable fire-fighting appliances shall be maintained as the Fire Commissioner shall direct; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto.

461-58-A

APPLICANT—Jacob Berman, for John Zengal, owner, Rego Forest Service Station Inc., Lessee.

SUBJECT—Application July 29, 1958—filed pursuant to section 35 General City Law re premises partly in mapped street, Nansen Street.

PREMISES AFFECTED—69-01 Woodhaven Boulevard, northeast corner, Block 3178, Lot 67, Forest Hills, Borough of Queens.

APPEARANCES—

For Applicant: Jacob Berman.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Acting Chairman Kleinert, Commissioner

Foley and Commissioner Sleeper 3

Negative: 0

Absent: Chairman Murdock 1

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated December 2, 1958, on Alt. Applic. 2518/57, reads:

"1. The proposed erection of an auto laundry which is partly in the bed of a mapped street is contrary to Art. 3, Sec. 35 of the General City Law."

and

WHEREAS, the applicant states that the premises consists of a lot 154.83 feet by 112.89 feet irregular, located in a business and residence use, C area, class 1 height district, upon which there exists a 1 story, 16 foot high, class 3 building, 93.39 feet by 34.95 feet in area, used and occupied as a gasoline service station for which Certificate of Occupancy No. 55668 was issued against N. B. Applic. 801/36; and

MINUTES

WHEREAS, the applicant states that it is proposed to extend the present building by constructing a one story, class 3 addition, so that the total area of the new building will be 110.11 feet by 39.32 feet; that the new extension will be used for an automatic auto laundry; that all these uses are more fully stated in Calendar Number 10-58-BZ; that the proposed addition will encroach upon the proposed mapped street, Nansen Street; and

WHEREAS, the Board has been advised by the Borough President of Queens that Nansen Street is indicated at a width of 60 feet on Section 44 of the Final Maps of the Borough of Queens adopted by the Board of Estimate And Apportionment on July 2, 1914; that title to this street has not yet been acquired by the City and there is no proceeding now pending to acquire title.

Resolved, that the decision of the Borough Superintendent, acting on Alt. Applic. 2518/57, Objection No. 1 be and it hereby is *modified* under the powers vested in the Board by Section 35 of the General City Law, and that the appeal be and it hereby is *granted*, to permit the proposed erection of an auto laundry partly in the bed of the mapped street on the premises as shown on plans filed with this appeal marked, "Received July 29, 1958," 7 sheets, *on condition* that all the requirements of the resolution granted under Calendar Number 10-58-BZ on July 22, 1958 shall be complied with; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that if part of the premises in the bed of the mapped street is acquired by the City for street purposes, the Court shall determine the amount to be paid the owner for the land and building so taken.

588-58-A

APPLICANT—Herman Horowitz, for Technical Research Group, owners.

SUBJECT—Application October 15, 1958—Appeal from an order and a decision of the Fire Commissioner, re Hydrogen cylinders, for use in Glass Blowing, etc. open flames, etc.

PREMISES AFFECTED—17 Union Square West, northwest corner of East 15th Street, Block 843, Lot 20, Borough of Manhattan.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Appeal withdrawn; lessee has moved from the premises.

THE VOTE—

Affirmative: Acting Chairman Kleinert, Commissioner Foley and Commissioner Sleeper 3

Negative: 0

Absent: Chairman Murdock 1

283-54-A—Vol. II

APPLICANT—Arthur B. Lincoln, for Carmine Verdino, owner.

SUBJECT—Application for consideration—reopening as Vol. II subject to regular procedure—re Filed pursuant to Section 35, General City Law—re premises in bed of mapped street, 111th Avenue; previously granted on condition.

PREMISES AFFECTED—109-03 Rockaway Boulevard, north side, east side 109th Street in bed of mapped 111th Avenue, Block 11476, Lot 77, Ozone Park, Borough of Queens.

APPEARANCES—

For Applicant: Arthur B. Lincoln.

ACTION OF BOARD—Application reopened as Vol. II subject to the regular procedure.

THE VOTE—

Affirmative: Acting Chairman Kleinert, Commissioner Foley and Commissioner Sleeper 3

Negative: 0

Absent: Chairman Murdock 1

125-56-A—Vol. II

APPLICANT—Sidney Daub, for 101-103 Crosby Street, Inc., owner.

SUBJECT—Application for consideration—reopening as Vol. II subject to regular procedure—re Appeal from a decision of the Fire Commissioner—re iron shutters; previously withdrawn.

PREMISES AFFECTED—101-103 Crosby Street, east side, 53.4 feet south of Prince Street, Block 496, Lot 12, Borough of Manhattan.

APPEARANCES—

For Applicant: Sidney Daub.

ACTION OF BOARD—Application reopened as Vol. II subject to the regular procedure.

THE VOTE—

Affirmative: Acting Chairman Kleinert, Commissioner Foley and Commissioner Sleeper 3

Negative: 0

Absent: Chairman Murdock 1

286-58-A

APPLICANT—Clinton Brown, for Newton Associates, Inc., owner; World Dyeing and Finishing Co., lessee.

SUBJECT—Application April 30, Appeal from Orders of the Fire Commissioner, a decision re Orders of the Fire Commissioner and a decision of the Borough Superintendent, re location of Oil Burner, and removal of oil storage tank.

PREMISES AFFECTED—345 West 13th Street, and 670-676 Hudson Street, 6th floor, northeast corner, Block 629, Lot 4, Borough of Manhattan.

APPEARANCES—

For Applicant: Clinton Brown.

For Administration: Lt. John P. Manfredi, Fire Dept.

ACTION OF BOARD—Laid over to February 3, 1959, at 2 P. M. applicant to file plan showing feedpipe enclosed in outer pipe which is to be drained back to fuel oil tank; and for report from representative of the Fire Department; hearing closed.

305-58-A

APPLICANT—Samuel Carr, for Willa Realty Co., owner.

SUBJECT—Application May 13, 1958—Appeal from a decision of the Borough Superintendent, re egress.

PREMISES AFFECTED—35 West 21st Street, north side, 372 feet east of Avenue of The Americas, Block 823, Lot 19, Borough of Manhattan.

APPEARANCES—

For Applicant: Samuel Carr and Bernard Jacobs.

ACTION OF BOARD—Laid over to February 17, 1959, at 2 P. M. for applicant to file new proposal as to egress.

330-58-A

APPLICANT—Jack Fein, for Otto Van Glahn, owner.

SUBJECT—Application May 23, 1958—Appeal from a decision of the Borough Superintendent, re exit stairs.

MINUTES

PREMISES AFFECTED—1325-27 Broadway, north side, 83 feet, 11 inches, east of Grove Street, Block 3321, Lot 59, Borough of Brooklyn.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Laid over to February 10, 1959, at 2 P. M., at the request of the applicant.

378-58-A

APPLICANT—Noah N. Sherman, for Karo Film Corp., owner; Bonded Film Storage Co., Inc., lessee.

SUBJECT—Application June 17, 1958—Appeal from a decision of the Borough Superintendent, re: sprinklers.

PREMISES AFFECTED—42-53 21st Street, east side, 59.87 feet north of 43rd Avenue, Block 427, Lot 24, Long Island City, Borough of Queens.

APPEARANCES—

For Applicant: Noah N. Sherman.

ACTION OF BOARD—Laid over to February 10, 1959, at 2 P. M. for inspection and decision; hearing closed.

511-58-A

APPLICANT—Sidney H. Kitzler, for David Diamond, owner; King Furniture Co., lessee.

SUBJECT—Application August 28, 1958—Appeal from a decision of the Borough Superintendent, re stairway, live load, etc.

PREMISES AFFECTED—398-400 Rockaway Avenue, west side, 189 feet, 4½ inches north of Pitkin Avenue, Block 3499, Lot 161, Borough of Brooklyn.

APPEARANCES—

For Applicant: Sidney H. Kitzler.

ACTION OF BOARD—Laid over to February 3, 1959, at 2 P. M., applicant to file revised plans showing improved proposal; hearing closed.

528-58-A

APPLICANT—Lama, Proskauer and Prober, for Anna Turso, owner.

SUBJECT—Application August 3, 1958—Appeal from a decision of the Borough Superintendent—re frame structure for commercial use within fire limits.

PREMISES AFFECTED—1889-1893 Fulton Street, north side, 103 feet, 2¼ inches east of McDougal Street, Block 1530, Lot 19, Borough of Brooklyn.

APPEARANCES—

For Applicant: Eugene S. Ginsberg.

ACTION OF BOARD—Taken off calendar and set for hearing with Cal. No. 764-58-BZ; date to be set.

559-58-A

APPLICANT—Max Wechsler, of Wechsler and Schimenti, for Faith For Today, Inc., owner.

SUBJECT—Application filed September 24, 1958—Appeal from a decision of the Borough Superintendent—re zoning matter.

PREMISES AFFECTED—708-43 71st Avenue, north side, 100 feet west of 110th Street, Block 2223, Lot 44, Forest Hills, Borough of Queens.

APPEARANCES—

For Applicant: Michael Schimenti and James J. Milligan.

ACTION OF BOARD—Laid over date to be set; for consideration; hearing previously closed.

THE VOTE—

Affirmative: Acting Chairman Kleinert and Commissioner Sleeper	2
Negative: Commissioner Foley	1
Absent: Chairman Murdock	1

586-58-A

APPLICANT—Abraham Grossman, for Seymour Nathan, owner.

SUBJECT—Application October 10, 1958—Appeal from a decision of the Borough Superintendent, re egress, fire escape, etc.

PREMISES AFFECTED—101-103 Wooster Street, west side, 125 feet north of Spring Street, Block 501, Lot 28, Borough of Manhattan.

APPEARANCES—

For Applicant: Abraham Grossman.

ACTION OF BOARD—Laid over to January 27, 1959, at 2 P. M. for applicant to file plans as to exit from the foot of the fire escape; hearing closed.

604-26-BZ—Vol. II

APPLICANT—Frederick A. Ketcher, for Edlar Realty Corporation, owner; Kesbec, Inc., lessee.

SUBJECT—Application for consideration—reopening for extension of term of variance—re Application, decision of the Borough Superintendent; previously granted on condition, under sections 7c, 7i and 7h of the Zoning Resolution, permitting in a business use district the reconstruction and erection of existing gasoline service station, to include office and salesroom, storage room, lubritorium, car wash, motor vehicle repairs, sale of more than five used cars and permitting the parking and storage of more than five motor vehicles with a commercial sign near to arterial highway than is permitted.

PREMISES AFFECTED—641 Gun Hill Road, north side, from Olinville Avenue to Willett Avenue, 3500 Olinville Avenue and 3501 Willett Avenue, Block 4642, Lot 1, Borough of The Bronx.

APPEARANCES—

For Applicant: Frederick A. Ketcher.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Acting Chairman Kleinert, Commissioner Foley and Commissioner Sleeper	3
Negative:	0
Absent: Chairman Murdock	1

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. II, on March 23, 1954, on certain conditions; and

WHEREAS, working drawings, submitted as being in substantial compliance with the Board's requirements, were approved on June 29, 1954; and

WHEREAS, revised working drawings submitted as being in substantial compliance with the Board's requirements, were approved on May 24, 1955; and

WHEREAS, amended working plans were approved by the Board on July 12, 1955; and

WHEREAS, the applicant requested an extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on March 23, 1954, as thereafter *amended* through July 12, 1955 only so far as it refers to the term of variance, so that as *amended* this portion of the resolution shall read:

“... granted under Section 7, Subdivision h for a term of five years from the date of this *amended* resolution, to permit the parking and storage of more than five motor vehicles; that other than as herein *amended* the resolutions above cited shall be complied with in all

MINUTES

respects; and that all permits, including a new certificate of occupancy, shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution." (N.B. App. 1184/52)

185-27-BZ—Vol. II

APPLICANT—Peggy Cooney, for Koff and Kantor, Inc., owner.

SUBJECT—Application for consideration—reopening for amendment of resolution—re Application, decision of the Borough Superintendent; previously granted on condition, under section 21 of the Zoning Resolution, permitting in a business use district, the extension of an existing gasoline service station the Board having previously granted this gasoline service station and also a garage for more than five (5) motor vehicles.

PREMISES AFFECTED—3602-3612 Snyder Avenue, southeast corner of Brooklyn Avenue, Block 4907, Lot 1, Borough of Brooklyn.

APPEARANCES—

For Applicant: Peggy Cooney.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Acting Chairman Kleinert, Commissioner

Foley and Commissioner Sleeper 3

Negative: 0

Absent: Chairman Murdock 1

THE RESOLUTION—

WHEREAS, this application was amended by the Board as Vol. II, on July 13, 1937, on certain conditions; and

WHEREAS, the resolution was again amended on October 10, 1939; and

WHEREAS, the applicant requested a further amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 7, 1927, as *amended* thereafter by resolution adopted October 10, 1939, only in so far as it has reference to the number of tanks so that as *amended* this portion of the resolution shall read:

"that in the event the owner desires to install four additional 550 gallon approved gasoline storage tanks such installation may be permitted, making a total of twelve such tanks *on condition* that such installation complies with the requirements of the Fire Commissioner and all laws, rules and regulations applicable thereto; that such installation shall be in accordance with plans filed with this request for amendment marked "Received December 17, 1958", one sheet; that where not inconsistent with the terms of this amendment the requirements of the resolution above cited shall be complied with; and that all permits shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution." (Gas Tank App. 582/58)

189-29-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for 1236 East 17th Street Corp., owner; Locust Garage, Inc., lessee.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired December 10, 1958—re Application, decision of the Borough Superintendent; previously granted on condition, under sections 7c and 7i of the Zoning Resolution, permitting in a residence use district, the change of use of an existing two story building, from a public garage to boiler room, auto repairs and service, machine shop, lubritorium, parts department, storage, office, gasoline for own use, parking and storage of motor vehicles waiting service, body and fender work, minor auto repairs, washing room, incidental painting and spraying and welding.

PREMISES AFFECTED—1236-1246 East 17th Street and 1611-1623 Locust Avenue, northwest corner, Block 6736, Lot 15, Borough of Brooklyn.

APPEARANCES—

For Applicant: Eugene S. Ginsberg.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Acting Chairman Kleinert, Commissioner

Foley and Commissioner Sleeper 3

Negative: 0

Absent: Chairman Murdock 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. II, on June 11, 1957, on certain conditions; and

WHEREAS, the resolution was amended on November 12, 1958; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 16, 1929 as thereafter *amended* by resolutions adopted through November 12, 1958 only as to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of statement by the applicant that plans have not, as yet, been approved by the Department of Buildings, that all permits required, including a certificate of occupancy, shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution." (Alt. App. 3416/55)

205-29-BZ—Vol. II

APPLICANT—Lama, Proskauer & Prober, for Socony-Vacuum Oil Company, Inc., owner.

SUBJECT—Application for consideration—reopening for extension of time to complete—re Application, decision of the Borough Superintendent; previously granted on condition, under section 21 of the Zoning Resolution, permitting partly in a business and partly in a residence use district, the extension of an existing gasoline service station for a term of years.

PREMISES AFFECTED—157-30 Willets Point Boulevard, southeast corner of Cross Island Boulevard, Block 619, Lots 15 and 18, Whitestone, Borough of Queens.

APPEARANCES—

For Applicant: Eugene S. Ginsberg.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Acting Chairman Kleinert, Commissioner

Foley and Commissioner Sleeper 3

Negative: 0

Absent: Chairman Murdock 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. II, on May 17, 1957, on certain conditions; and

WHEREAS, the term of variance was extended from time to time and last extended on June 4, 1957; and

WHEREAS, time to obtain permits and complete the work was extended on January 7, 1958; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on February 14, 1934 as thereafter *amended* by resolutions adopted through January 7, 1958 only as to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that all permits required, including a certificate of occupancy, shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution." (Alt. App. 11072/36)

MINUTES

642-29-BZ—Vol. IV

APPLICANT—Hermon Kron, for 49-51 Lexington Avenue, Inc., owner.

SUBJECT—Application for consideration—reopening for amendment of resolution and extension of time to complete—re Application, decision of the Borough Superintendent; previously granted on condition, under section 7f of the Zoning Resolution, permitting in a business use district, the reconstruction of the present gasoline station, and extend the use to include lubritorium, motor vehicle repair shop, parking and storage of more than 5 motor vehicles and sale of used cars.

PREMISES AFFECTED—137-159 East 98th Street and 2-14 Blake Avenue, southeast corner, Block 3548, Lot 1, Borough of Brooklyn.

APPEARANCES—

For Applicant: Herman Kron.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Acting Chairman Kleinert, Commissioner Foley and Commissioner Sleeper 3
Negative: 0
Absent: Chairman Murdock 1

THE RESOLUTION—

WHEREAS, this application was amended by the Board as Vol. IV, on February 18, 1958, on certain conditions; and

WHEREAS, the resolution was amended on November 25, 1958; and

WHEREAS, the applicant requested an amendment of the resolution; and

WHEREAS, the applicant withdraws his request for amendment as to additional use of parking and storage of more than five cars and the sale of used cars.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on February 4, 1930 as thereafter *amended* by resolutions adopted through November 25, 1958 only as to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

“that all permits required, including a certificate of occupancy, shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution.” (N.B. App. 31/57)

845-39-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Harris Goody Realty Company, Inc., owner; Emess Realty Corporation, lessee.

SUBJECT—Application for consideration—reopening for extension of term of variance which has expired November 10, 1958—re Application, decision of the Borough Superintendent; previously granted on condition, under section 7c of the Zoning Resolution, permitting in a business use district, the erection and maintenance of a one-story enclosure over grease pits of an existing gasoline service station and also granting under section 7h, the parking and storage of more than five motor vehicles, pleasure car type, for a term of years.

PREMISES AFFECTED—253-263 Empire Boulevard and 369-379 Rogers Avenue, northeast corner, Block 1308, Lot 1, Borough of Brooklyn.

APPEARANCES—

For Applicant: Eugene S. Ginsberg.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Acting Chairman Kleinert, Commissioner Foley and Commissioner Sleeper 3
Negative: 0
Absent: Chairman Murdock 1

THE RESOLUTION—

WHEREAS, this application was amended by the Board as Vol. III, on March 29, 1949, on certain conditions; and

WHEREAS, the term of variance was extended from time to time and last extended on November 10, 1953; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on March 2, 1943 as *amended* thereafter by resolutions adopted through November 10, 1953 only so far as it refers to the term of variance, so that as *amended* this portion of the resolution shall read:

“... granted under Section 7, Subdivision h for a term of five years from the date of this *amended* resolution, to permit; that other than as herein *amended* the resolution above cited shall be complied with in all respects; and that all permits, including a new certificate of occupancy, shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution.” (B.N. App. 218/42)

2-48-BZ

APPLICANT—Samuel Gottesman, for Greystone Garage Corporation, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which has expired January 12, 1959—re Application, decision of the Borough Superintendent; previously granted on condition, under section 7h of the Zoning Resolution, permitting in a residence and business use district, for a term of years, the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—724-748 East New York Avenue, south side, 273 feet 1 inch east of Albany Avenue and 661-671 Maple Street, Block 4795, Lot 21, Borough of Brooklyn.

APPEARANCES—

For Applicant: Charles C. Vail.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Acting Chairman Kleinert, Commissioner Foley and Commissioner Sleeper 3
Negative: 0
Absent: Chairman Murdock 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board on March 9, 1948, on certain conditions; and

WHEREAS, the term of variance was extended from time to time and last extended on January 12, 1954; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on March 9, 1948 as thereafter *amended* by resolutions adopted through January 12, 1954 only so far as it refers to the term of variance, so that as *amended* this portion of the resolution shall read:

“... granted under Section 7, Subdivision h for a term of five years from the date of this *amended* resolution, to permit; that other than as herein *amended* the resolutions above cited shall be complied with in all respects; and that all permits, including a new certificate of occupancy, shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution and a new certificate of occupancy obtained.” (N.B. App. 1775/47)

448-48-BZ

APPLICANT—Rosina S. Maute, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which has expired November 20, 1958—re Application, decision of the Borough

MINUTES

Superintendent; previously granted on condition, under section 7e of the Zoning Resolution, to permit in a residence use district, for a term of years, the change in occupancy from clubhouse to factory.

PREMISES AFFECTED—290 Bonner Place, south side, 175 feet east of Morris Avenue, Block 2423, Lot 13, Borough of The Bronx.

APPEARANCES—

For Applicant: Edward Maute.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Acting Chairman Kleinert, Commissioner

Foley and Commissioner Sleeper 3

Negative: 0

Absent: Chairman Murdock 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board on December 20, 1949, on certain conditions; and

WHEREAS, the term of variance was extended from time to time and last extended on October 6, 1953; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on December 20, 1949 as thereafter *amended* by resolutions adopted through October 6, 1953 only so far as it refers to the term of variance, so that as *amended* this portion of the resolution shall read:

“... granted under Section 7, Subdivision c for a term expiring on January 13, 1964, to permit; that other than as herein *amended* the resolution above cited shall be complied with in all respects; and that all permits, including a new certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution.” (Alt. App. 267/48)

1003-48-BZ

APPLICANT—I. L. Crausman, for Matilda R. Reid and Esther Pomerantz, owners.

SUBJECT—Application for consideration—reopening for extension of term of variance—re Application, decision of the Borough Superintendent; previously granted on condition, under section 7e of the Zoning Resolution, permitting in a residence use, B area district, the erection and maintenance of a business building (stores), using more than the permitted area.

PREMISES AFFECTED—846-848 Gerard Avenue, east side, 132.37 feet south of 161st Street, Block 2474, Lots 35 and 36, Borough of The Bronx.

APPEARANCES—

For Applicant: I. L. Crausman.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Acting Chairman Kleinert, Commissioner

Foley and Commissioner Sleeper 3

Negative: 0

Absent: Chairman Murdock 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board on March 1, 1949, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on March 21, 1950; and

WHEREAS, the applicant requested an extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on March 1, 1949 as thereafter *amended* by resolution adopted on March 21, 1950 only so far as it refers to the term of variance, so that as *amended* this portion of the resolution shall read:

“... granted under Section 7, Subdivision e for a term of ten years from the date of this *amended* reso-

lution, to permit; that other than as herein *amended* the resolution above cited shall be complied with in all respects; and that all permits, including a new certificate of occupancy, shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution.” (N.B. App. 992/48)

524-52-BZ

APPLICANT—Ingram S. Carner, for Walmore Realty Company, Inc., owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which has expired November 26, 1958—re Application, decision of the Borough Superintendent; previously granted on condition, under sections 7e and 21 of the Zoning Resolution, permitting in a residence use E area district, the erection and maintenance of a business building (stores) using more than the area permitted and without the required set-backs from the street line.

PREMISES AFFECTED—148-12 to 148-22 Rockaway Boulevard and 126-02 to 126-08 149th Street, southwest corner, Block 12103, Lot 35, Ozone Park, Borough of Queens.

APPEARANCES—

For Applicant: Ingram S. Carner.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Acting Chairman Kleinert, Commissioner

Foley and Commissioner Sleeper 3

Negative: 0

Absent: Chairman Murdock 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board on November 5, 1952, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended from time to time and last extended on November 26, 1957; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on November 5, 1952 as thereafter *amended* by resolutions adopted through November 26, 1957 only as to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

“that all permits required, including a certificate of occupancy, shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution.” (N.B. App. 3287/52)

688-54-BZ

APPLICANT—Herman Kron, for L. B. Oil Company, Inc., owner.

SUBJECT—Application for consideration—reopening for extension of time to complete and obtain certificate of occupancy which has expired December 24, 1958—re Application, decision of the Borough Superintendent; previously granted on condition, under sections 7c and 7i of the Zoning Resolution, to permit in a business use district, at an existing gasoline service station, the extension of the present use to include parking and storage for more than five (5) motor vehicles and auto repairs.

PREMISES AFFECTED—2203-2209 Amsterdam Avenue, southeast corner of West 170th Street, Block 2112, Lot 26, Borough of Manhattan.

APPEARANCES—

For Applicant: Herman Kron.

ACTION OF BOARD—Application reopened and time to complete work extended.

MINUTES

THE VOTE—

Affirmative: Acting Chairman Kleinert, Commissioner
Foley and Commissioner Sleeper 3
Negative: 0
Absent: Chairman Murdock 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board on June 24, 1958, on certain conditions; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 24, 1958 only as to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that all permits required, including a certificate of occupancy, shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution."
(Alt. App. 1819/53)

427-56-BZ

APPLICANT—Ingram S. Carner, for Tremarco Corporation, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete—re Application, decision of the Borough Superintendent; previously granted on condition, under sections 7f and 7i of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, auto washing, lubrication, office, sale of auto accessories, minor repairs with hand tools only.

PREMISES AFFECTED—6916-6928 New Utrecht Avenue and 1527-1541 70th Street, northwest corner, Block 6158, Lots 25 and 70, Borough of Brooklyn.

APPEARANCES—

For Applicant: Ingram S. Carner.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE:

Affirmative: Acting Chairman Kleinert, Commissioner
Foley and Commissioner Sleeper 3
Negative: 0
Absent: Chairman Murdock 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board on February 19, 1957, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on January 28, 1958; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on February 19, 1957 as thereafter *amended* by resolution adopted on January 28, 1958 only as to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that all permits required, including a certificate of occupancy, shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution."
(N.B. App. 830/56)

202-57-BZ

APPLICANT—Andrew DiCamillo, for Carmelo Vindigni, owner; Joseph Bosco, Joseph D'Amadeo and Pasquale La Barbera, lessees.

SUBJECT—Application for consideration—reopening for

extension of time to complete which has expired November 19, 1958—re Application, decision of the Borough Superintendent; previously granted on condition, under section 21 of the Zoning Resolution, to permit in a D area district, the erection and maintenance of a one story brick extension in the rear of the existing building covering more than the permissible area.

PREMISES AFFECTED—1658 Bath Avenue (1650A displayed), south side, 27.55 feet east of Bay 14th Street, Block 6432, Lot 32, Borough of Brooklyn.

APPEARANCES—

For Applicant: Frank Sellitto.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Acting Chairman Kleinert, Commissioner
Foley and Commissioner Sleeper 3
Negative: 0
Absent: Chairman Murdock 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board on November 19, 1957, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on November 19, 1957 only as to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that all permits required, including a certificate of occupancy, shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution."
(Alt. App. 643/57)

259-58-BZ

APPLICANT—Lama, Proskauer and Prober, for Sherwood Management Corp., owner; Lamar Paint Products Company, lessee.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired January 1, 1959—re Application, decision of the Borough Superintendent; previously granted on condition, under sections 7e and 7A of the Zoning Resolution, permitting in a local retail use district for a temporary period of ten years, the use of the present building for wholesale and retail sales and storage of paints, painters supplies and varnish in sealed containers.

PREMISES AFFECTED—83-45 Dongan Avenue, north side, 40 feet west of Broadway, Block 1544, Lot 39, Elmhurst, Borough of Queens.

APPEARANCES—

For Applicant: Eugene S. Ginsberg.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Acting Chairman Kleinert, Commissioner
Foley and Commissioner Sleeper 3
Negative: 0
Absent: Chairman Murdock 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board on July 1, 1958, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 1, 1958 only as to the time within which to obtain permits and complete the

MINUTES

work, so that as *amended* this portion of the resolution shall read:

"that in view of statement by the applicant that plans have been approved by the Department of Buildings, that all permits required, including a certificate of occupancy, shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution." (Alt. App. 734/58)

458-38-BZ—Vol. IV

APPLICANT—Henry Nordheim, for Frank Memola, owner.

SUBJECT—Application for consideration—reopening as Vol. IV subject to regular procedure—re Application, decision of the Borough Superintendent; previously granted on condition, under sections 7e and 21 of the Zoning Resolution, to permit in a residence use district, a curb cut on Beach Avenue for commercial use.

PREMISES AFFECTED—1800 Cross Bronx Expressway and 1376 Beach Avenue, southeast corner, Block 3881, Lots 11, 20 and 21, Borough of The Bronx.

APPEARANCES—

For Applicant: J. O'Mara.

ACTION OF BOARD—Application reopened as Vol. IV, subject to the regular procedure.

THE VOTE—

Affirmative: Acting Chairman Kleinert, Commissioner
Foley and Commissioner Sleeper 3
Negative: 0
Absent: Chairman Murdock 1

871-46-BZ—Vol. II

APPLICANT—Reginald S. Hardy, for B.K.R. Holding Corporation, owner.

SUBJECT—Application for consideration—reopening for Vol. II subject to regular procedure—re Application, decision of the Borough Superintendent; previously granted on condition, under section 7c of the Zoning Resolution, permitting in a residence and business use, C and D area districts, the erection of a building to be used as a motion picture theatre and stores, using more than the permitted area.

PREMISES AFFECTED—97-39 to 97-45 Queens Boulevard and 97-01 to 97-07 64th Road, northwest corner and 97-22 to 97-28 64th Avenue, Block 2091, Lots 1, 4, 16 and 18, Woodside, Borough of Queens.

APPEARANCES—

For Applicant: Reginald S. Hardy.

ACTION OF BOARD—Application reopened as Vol. II subject to the regular procedure.

THE VOTE—

Affirmative: Acting Chairman Kleinert, Commissioner
Foley and Commissioner Sleeper 3
Negative: 0
Absent: Chairman Murdock 1

1017-55-BZ

APPLICANT—Robert Gottlieb, for Hermany Realty Corporation, owner.

SUBJECT—Application for consideration—reopening for amendment of resolution—re Application, decision of the Borough Superintendent; previously granted on condition, under section 7f of the Zoning Resolution, permitting in a business use district, the erection and maintenance of a gasoline service station, lubritorium, car wash, motor vehicle repair shop and auto parking.

PREMISES AFFECTED—861-875 Zerega Avenue and 2361-2385 Hermany Avenue, northwest corner, Block 3698, Lot 47, Borough of The Bronx.

APPEARANCES—

For Applicant: Benjamin Zlochower.

ACTION OF BOARD—Application reopened subject to the regular procedure waiving all requirements except new decision of the Borough Superintendent and two publications in the Bulletin as notice and referred to the examiner for the setting of a date for hearing.

THE VOTE—

Affirmative: Acting Chairman Kleinert, Commissioner
Foley and Commissioner Sleeper 3
Negative: 0
Absent: Chairman Murdock 1

882-56-BZ—Vol. II

APPLICANT—Frederick A. Ketcher, for John Poth, owner.

SUBJECT—Application for consideration—reopening as Vol. II subject to regular procedure—re Application, decision of the Borough Superintendent; previously granted on condition, under sections 7c, 7i and 7h of the Zoning Resolution, to permit in a retail use district, the relocation and increase in the size of the accessory building of the gasoline service station and the continuation of the attending uses of lubrication, storage, sales office, sale of used cars, automatic automobile laundry, motor vehicle repairs and the parking and storage of more than five (5) motor vehicles.

PREMISES AFFECTED—1962-1970 1st Avenue and 401 East 101st Street, northeast corner, Block 1695, Lots 1 and 50, Borough of Manhattan.

APPEARANCES—

For Applicant: Frederick A. Ketcher.

ACTION OF BOARD—Application reopened as Vol. II subject to the regular procedure.

THE VOTE—

Affirmative: Acting Chairman Kleinert, Commissioner
Foley and Commissioner Sleeper 3
Negative: 0
Absent: Chairman Murdock 1

232-26-BZ—Vol. II

APPLICANT—Leonard F. Rothkrug, for Arrow Construction Co., Inc., owner.

SUBJECT—Application reopened January 8, 1957 as Vol. II—re decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a business and residence use district, the alteration and maintenance of a building for use for sale of auto accessories, recapping and vulcanizing of tires and tubes and display of goods.

PREMISES AFFECTED—2255-2269 Webster Avenue and 381-393 Ford Street, northwest corner, Block 3143, Lot 201, Borough of The Bronx.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed for lack of prosecution.

THE VOTE—

Affirmative: Acting Chairman Kleinert, Commissioner
Foley and Commissioner Sleeper 3
Negative: 0
Absent: Chairman Murdock 1

Adjourned 5:00 P.M.

JOSEPH J. DOYLE, Chief Clerk.

BOARD OF STANDARDS AND APPEALS
80 LAFAYETTE STREET
NEW YORK 13, N. Y.

Bulk Rate
U. S. POSTAGE
PAID
Permit No. 4875
New York, N. Y.

3
University of Illinois Library
Serials Dept.
Urbana, Ill.

RULES

APPEALS AS TO MULTIPLE DWELLINGS

The Legislature, under Chapter 333 of 1948, has clarified Section 60 of the Multiple Dwelling Law by describing the agency authorized to grant variances under this Section, so as clearly to mean in New York City—the Board of Standards and Appeals.

Chapter 508 of 1948 has also been adopted by the Legislature, amending the Multiple Dwelling Law to provide, under new Section 310, for a Board of Appeals. By description the Board of Appeals means in New York City—the Board of Standards and Appeals. Section 310 provides as follows as to appeals:

LAWS OF NEW YORK—By Authority

Chapter 508 of 1948

§ 310. Board of appeals. 1. As used in this section "board" shall mean the agency of a city constituted as a board and authorized by law both to grant variances of the zoning resolution and to make rules supplemental to laws regulating construction, maintenance, use and area of buildings.

2. Where the compliance with the strict letter of this chapter causes any practical difficulties or any unnecessary hardships the board shall have the power, on satisfactory proof at a public hearing, provided the spirit and intent of this chapter are maintained and public health, safety and welfare preserved, and substantial justice done, to vary or modify any provision or requirement of this chapter, or any rule, regulation, supplementary regulation, ruling or order of the department with respect to the provisions of this chapter, as follows:

a. For multiple dwellings and buildings existing on July first, nineteen hundred forty-eight, provisions relating to:

- (1) Height and bulk;
- (2) Required open spaces;
- (3) Minimum dimensions of yards or courts; or
- (4) Means of egress.

b. For multiple dwellings and buildings erected or to be erected after July first, nineteen hundred forty-eight, and

such dwellings thereafter altered or to be altered, provisions relating to:

- (1) Required open spaces; or
- (2) Minimum dimensions of yards or courts.

Variations or modifications may be granted pursuant to this paragraph b only on condition that open areas for light and air are provided which are at least equivalent in area to those required by the applicable provisions of this chapter.

3. An application for such a variance or modification may be made by any person aggrieved or by the head of any public agency, within such time and under such procedure, conditions and rules as may be prescribed by the board. The board shall fix a reasonable time for the hearing of an application and shall require that due notice be given of the time and place of such hearing to the applicant and to the department. Any person or a duly authorized representative of any public agency may appear at any such hearing and be heard on any such application.

4. In every case the board shall state the reason or reasons for its decision. All decisions of the board shall be subject to review in the same manner as is provided by law for review of decisions of such board respecting variances of the zoning resolution.

5. A record of all decisions of the board, indexed according to the section or sections of this chapter affected thereby, shall be kept in the office of the board. Such record shall be open to public inspection at all times during business hours.

2.05
287

BULLETIN

OF THE

BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

Issued under authority of Chapter 27, Section 665 of the Charter of the City of New York

Published weekly by the Board of Standards and Appeals at its office, 80 Lafayette Street, 9th Floor, Manhattan, New York 13, N. Y.

Vol. XLIV

Subscription
\$15.00 a year

January 27, 1959

Single Copies, 25 cents
By Mail, 30 cents

No. 4

DIRECTORY

BOARD OF STANDARDS AND APPEALS

HARRIS H. MURDOCK, Chairman
EDWIN W. KLEINERT
MAX H. FOLEY
HAROLD R. SLEEPER

SAMUEL L. BECKER, Director

JOSEPH J. DOYLE, *Chief Clerk*

OFFICE—80 Lafayette Street, 9th Floor, Manhattan, New York 13, N. Y.

TELEPHONE—WHitchall 3-3600, Extensions 2600-2609, 2769-2770 and 3020-3024.

Address all communications to the Chairman

CONTENTS

Docket.

Notice of Hearing Calendar.

Resolution Affecting Calendar Number 676-58-A.

Minutes of Regular Meeting, Tuesday Morning, January 20, 1959, Affecting Calendar Numbers 200-24-BZ—Vol. III, 540-27-BZ—Vol. II, 240-28-BZ—Vol. II, 705-58-A, 54-36-BZ—Vol. II, 352-45-BZ—Vol. II, 659-50-BZ—Vol. IV, 186-53-BZ—Vol. II, 240-57-BZ—Vol. II, 493-57-BZ, 494-57-A, 635-57-BZ, 741-57-BZ, 249-58-BZ, 280-58-BZ, 306-58-BZ, 323-58-BZ, 414-58-BZ, 456-58-BZ, 471-58-BZ, 482-58-BZ, 491-58-BZ, 501-58-BZ, 535-58-BZ, 538-58-BZ, 570-58-BZ, 373-58-BZ, 30-58-BZ, 129-58-BZ, 359-58-BZ, 371-58-BZ, 372-58-A, 424-58-BZ, 425-58-A and 544-58-BZ.

Minutes of Regular Meeting, Tuesday Afternoon, January 20, 1959, Affecting Calendar Numbers 156-56-A, 508-58-A, 374-58-A, 509-58-A, 545-58-A, 591-58-A, 617-58-A, 183-58-A, 561-58-A, 123-56-SA, 454-58-SA, 674-47-SM—Vol. II, 725-49-SA, 272-55-SA, 389-28-BZ Vol. III, 1082-41-BZ—Vol. II, 691-53-BZ, 109-54-BZ, 624-55-BZ—Vol. II, 655-56-BZ, 198-57-BZ, 373-57-BZ, 152-55-BZ—Vol. II, 192-16-BZ—Vol. II, 137-27-BZ—Vol. II, 557-32-BZ—Vol. II, 402-40-BZ, 814-55-BZ—

PUBLIC HEARINGS

Tuesdays at 10 a.m. and 2 p.m.

Special meetings as published in this Bulletin.

All hearings are held at 80 Lafayette Street, 9th Floor, Borough of Manhattan.

NOTICE TO APPELLANTS AND APPLICANTS

No appeal or application will be entertained in connection with which court proceedings are pending or in progress, unless exception is granted by the chairman, nor accepted which is not filed within thirty days from the date of the action of the Administrative Official.

Any communication purporting to be an appeal or application shall be regarded as a mere notice of intention to seek relief until it is filed on the form required by the rules of this board.

Upon receipt of any such communication the writer will be supplied with the official forms for presenting his appeal or application.

At the time of filing an appeal or application, the appellant or applicant shall forward a signed notice of appeal addressed to the Administrative Official either Borough Superintendent of Buildings or Fire Commissioner and file with this board a duplicate of said notice.

Appellants and applicants are advised that their plans must indicate the points of the compass so as to establish the true location and position of the property, the subject of the appeal or application.

Appeals and applications will be simplified and disposition of same expedited by conforming to these directions.

HARRIS H. MURDOCK, *Chairman.*

Vol. II, 25-57-BZ—Vol. II, 282-57-BZ—Vol. II, 615-54-SA, 556-50-SM, 37-54-SA, 55-54-SA, 66-54-SA, 67-54-SA, 76-54-SM, 177-54-SM, 182-54-SM, 245-54-SA, 331-54-SA, 339-54-SM, 370-54-SM, 380-54-SA, 386-54-SM, 388-54-SM, 396-54-SM, 460-54-SA, 462-54-SA, 466-54-SM, 537-54-SA, 542-54-SA, 543-54-SA, 549-54-SM, 578-54-SM, 584-54-SM and 598-54-SA.

Minutes of Special Meeting, Friday Morning, January 23, 1959, Affecting Calendar Numbers 765-58-A and 15-59-A.

CALENDAR

DOCKET

New Cases filed up to January 20, 1959

Cal. No. Dept. Premises Affected

26-59-BZ—M&A—3380 Agar Place, southwest corner of Country Club Road, Block 5409, Lot 162, Eastchester Bay, Borough of The Bronx, Decision—re conversion from 1 to 2 family residence, residence use G-1 area district.

27-59-A—F.D.—850-914 Georgia Avenue, 440-462 Stanley Avenue, 839-903 Alabama Avenue and 49-71 Wortman Avenue, entire block, Block 4363, Lot 1, Borough of Brooklyn, Order No. 8616-8—re open fire.

28-59-BZ—B.M.—156-160 3rd Avenue, west side, 25 feet, 6 inches south of East 16th Street and 144 East 16th Street, Block 871, Lots 44 and 45, Borough of Manhattan, Alt. 1790-58—re parking for more than five motor vehicles—business and local retail use district.

29-59-A—B.B.—14-48 Brighton 11th Street, west side, 59 feet, 9½ inches south of Neptune Avenue, Block 7516, Lot 2375 and part of Lot 2370, Borough of Brooklyn, Alt. 3784-58—re construction.

30-59-A—B.M.—152-162 East 87th Street, south side, 35 feet, 2½ inches east of Lexington Avenue, Block 1515, Lots 47-51, Borough of Manhattan, Alt. 1409-58—re open walls, roof construction and stairs, etc.

31-59-SM—The Acrow V Form System, for forming concrete slabs, columns and beams in reinforced concrete construction, manufactured by The Acrow Corporation of America, Material.

32-59-BZ—B.B.—8211 Flatlands Avenue, northwest corner of East 83rd Street, Block 8003, Lots 1, 3, 5 and 7, Borough of Brooklyn, N.B. 2619-58—re gasoline service station, minor repairs, car washing, parking of cars, etc.; sign—residence use district.

33-59-BZ—B.B.—406-428 Crescent Street, west side, from Liberty Avenue to Hill Street, 1031-1041 Liberty Avenue and 46-62 Hill Street, Block 4166, Lot 18, Borough of Brooklyn, Alt. 4308-58—re parking and storage of motor vehicles in conjunction with supermarket—business, local retail and residence use district.

34-59-BZ—B.Q.—69-37 Myrtle Avenue, north side, 81.64 feet west of 70th Street, Block 3685, Lots 46 and 53, Glendale, Borough of Queens, Alt. 2916-58—re extension to existing manufacturing—knitting mill.

35-59-BZ—B.M.—23-25 West 57th Street, north side, 400 feet west of 5th Avenue, and 30 West 58th Street, Block 1273, Lots 19, 20 and 54, Borough of Manhattan, Alt. 1928-58—re parking lot for more than five (5) motor vehicles—restricted retail use district.

36-59-A—B.M.—785-791 2nd Avenue, 229-241 East 42nd Street, northwest corner and 230-238 East 43rd Street, Block 1316, Lots 18, 21, 23, 31 and 34, Borough of Manhattan, N.B. 165-58—re fireproofing of lot line windows.

37-59-BZ—B.Q.—164-07 Goethals Avenue, north side, 50.36 feet east of 164th Street, Block 7024, Lot 29, Jamaica, Borough of Queens, N.B. 3239-48—re construction of roof over terrace—residence use district.

38-59-BZ—B.Q.—12-77 152nd Street, east side, 142 feet north of 14th Road, Block 4541, Lot 42, Whitestone, Borough of Queens, Alt. 2786-58—re conversion of existing frame building to a one family dwelling and garages for three cars must have side yard—residence use district.

39-59-SM—GAT Rod Hanger Clamp, 1A through 5A, 1B through 5B, 1C through 7C, manufactured by George A. Tinnerman Corporation, Material.

Restored to Docket

615-54-SA—Norge Gas Clothes Dryer, Models AG-710, AG-715 and AG-730, manufactured by Norge Division of Borg-Warner Corp.; reopened for test and report as to additional model, Appliance.

556-50-SM—USG Trussteel Studs, manufactured by United States Gypsum Co., reopened for test and report as to new use of material, Material.

137-27-BZ—Vol. II—B.Bx.—2103-2121 Webster Avenue, west side, 280 feet north of East 180th Street, Block 3143, Lot 113, Borough of The Bronx, N.B. 1027-58—re demolition and reconstruction and extension of uses of an existing gasoline service station and garages for five cars—business use district.

192-16-BZ—Vol. II—B.B.—459-461 12th Street, north side, 40.5 feet east of 8th Avenue, Block 1096, Lot 43, Borough of Brooklyn, Alt. 3632-58—re increase in height to five stories and mezzanine for manufacturing; area excessive; provide loading berth and increase in height—local retail use district.

282-57-BZ—Vol. II—B.Bx.—1592-1610 Sedgwick Avenue, east side, 291 feet south of West 176th Street, Block 2880, Lot 93, Borough of The Bronx, Alt. 894-58—re parking and storage of more than five motor vehicles—residence use district.

557-32-BZ—Vol. II—B.M.—208 East 12th Street, south side, 150 feet east of 3rd Avenue, Block 467, Lot 13, Borough of Manhattan, Alt. 1701-58—re parking lot for more than five motor vehicles—residence use district.

25-57-BZ—Vol. II—B.Q.—221-18 Merrick Boulevard and 134-01 to 134-09 221st Street, southeast corner, Block 13100, Lot 26, Laurelton, Borough of Queens, Amendment to Alt. 2638-56—re one story fireproof extension to be used for storage of tires and exceeding the allowable area—retail and residence use district.

814-55-BZ—Vol. II—B.Bx.—295-299 East 165th Street, northeast corner of College Avenue, Block 2433, Lots 1 and 6, Borough of The Bronx, N.B. 1282-58—re gasoline service station, lubritorium, motor vehicle repair shop with hand tools only, ground signs and show window, etc.—business use district.

CALENDAR

402-40-BZ—B.Q.—144-39 to 144-47 Farmers Boulevard, southeast corner of South Conduit Avenue, Block 4517, Lot 1 and part of Lot 3, Springfield, Borough of Queens, Misc. 340-56—reopened for consideration as to extension of time to complete—re auto laundry, lubritorium, etc. in conjunction with gasoline service station—residence use, F area district.

DESIGNATIONS: B.—Department of Buildings; B.B.—Department of Buildings, Brooklyn; B.M.—Department of Buildings, Manhattan; B.Q.—Department of Buildings, Queens; B.R.—Department of Buildings, Richmond; B.Bx.—Department of Buildings, Bronx; H.D.—Health Department; F.D.—Fire Department, and M. and A.—Dept. of Marine and Aviation.

RULES

Last Publication

Arc and Gas Welding and Oxygen Cutting	Nov. 27, 1956.
Carbon Dioxide Liquefier, Rules..	Mar. 18, 1947—Vol. 32, No. 11
Cements, Air Entraining Portland, Rules for Approval and Use of.	April 12, 1955.
Cements, Blended, Rules for Testing and Use of	Mar. 15, 1955—Vol. 40, No. 11
Certificate of Occupancy, approved form	Dec. 28, 1943—Vol. 28, No. 52A
Concrete Flat Slabs, Rules	July 13, 1937—Vol. 22, No. 28
Concrete Masonry Units, Rules for Manufacture, Testing and Use of	April 24, 1951—Vol. 36, No. 7A
Dry Cleaning Establishments, Rules Covering	Sept. 15, 1955.
Concrete Rules (Hydrated Lime)..	Aug. 3, 1937—Vol. 22, No. 31
Elevator Rules	Mar. 3, 1936—Vol. 21, No. 9
Erection, Alteration, Repair, Excavation for and Demolition of Buildings	Feb. 1, 1956.
Exit Rules (Revolving Doors) ...	June 15, 1937—Vol. 22, No. 24
Exterior Veneering Materials, Rules for	Mar. 11, 1952—Vol. 37, No. 11A
Factory Exit Rules	Feb. 22, 1955.
Fire Alarm Rules (Interior).....	April 15, 1958.
Fire Drill Rules	April 15, 1958.
Fire Resistive, Flameproof Materials, etc., Rules for Testing of Fire Retarding Rules for Garages, Motor Vehicle Repair Shops and Oil Selling Stations	Jan. 8, 1957.
Fireproof Wood, Testing of.....	Apr. 22, 1952—Vol. 37, No. 17
Gas Shut-Off Rules	Apr. 13, 1937—Vol. 22, No. 15
Hatchway Protection	Apr. 7, 1925—Vol. 10, No. 14
Insulating Fibre Board Rules ...	June 5, 1928—Vol. 13, No. 23
Methyl Chloride Rules for Class B and C Refrigerating Systems...	Mar. 25, 1952—Vol. 37, No. 13A
Oil Burner Rules	Feb. 11, 1947—Vol. 32, No. 6
Opening Protective Assemblies, Rules for Inspection of	Nov. 20, 1956.
Parking and Storage of Motor Vehicles—Rules of Commissioner of Housing and Buildings	May 27, 1954.
Plumbing Rules	Sept. 7, 1948—Vol. 33, No. 36
Plumbing Rules (Submerged Inlets; Protective Methods to Prevent Contamination of Water Supply)	Aug. 3, 1937—Vol. 22, No. 31
Procedure, Rules of	Nov. 13, 1956.
Smoking in Factories, Rules for..	Sept. 7, 1937—Vol. 22, No. 36
Spraying and Drying of Paints, Varnishes, Lacquers, etc.	April 15, 1958.
Sprinkler, Rules	Mar. 4, 1958.
Standpipe Fireline Rules	June 29, 1937—Vol. 22, No. 26
Structural Alterations, Reporting.	June 8, 1937—Vol. 22, No. 23
Wire Glass Rules (Amendment to Rule 505 of Industrial Code)...	June 7, 1932—Vol. 17, No. 23
Zoning Resolution, Rule to Supplement Section 19-A—July 11, 1958.	Sept. 3, 1946—Vol. 31, No. 36

Section I, List of Approved Gas Fired Heating Equipment, Gas Burner and Heater Accessories. Oil Fired Heating Equipment and Oil Burner and Heater Accessories, issued June 1, 1955, listing all approvals through May 24, 1955.

Section II, List of Approved Concrete and Clay Products, issued June 27, 1958, listing all approvals through July 2, 1957.

These pamphlets may be purchased at 80 Lafayette Street, Manhattan. Single Copies \$1.25; By Mail—\$1.50.

Further Sections will be published, containing other approved materials and appliances.

JANUARY 27, 1959, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, January 27, 1959, at 10 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:

696-24-BZ—Vol. II

APPLICANT—Leonard F. Rothkrug, for Singer and Carlton, Inc., owners.

SUBJECT—Application reopened September 30, 1958 as Vol. II—decision of the Borough Superintendent, under sections 7i and 7e of the Zoning Resolution, to permit in a manufacturing and residence use district, the change in occupancy from public garage, previously granted by the board to public garage, motor vehicle repair shop, touch up painting and spraying lubrication, gasoline tanks and pumps, welding, storage of parts and office, all for a temporary term of ten (10) years.

PREMISES AFFECTED—1317-1327 36th Street and 123-139 Louisa Street, northeast corner, Block 5312, Lot 6, Borough of Brooklyn.

614-58-BZ

APPLICANT—Nathan Lubroth for City of New York, Department of Water Supply, Gas and Electricity, owner; Jerome Fine, doing business as West 92nd Street Parking Corp., lessee.

SUBJECT—Application October 27, 1958—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a non-transient parking lot for the parking and storage of more than five (5) motor vehicles.

PREMISES AFFECTED—105-107 West 90th Street, north side, 100 feet west of Columbus Avenue and 104-106 West 91st Street, Block 1221, Lot 28, Borough of Manhattan.

615-58-BZ

APPLICANT—Nathan Lubroth, for City of New York, Department of Water Supply, Gas and Electricity, owner; Jerome Fine, doing business as West 92nd Street Parking Corp., lessee.

SUBJECT—Application October 27, 1958—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a business and residence use district, the maintenance of a non-transient parking lot for the parking and storage of more than five (5) motor vehicles.

PREMISES AFFECTED—101-115 West 92nd Street, 660-664 Columbus Avenue, northwest corner and 108-118 West 93rd Street, Block 1223, Lot 25, Borough of Manhattan.

557-58-BZ

APPLICANT—Lama, Proskauer and Prober, for Abraham Rosenberg, Rebecca Rosenberg, Sylvia Rosenberg, Shirley Firkser, Marvin Friedman and Ruth Gould, owners.

SUBJECT—Application filed September 24, 1958—decision of the Borough Superintendent, under sections 7f, 7i and 7e of the Zoning Resolution, to permit in a business and residence use district, on the business portion of the premises, the erection and maintenance of a gasoline service station with accessory uses of lubritorium, minor auto repairs, car wash, storage room, office and sales and the parking and storage of motor vehicles, all for a temporary term of fifteen (15) years.

PREMISES AFFECTED—88-01 to 88-15 (official 88-09) Liberty Avenue and 103-11 to 103-19 88th Street, northeast corner, Block 9108, Lots 19, 22, 25, 28 and 29, Ozone Park, Borough of Queens.

338-46-BZ—Vol. II

APPLICANT—Charles M. Spindler, for Peteling Realty Corp., owner.

SUBJECT—Application reopened October 28, 1958 as Vol. II—decision of the Borough Superintendent, under sec-

CALENDAR

tions 7f and 7i of the Zoning Resolution, to permit in a business use district, on a plot presently occupied as a used car sales lot, the erection of a one story building for use as an automobile showroom with incidental motor vehicle repairs, sale and display of new and used cars, parking and storage of motor vehicles and a gasoline service station with lubrication, non-automatic auto washing, accessory sales and auto safety inspection station all for a temporary term of twenty (20) years.
PREMISES AFFECTED—1504-1526 Coney Island Avenue, west side, 100 feet north of Avenue L, Block 6536, Lots 30 and 34, Borough of Brooklyn.

510-58-BZ

APPLICANT—Matthew and Lucy Macchio, owners.
SUBJECT—Application August 22, 1958—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in an E-1 area district, the erection of a two family dwelling with less than the required set back from the side yard.
PREMISES AFFECTED—1301 Astor Avenue, northeast corner of Wilson Avenue, Block 4381, Lot 8, Borough of The Bronx.

223-31-BZ—Vol. II

APPLICANT—Patrick D. Concagh, for American Oil Company, owner.
SUBJECT—Application reopened October 28, 1958 as Vol. II—decision of the Borough Superintendent, under sections 7c, 7i and 7a of the Zoning Resolution, to permit in a business and residence use district, the extension and relocation of an existing gasoline service station and to permit the accessory uses of lubricatorium, car wash non-automatic, minor repair with hand tools only and accessory parking of cars waiting to be serviced.
PREMISES AFFECTED—2871-2875 Baisley Avenue and 3319-3333 East Tremont Avenue, northwest corner, Block 5333, Lots 1, 4 and 110, Borough of The Bronx.

1079-25-BZ—Vol. II

APPLICANT—Leonard F. Rothkrug, for Madeline Scime, doing business as Mels Automatic Transmission Co., owner.
SUBJECT—Application reopened September 30, 1958 as Vol. II—decision of the Borough Superintendent, under section 7i of the Zoning Resolution, to permit in a business use district the change in occupancy of an existing public garage for more than five (5) cars previously granted by the Board to motor vehicle repair shop principally automatic transmission repairs for a temporary term of ten (10) years.
PREMISES AFFECTED—915-925 65th Street, north side, 90 feet west of Fort Hamilton Parkway, Block 5743, Lot 31, Borough of Brooklyn.

504-58-BZ

APPLICANT—Julius S. Rapson, for Stephen E. Korpany, owner.
SUBJECT—Application August 26th 1958—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a G-1 area district, the maintenance of a one family dwelling that encroaches on the required setbacks from the street line, these encroachments are due to proposed street widenings.
PREMISES AFFECTED—244-25 130th Avenue, northwest corner of Hook Creek Boulevard, Block 12891, Lot 10, Rosedale, Borough of Queens.

486-58-BZ

APPLICANT—Ingram S. Carner, for J. and A. Brenneis, Inc., owner.
SUBJECT—Application August 14, 1958—decision of the Borough Superintendent, under sections 7c and 7i of the Zoning Resolution, to permit in a retail use district the change in use of the existing building and premises from stores, auto showroom and service station for owners cars only to store for sale and storage of auto accessories, motor

vehicle repair shop no painting or spraying and parking of more than five cars waiting to be serviced on the unbuilt portion of the premises.
PREMISES AFFECTED—35-19 Leavitt Street, east side, 101.10 feet north of Northern Boulevard, Block 4961, Lot 7, Flushing, Borough of Queens.

643-58-BZ

APPLICANT—Lama, Proskauer and Prober, for The Greenpoint Savings Bank, owner.
SUBJECT—Application November 10, 1958—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a retail and residence use district, the extension of the present parking lot from the retail portion into the residential portion of the plot for use of the patrons of the bank, no fee to be charged.
PREMISES AFFECTED—5102-5124 Church Avenue and 356-366 East 52nd Street, southwest corner and 397-409 East 51st Street, Block 4699, Lot 1, Borough of Brooklyn.

267-49-BZ—Vol. III

APPLICANT—Multer, Nova and Seymour, for Aaron Bring Chevrolet Company, Inc. owner; Gold Medal Candy Corp., lessee.
SUBJECT—Application reopened November 13, 1957, as Vol. III—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a residence and business-1 use district, the change of use of a present building from a public garage to storage warehouse finished and boxed candy products.
PREMISES AFFECTED—2920 West 20th Street, west side, 140 feet south of Mermaid Avenue, Block 7059, Lot 26, Borough of Brooklyn.

851-57-A

APPLICANT—Multer, Nova and Seymour for Gold Medal Candy Corp., lessee; Aaron Bring Chevrolet Co., Inc., owner.
SUBJECT—Application November 1, 1957—Appeal from a decision of the Borough Superintendent, re use of Class 4 Building—change of use from garage to storage warehouse.
PREMISES AFFECTED—2920 West 20th Street, west side, 140 feet south of Mermaid Avenue, Block 7059, Lot 26, Borough of Brooklyn.

969-57-BZ—Vol. II

APPLICANT—Morris Hannes, for Henry Payson, owner; T and D Club, Inc., lessee.
SUBJECT—Application reopened December 9, 1958 as Vol. II—decision of the Borough Superintendent, under sections 7b and 7c of the Zoning Resolution, to permit in a retail and residence use district, the construction of a one story extension on the first floor of the present building and extend the restaurant facilities granted by the board under Volume I on April 8, 1958.
PREMISES AFFECTED—134-136 East 40th Street, south side, 87 feet east of Lexington Avenue, Block 895, Lots 67 and 68, Borough of Manhattan.

389-58-BZ

APPLICANT—Ludwig P. Bono, for Young Israel of Pelham Parkway, owner.
SUBJECT—Application June 24, 1958—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a C area district, the erection of an addition and extension to a present basement synagogue structure occupying more than the permitted area.
PREMISES AFFECTED—2120-2126 Barnes Avenue and 800-818 Lydig Avenue, southeast corner, Block 4293, Lot 31, Borough of The Bronx.

143-42-BZ—Vol. II

APPLICANT—Moritz Simon, for 511 Realty Corp., owner; Scully Walton, Inc., lessee.
SUBJECT—Application reopened December 2, 1958—decision of the Borough Superintendent, under section 7e of

CALENDAR

the Zoning Resolution, to permit in a residence and unrestricted use district, the use of the first floor of the East 72nd Street building and extending through to East 73rd Street in an existing factory building as a garage for the storage of more than five (5) ambulances, oxygen and showroom on East 72nd Street and storage and factory in the rear portion on East 73rd Street.

PREMISES AFFECTED—511-519 East 72nd Street, north side, 198 feet east of York Avenue and 510-518 East 73rd Street, Block 1484, Lot 9, Borough of Manhattan.

346-58-BZ

APPLICANT—Victor G. Madonia, for Joseph Scarapicchia, owner.

SUBJECT—Application June 2, 1958—decision of the Borough Superintendent, under sections 7e and 7a of the Zoning Resolution, to permit in a local and residence use district, for a term of fifteen (15) years the erection and maintenance of a gasoline service station and automatic auto laundry with minor auto repairing, office, salesroom, storage room and the parking of motor vehicles awaiting service.

PREMISES AFFECTED—232-01 to 232-19 Linden Blvd (232-11 official), north side from 232nd St. to 233rd St., 116-67 to 116-75 232nd St., 116-72 to 116-82 233rd St., Block 11333, Lot 1, Cambria Heights, Borough of Queens.

19-57-BZ

APPLICANT—Reginald S. Hardy, for Frances P. Headley and Seena Prastien, owners.

SUBJECT—Application January 15, 1957—decision of the Borough Superintendent, under sections 7f, 7i and 7A of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubricatorium, auto laundry (non-automatic), motor vehicle repair shop, for minor repairs (hand tools only), and with show windows within 75 feet of residence use district.

PREMISES AFFECTED—1790-1820 Utica Avenue and 4914-4924 Avenue J, southwest corner, Block 7797, Lots 47, 49, 50 and 51, Borough of Brooklyn.

Laid over from July 16, 1957, to July 23, 1957, for inspection and decision; hearing closed; then to December 17, 1957, for further consideration by the Board after community building has been developed; then to May 20, 1958, for report at that time as to the condition in connection with the proposed community house in Block 7775 opposite the proposed gasoline station; and for determination by the Board as to procedure thereafter; then to June 17, 1958, for inspection and decision; hearing closed; also for applicant to advise the Board the status of the construction of proposed Community House; then to July 8, 1958, at request of the applicant to permit him to examine plans filed for the nearby Community House and to report to the Board what such plans call for and the status of proposed structure and for decision; then to September 23, 1958, for applicant to report to the Board as to his examination of plan and the status of the proposed structure under the building now planned to be located in similar location; then to October 28, 1958, for information as to status of Community Center opposite and as to ownership; then to November 25, 1958, at the request of the applicant to furnish the Board with information as to the proposed community center; then to January 27, 1959, for further consideration and decision.

117-58-BZ

APPLICANT—John J. Lynch and James J. Lyons, Jr., for 60 Duane Street Corp., owner.

SUBJECT—Application February 21, 1958—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a business and residence use district, the maintenance of a parking lot for the parking and storage of more than five (5) motor vehicles to extend into the residence portion of the premises.

PREMISES AFFECTED—928-932 Simpson Street, east

side, 83.8 feet south of East 163rd Street, Block 2723, Lot 36, Borough of The Bronx.

Laid over from December 16, 1958, to January 6, 1959, at the request of an objector; then to January 27, 1959, for inspection and decision; hearing closed.

991-57-BZ

APPLICANT—Julius S. Rapson, for Rosedale Park Homes, Inc., owner.

SUBJECT—Application December 30, 1957—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a G-1 area district, the erection of a one family dwelling without the required front yard and within twenty feet of the rear lot line.

PREMISES AFFECTED—129-45 Brookville Boulevard, northeast corner of 130th Avenue, Block 12889, Lot 1, Rosedale, Borough of Queens.

Laid over from January 6, 1959, to January 27, 1959, for inspection and decision; hearing closed.

1002-55-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Abraham Rosenberg, Rebecca Rosenberg, Sylvia Rosenberg and Shirley Firkser, Marion Friedman and Ruth Gold, owners.

SUBJECT—Application reopened May 20, 1958 as Vol. II—decision of the Borough Superintendent, under sections 7f, 7e and 7i of the Zoning Resolution, to permit in a retail and residence use district, the erection and maintenance of a gasoline service station, lubricatorium, minor auto repairs, car washing, office and sales, storage and parking of cars waiting to be serviced.

PREMISES AFFECTED—113-14 to 113-20 Rockaway Boulevard (113-16 official) and 114-24 to 114-30 114th Street, southwest corner, Block 11705, Lots 36, 37, 38, 39 and 40, Jamaica, Borough of Queens.

Laid over from January 6, 1959, to January 27, 1959, for inspection and decision; hearing closed.

402-42-BZ—Vol. II

APPLICANT—Charles M. Spindler, for Frank A. Flinker, owner; Standard Tex and Kalsomine Co., owner.

SUBJECT—Application reopened April 29, 1958 as Vol. II—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a business use district, the continuance and extension in area of a paint mixing plant.

PREMISES AFFECTED—2540 Atlantic Avenue (displayed) (2542-2544 Atlantic Avenue official) and 47 Williams Avenue, southwest corner, Block 3683, Lot 23, Borough of Brooklyn.

Laid over from January 6, 1959, to January 27, 1959, for inspection and decision; hearing closed.

553-58-BZ

APPLICANT—Max Wechsler of Wechsler and Schimenti, for Fraydun Construction Co., owner.

SUBJECT—Application filed September 22, 1958—decision of the Borough Superintendent, under sections 7c, 7A and 21 of the Zoning Resolution, to permit in a local retail and residence use district, a one story extension to an existing four-story multiple dwelling with basement and cellar and the change in occupancy of the basement floor from apartments to restaurant with storage, office and restrooms in the cellar, the proposed show windows and signs are within 75 feet of a residence use district and the proposed extension exceeds the permitted area.

PREMISES AFFECTED—355 East 50th Street, north side, 85 feet west of 1st Avenue, Block 1343, Lot 23, Borough of Manhattan.

Laid over from January 6, 1959, to January 27, 1959, for inspection and decision; hearing closed.

554-58-A

APPLICANT—Max Wechsler of Wechsler and Schimenti, for Fraydun Construction Co., owner.

SUBJECT—Application filed September 22, 1958—Appeal

CALENDAR

from a decision of the Borough Superintendent—exit and rear yard.

PREMISES AFFECTED—355 East 50th Street, north side, 85 feet west of 1st Avenue, basement and 1st floor, Block 1343, Lot 23, Borough of Manhattan.

657-55-BZ—Vol. II

APPLICANT—Gustave Goldman, for Joseph Ventola, owner.

SUBJECT—Application reopened October 28, 1958 as Vol. II—decision of the Borough Superintendent, under sections 7C and 21 of the Zoning Resolution, to permit in a residence use, D area district, the erection of a one story extension without the required rear yard and extend the present uses of restaurant, bar, grill and cabaret and patron's parking no fee being charged.

PREMISES AFFECTED—1012-1022 Ralph Avenue, west side, 45 feet south of Snyder Avenue, Block 4731, Lot 42, Borough of Brooklyn.

Laid over from January 13, 1959, to January 27, 1959, for inspection and decision; hearing closed.

488-58-BZ

APPLICANT—Charles A. Buckley, Jr., for Judson Estates, Inc., owner.

SUBJECT—Application August 15, 1958—decision of the Borough Superintendent, under Section 7h, of the Zoning Resolution, to permit in a local, retail and residence use district, the maintenance of a parking lot for the parking and storage of more than five (5) motor vehicles.

PREMISES AFFECTED—1314-1330 Merriam Avenue, east side, 100 feet north of 169th Street, Block 2531, Lot 5, Borough of the Bronx.

Laid over from January 13, 1959, to January 27, 1959, for inspection and decision; hearing closed.

531-58-BZ

APPLICANT—Lama, Proskauer and Prober, for Louis Loria, owner.

SUBJECT—Application September 9, 1958—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a residence use district, on a plot with an existing two-story dwelling, the use of the unbuilt upon portion of the premises for a parking lot for the parking and storage of more than five (5) motor vehicles for a temporary term of five years.

PREMISES AFFECTED—170-180 McKinley Avenue and 408-414 Autumn Avenue, southwest corner, Block 4170, Lot 21, Borough of Brooklyn.

Laid over from January 13, 1959, to January 27, 1959, for inspection and decision; hearing closed.

109-58-BZ

APPLICANT—Robert J. Crinnion, for Jarvis Corp., owner.

SUBJECT—Application March 7, 1958—decision of the Borough Superintendent, under Sections 7e and 7h of the Zoning Resolution, to permit in a local retail and residence use district, the erection and maintenance of a gasoline service station with accessory uses of lubritorium, auto washing, non-automatic, minor repairs with hand tools only, office, sale and storage of auto accessories and parking of more than five (5) motor vehicles, all for a stated term of fifteen (15) years.

PREMISES AFFECTED—3032 Middleton Road, south side, from Jarvis to Hollywood Avenues, Block 5401, Lot 1, Borough of The Bronx.

Laid over from January 13, 1959, to January 27, 1959, for inspection and decision; and for applicant to submit statement as to applicability of Section 21A in connection with Museum of the American Indian; hearing closed.

523-58-BZ

APPLICANT—Charles M. Spindler, for Robert Maller and Selma Quinton, owners.

SUBJECT—Application September 5, 1958—decision of the Borough Superintendent, under Sections 7e, 7f, and 7c of the Zoning Resolution, to permit partly in a retail and partly in a residence use district, the erection and maintenance of a gasoline service station, auto washing, non-automatic, office and accessory sales, minor repairs with hand tools only, auto safety inspection station and parking and storage of cars awaiting service all for a temporary term of fifteen (15) years.

PREMISES AFFECTED—117-30 to 117-48 (117-36 official) Farmers Boulevard and 187-22 to 187-34 Baisley Boulevard, southwest corner, Block 12448, Lot 31, Hollis, Borough of Queens.

Laid over from January 13, 1959, to January 27, 1959, for inspection and decision; hearing closed.

524-58-A

APPLICANT—Charles M. Spindler, for Robert Maller and Selma Quinton, owners.

SUBJECT—Application September 5, 1958—Appeal from a decision of the Borough Superintendent—re premises in bed of mapped street, proposed widening of Baisley Boulevard.

PREMISES AFFECTED—117-30 to 117-48 (117-36 official) Farmers Boulevard and 187-22 to 187-34 Baisley Boulevard, Block 12448, Lot 31, Hollis, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

JANUARY 27, 1959, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, January 27, 1959, at 2 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:

169-57-SM

APPLICANT—Masonite Corporation, owner.

SUBJECT—Application February 19, 1957—Masonite Shadowvent Siding (10 inch and 12 inch widths), approval of.

170-57-SM

APPLICANT—Masonite Corporation, owner.

SUBJECT—Application February 19, 1957—Masonite Panelgroove and Ridgegroove Siding, approval of.

171-57-SM

APPLICANT—Masonite Corporation, owner.

SUBJECT—Application February 19, 1957—Masonite Ridgeline Siding, approval of.

324-58-SM

APPLICANT—Sheffield Division Armco Steel Corporation, owner.

SUBJECT—Application May 22, 1958—Sheffield High Strength Bolts, approval of.

586-58-A

APPLICANT—Abraham Grossman, for Seymour Nathan, owner.

SUBJECT—Application October 10, 1958,—Appeal from a decision of the Borough Superintendent, re egress, fire escape, etc.

PREMISES AFFECTED—101-103 Wooster Street, west side, 125 feet north of Spring Street, Block 501, Lot 28, Borough of Manhattan.

374-58-A

APPLICANT—Simon B. Zelnik, for J. E. Lobert, owner.

SUBJECT—Application June 20, 1958—Appeal from a decision of the Borough Superintendent—re construction.

PREMISES AFFECTED—148 West 57th Street, south side, 225 feet east of 7th Avenue, Block 1009, Lot 55, Borough of Manhattan.

CALENDAR

401-56-A

APPLICANT—John J. Tricarico, for Nicholas Fileccia, owner.

SUBJECT—Application May 15, 1956—filed pursuant to section 310 of the Multiple Dwelling Law for variation of Section 28, subdivision 2, of the Multiple Dwelling Law re yard requirements.

PREMISES AFFECTED—339 South 1st street (rear), north side, 113 ft. west of Keap street, Block 2398, Lot 21, Borough of Brooklyn.

APPEARANCES—

For Applicant: John J. Tricarico and Joseph Fileccia.

739-58-A

APPLICANT—Alex Danin, for Cord-Meyer Development Co., owner; Sound Vista Property Sections 1 through 9 inclusive, lessees.

SUBJECT—Application December 1, 1958—filed pursuant to section 35, of the General City Law re erection of buildings partly in bed of mapped streets—14th, 18th and 23rd Avenues, 217th Street and proposed widening of Bell Boulevard.

PREMISES AFFECTED—214-05 14th Avenue, 214-15 and 214-35 18th Avenue, 214-14 and 214-34 18th Avenue, 214-10, 214-30 and 214-11 and 214-31 23rd Avenue; 14-20, 14-40, 16-10 and 16-30 217th Street; 16-01 to 16-25 Bell Boulevard; 14-25, 15-05 and 15-55 Bell Boulevard; Block 5938, Lot 50, Block 5943, Lots 2, 10, 20, 30, 40 and 50, Block 5952, Lots 2 and 50 and Block 5956, Lots 2, and 50; Sound Vista Property, Sections 1 through 9, inclusive, Bayside, Borough of Queens.

449-58-A

APPLICANT—Haus and Bresin, for Frank Fernandez, owner.

SUBJECT—Application July 23, 1958—Appeal from a decision of the Borough Superintendent re: Class 4 construction, business use, stairs, etc.

PREMISES AFFECTED—25 Tompkins Avenue, east side, 75 feet south of Hopkins Street, Block 1726, Lot 5, Borough of Brooklyn.

624-58-A

APPLICANT—Murray S. Bierer, for Bush Terminal Co., owner; Fein's Tin Can Co., Inc., lessee.

SUBJECT—Application October 24, 1958—Appeal from an order of the Fire Commissioner, re partitions separating cafeteria from factory.

PREMISES AFFECTED—Foot of 50th Street, 193.17 feet east of 1st Avenue, Bush Building 58, 5th floor; Block 725, part of Lot 1, Borough of Brooklyn.

626-58-A

APPLICANT—William H. Byrne of Byrne Associates, Inc., for American Bank Note Co., owner.

SUBJECT—Application October 29, 1958—Appeal from a decision of the Borough Superintendent, re Class 3 construction, over 4 stories in height.

PREMISES AFFECTED—74 Broad Street, southwest corner of Marketfield Street, Block 11, Lot 17, Borough of Manhattan.

652-58-A

APPLICANT—Abraham Grossman, for 31 West 9th Street Corporation, owner.

SUBJECT—Application November 14, 1958—filed pursuant to section 310 of the Multiple Dwelling Law for variation of section 177, subdivisions 1 and 3, re depth of yard.

PREMISES AFFECTED—31 West 9th Street, north side, 413 feet 6 inches west of 5th Avenue, Block 573, Lot 60, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

FEBRUARY 3, 1959, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, February 3, 1959, at 10 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:*

579-58-BZ

APPLICANT—Samuel Carr, for Frank and Joseph Imbriale, owners.

SUBJECT—Application October 7, 1958—decision of the Borough Superintendent, under sections 7c and 21 of the Zoning Resolution, to permit in a manufacturing and residence use district, in the existing one story building occupied as a junk yard with storage and garage for two cars and one truck, the installation of loading and unloading facilities in the open area.

PREMISES AFFECTED—264-268 Bay Ridge Avenue, south side, 124 feet, 10 $\frac{7}{8}$ inches west of 3rd Avenue, Block 5871, Lot 40, Borough of Brooklyn.

323-55-BZ

APPLICANT—Fred C. Dahlem, for Julian Simon, owner.

SUBJECT—Application reopened October 15, 1957 and restored to docket, previously withdrawn—decision of the Borough Superintendent, under section 7i of the Zoning Resolution, to permit in a business use district, a motor vehicle repair shop, body and fender work.

PREMISES AFFECTED—238 Delancey Street, north side, 100 feet west of Sheriff Street, Block 338, Lot 76, Borough of Manhattan.

324-55-A

APPLICANT—Fred C. Dahlem, for Julian Simon, owner.

SUBJECT—Application reopened October 15, 1957 and restore to docket, previously withdrawn—Appeal from a decision of the Borough Superintendent—re non-fireproof construction—repair shop.

PREMISES AFFECTED—238 Delancey Street, north side, 100 feet west of Sheriff Street, Block 338, Lot 76, Borough of Manhattan.

644-58-BZ

APPLICANT—Lama, Proskauer and Prober, for Abraham H. Spilky, owner.

SUBJECT—Application November 10, 1958—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a business, retail and residence use district, the erection and maintenance of a one story building extending from the business portion into the residence portion of the plot and used for bowling alleys, snack bar, and dining room, kitchen, cocktail lounge, offices, sport shop, locker room and parking of patrons cars on the unbuilt upon portion of the plot—no fee to be charged.

PREMISES AFFECTED—878 Bay Street, 1-27 Greenfield Avenue, southwest corner and 16-24 Townsend Avenue, Block 2840, Lot 93, St. George, Borough of Richmond.

573-58-BZ

APPLICANT—Victor G. Madonia, for George Burburan, owner.

SUBJECT—Application filed October 3, 1958—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a local retail and residence use district, the extension of parking facilities for patrons and employees into the residence portion of the plot for a period of fifteen (15) years.

PREMISES AFFECTED—158-06 Northern Boulevard and 40-02 158th Street, southeast corner, Block 5277, Lot 16, Flushing, Borough of Queens.

671-58-BZ

APPLICANT—Gustave Goldman, for Congregation Talmud Torah, R. Morris Kevelson, owners.

SUBJECT—Application November 20, 1958—decision of the

CALENDAR

Borough Superintendent, under section 21 of the Zoning Resolution, to permit in an E-1 area district, the construction of a second story extension to the east end and a two story extension to the south end of the present two story community building occupying more than the permitted area.
PREMISES AFFECTED—1379-1387 East 96th Street, east side, 100 feet north of Avenue L, Block 8242, Lot 15, Borough of Brooklyn.

623-58-BZ

APPLICANT—Carl H. Salminen, for Frank Reis, owner; Bari Construction Co., Inc., owner under contract.
SUBJECT—Application October 31, 1958—decision of the Borough Superintendent, under sections 7e and 21 of the Zoning Resolution, to permit in a residence use district, the erection of a one-story structure of Class 3 construction to be used for light manufacturing as permitted in a business use district, office, loading and unloading and parking of trucks used in conjunction with business, the structure to occupy more than the permitted area.
PREMISES AFFECTED—33-04 23rd Street and 21-04 33rd Avenue, southwest corner, Block 556, Lots 34-39 inclusive, Astoria, Borough of Queens.

707-56-BZ Vol. II

APPLICANT—Charles M. Spindler, for William Galvin, owner.
SUBJECT—Application reopened November 18, 1958 as Vol. II—decision of the Borough Superintendent, under sections 7f and 7i of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubrication, auto washing—non automatic, office, sale of accessories, minor repairs with hand tools only, safety inspection station and the parking and storage of motor vehicles, all for a temporary term of fifteen (15) years.
PREMISES AFFECTED—1500-1510 Williamsbridge Road and 1601-1611 Eastchester Road, northeast corner, Block 4082, Lots 5 and 10, Borough of The Bronx.

702-58-A

APPLICANT—Charles M. Spindler, for William Galvin, owner.
SUBJECT—Application October 23, 1958—filed pursuant to section 35, General City Law proposed sign within bed of a mapped street—proposed widening of Williamsbridge Road.
PREMISES AFFECTED—1500-1510 Williamsbridge Road, northeast corner of Eastchester Road, Block 4082, Lots 5 and 10, Borough of The Bronx.

782-56-BZ Vol. II

APPLICANT—Lama, Proskauer and Prober, for David Minkin, Sigmund S. Briger and Elias Thall, owners.
SUBJECT—Application reopened April 22, 1958 as Vol. II—decision of the Borough Superintendent, under sections 7f, 7i, 7e and 7A of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubricatorium, minor auto repairs, car washing, storage, office and sales, parking and storage of motor vehicles with show window and sign less than 75 feet from a residence use district for a stated term of fifteen (15) years.
PREMISES AFFECTED—195-06 to 195-24 (195-20 official) Northern Boulevard, south side, from 195th to 196th Streets, 43-01 to 43-09 195th Street and 43-02 to 43-10 196th Street, Block 5519, Lot 1, Flushing, Borough of Queens.

539-58-BZ

APPLICANT—Norman Lederer and Leonard Joseph, for Nugget Properties, Inc., owner.
SUBJECT—Application September 17, 1958—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a local retail use district, in an existing two story and cellar structure, the change in

occupancy of one store on the first floor to a print shop—factory.

PREMISES AFFECTED—147-57 41st Avenue and 41-02 149th Street, northwest corner, Block 5027, Lot 1, Flushing, Borough of Queens.

540-58-A

APPLICANT—Norman Lederer and Leonard Joseph, for Nugget Properties, Inc.; Erwin M. Gilbert, Inc., lessee.
SUBJECT—Application September 17, 1958—Appeal from a decision of the Borough Superintendent—factory in frame building.
PREMISES AFFECTED—147-57 41st Avenue and 41-02 149th Street, northwest corner, 1st floor, Block 5027, Lot 1, Flushing, Borough of Queens.

18-37-BZ Vol. IV

APPLICANT—Carl H. Salminen, for Kinney Motors, Inc., owner.
SUBJECT—Application reopened December 9, 1958 as Vol. IV—decision of the Borough Superintendent, under sections 7c, 7h, 7i and 21 of the Zoning Resolution, to permit in a business and residence use, C and D area district, the erection and maintenance of an auto showroom, offices, servicing of new and used cars and trucks, new car and truck conditioning, parts sale and storage, wheel alignment, car wash, welding with the use of oxyacetylene torch, car and truck storage in basement, gasoline pump and tank for servicing new cars—not for sale, parking of more than five (5) cars in the residence portion of plot of cars awaiting service.
PREMISES AFFECTED—2166-2190 Coney Island Avenue, west side, 100 feet, 4¾ inches south of First Court, Block 6685B, Lot 34, Borough of Brooklyn.

752-29-BZ Vol. IV

APPLICANT—Leonard F. Rothkrug, for Walbell Real Estate Corp., owner.
SUBJECT—Application reopened November 12, 1958—as Vol. IV—decision of the Borough Superintendent, under sections 7f, 7i and 21 of the Zoning Resolution, to permit partly in a business use and partly in manufacturing use, C area district, the extension of the accessory motor vehicle repair shop building—hand tools only, no welding or spraying, using more than the permitted area, and the maintenance of the gasoline service station—previously granted by the Board; all for a temporary term of ten (10) years.
PREMISES AFFECTED—8801-8809 4th Avenue, southeast corner of 88th Street, Block 6065, Lot 6, Borough of Brooklyn.

620-58-BZ

APPLICANT—Coscia Realty Corp., through De Rose and Cavaliere, for Theresa Caravella and Carmine Luongo, owners.
SUBJECT—Application October 29, 1958—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit for a stated term of five (5) years, the parking and storage of more than five (5) pleasure type motor vehicles on a plot located partly in a residence and partly in a local retail use district.
PREMISES AFFECTED—408 East 116th Street, south side and 411-413 East 115th Street, north side, 95 feet east of 1st Avenue, Block 1709, Lots 5, 6 and 43, Borough of Manhattan.

635-49-BZ—Vol. II

APPLICANT—Leonard F. Rothkrug, for Carmelo Sgarlato, owner; Ornamental Iron Works, lessee.
SUBJECT—Application reopened April 29, 1958—as Vol. II—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, a change in occupancy from storage of fruit and two truck garage, previously granted by the Board, to ornamental iron works factory with accessory welding

CALENDAR

and garage for two trucks in the open yard, for a term of ten (10) years.

PREMISES AFFECTED—78 Butler Street, south side, 150 feet east of Smith Street, Block 409, Lot 14, Borough of Brooklyn.

959-57-BZ

APPLICANT—Kenneth W. Milnes, for Frank and Wesley Van Hoesen, owners.

SUBJECT—Application December 23, 1957—decision of the Borough Superintendent, under sections 7c and 21 of the Zoning Resolution, to permit in a residence use district, a new modern, four (4) bay, masonry building as additional accessory building to the present gasoline service station, the new building to be used for lubritorium, car wash, motor adjustments and minor repairs with hand tools only.

PREMISES AFFECTED—3701 Amboy Road, northwest corner of Old Amboy Road, Block 4645, Lot 100, Great Kills, Borough of Richmond.

Laid over from October 21, 1958; date to be set; hearing closed; then set for December 19, 1958; then to January 6, 1959.

Laid over from January 6, 1959, to February 3, 1959, for applicant to file plans showing pumps removed from property in the bed of a mapped street; full dimensions of portion of plot to be used for gas station; and appeal under Section 35 of the General City Law to be filed for entrance across the property in the bed of a mapped street. The premises were inspected by a committee of the Board.

396-58-BZ

APPLICANT—Gilbert Lazarus, for Melville A. Schroeter, owner.

SUBJECT—Application June 27, 1958—decision of the Borough Superintendent, under sections 7e, 7f, 7c and 7a of the Zoning Resolution, to permit in a business use district, a portion of the premises to be used for a motor vehicle repair shop together with parking of more than five (5) motor vehicles, incidental sale of gasoline, oil and motor accessories to customers of cars being repaired, office and storage space, the balance of the premises to be used for three stores, a business entrance located within 75 feet of a residence zone.

PREMISES AFFECTED—1680-1688 Albany Avenue, west side, 48.18 feet south of Marginal Street (Avenue H), and 4016-4018 Marginal Street (Avenue H), Block 7744, Lots 47, 49, and 50, Borough of Brooklyn.

Laid over from January 13, 1959, to February 3, 1959, for inspection and decision; hearing closed.

521-58-BZ

APPLICANT—John F. Fitzsimons, for Wilton Homes, Inc.

SUBJECT—Application September 5, 1958—decision of the Borough Superintendent, under sections 7e and 7h of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs with hand tools only and parking of cars awaiting service for a stated term of fifteen (15) years.

PREMISES AFFECTED—33-20 Francis Lewis Boulevard, southwest corner of 33rd Avenue, Block 5260, Lot 1, Bay-side, Borough of Queens.

Laid over from January 13, 1959, to February 3, 1959, for inspection and decision; hearing closed.

571-58-BZ

APPLICANT—James E. Vassalotti, for David Katz, owner

SUBJECT—Application October 3, 1958—decision of the Borough Superintendent, under sections 7f, 7i and 7e of the Zoning Resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs (hand tools only), car washing, storage room, office and sales and parking

of cars waiting to be serviced for a temporary term of fifteen (15) years.

PREMISES AFFECTED—138-17 Hillside Avenue and 139-68 to 139-78 Queens Boulevard, northwest corner, Block 9625, Lot 54, Jamaica, Borough of Queens.

Laid over from January 13, 1959, to February 3, 1959, for inspection and decision; hearing closed.

409-58-BZ

APPLICANT—Andrew Di Camillo, for Joseph Coscia, owner.

SUBJECT—Application June 30, 1958—decision of the Borough Superintendent, under sections 7e, 7h, 7i and 21 of the Zoning Resolution, to permit in a retail and residence use, "C" area district the erection of a one story extension to the present building and change uses of auto laundry, auto body repairs and paint shop and parking and storage of more than five motor vehicles to automatic auto laundry, auto repairs and parking and storage of more than five (5) motor vehicles and parking of cars waiting to be serviced, the new extension occupying more than the permitted area.

PREMISES AFFECTED—8822-8824 4th Avenue and 361-383 89th Street, northwest corner, Block 6062, Lots 41, 42, 45 and 48, Borough of Brooklyn.

Laid over from January 13, 1959, to February 3, 1959, for inspection and decision; hearing closed.

146-38-BZ—Vol. II

APPLICANT—Larry Meltzer, for Irving Wasserman, owner.

SUBJECT—Application reopened January 28, 1958 as Vol. II—decision of the Borough Superintendent, under sections 7c and 7i of the Zoning Resolution, to permit in a business use district the enlargement in area and extension of the uses of the existing gasoline service station by erecting a one-story building at the rear of the premises for use as a motor vehicle repair shop including painting and auto body and fender repairs.

PREMISES AFFECTED—5366-5368 Kings Highway (also known as 818-820 East 53rd Street), west side, 200 feet south of Foster Avenue, Block 7948, Lot 11, Borough of Brooklyn.

Laid over from January 13, 1959, to February 3, 1959, for inspection and decision; hearing closed.

729-52-BZ—Vol. II

APPLICANT—Haus and Bresin, for Allerton Three, owner.

SUBJECT—Application reopened June 11, 1957 as Vol. II—re decision of the Borough Superintendent, under sections 7e and 7h of the Zoning Resolution, to permit in a local retail use district, the erection and maintenance of a gasoline service station for a temporary term of fifteen (15) years.

PREMISES AFFECTED—25-15 Francis Lewis Boulevard, east side, 36.21 feet south of 25th Avenue, Block 5769, Lot 18, Flushing, Borough of Queens.

Laid over from June 3, 1958, to June 17, 1958, for inspection and decision; hearing closed; applicant to furnish additional photograph, 4 prints as requested by Board; then to July 1, 1958, for further inspection and decision; and at the request of the applicant to permit negotiation with affected property owners and filing of revised plans; then to September 17, 1958, at the request of the applicant to confer with objectors; then to October 15, 1958, at request of the applicant, to file revised plans; then to October 21, 1958, for consideration of revised plans and decision; then to October 28, 1958, for further consideration and for applicant to file an undertaking, signed and sworn to before a notary public, to the effect that in the event the Board permits the gas station as proposed, he will construct a private dwelling on the adjoining lot under his ownership and complete it before the gas station is in operation; then to November 5, 1958, for decision; applicant to furnish affidavit to bind successors and assigns; then to November 18, 1958, applicant to

CALENDAR

submit an affidavit giving exact metes and bounds of subject property and the proper lot numbers over the signature of the owner; then to January 13, 1959, at request of the applicant; no further notices to be sent out; then to February 3, 1959, at 10 A. M. at the request of the applicant in connection with mortgage arrangements.

918-57-BZ

APPLICANT—Leonard F. Rothkrug, for Peter Baron and New York Lien Corp., owners.

SUBJECT—Application December 17, 1957—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in an E-1 area district, the erection of a six-story building with cellar and sub-cellar for use as a multiple dwelling.

PREMISES AFFECTED—1227-1233 Pelham Parkway and 2201-2225 Throop Avenue, northwest corner, Block 4372, Lots 1, 25, 26 and 28, Borough of The Bronx.

Laid over from December 9, 1958, to January 13, 1959, for inspection and decision; hearing closed; then to February 3, 1959, at the request of the applicant; hearing previously closed.

902-52-BZ—Vol. III

APPLICANT—Charles M. Spindler, for Estate of Sadie V. Sisto; John R. Owens, Executor; owner.

SUBJECT—Application reopened July 23, 1957 as Vol. III—decision of the Borough Superintendent under sections 7c and 7e of the Zoning Resolution, to permit in a retail use district the erection and maintenance of a gasoline service station together with a motor safety inspection station, minor repairs with hand tools only and the parking within the retail use zone of cars awaiting service.

PREMISES AFFECTED—164-15 to 164-25 (164-25 official) Union Turnpike and 78-28 to 78-36 165th Street, northwest corner, Block 6972, Lot 21, Flushing, Borough of Queens.

Laid over from March 25, 1958 to April 15, 1958, for inspection and decision; hearing closed; then to May 6, 1958, at request of applicant who is trying to acquire adjoining property to enlarge the plot; then to June 3, 1958, at request of the applicant, to acquire additional property for possible conforming use; then to June 17, 1958, at the request of the applicant to attempt to acquire additional property to enlarge the plot; then to September 17, 1958, at the request of the applicant; then to November 12, 1958, for decision; applicant to be notified; then to December 9, 1958 at request of the applicant, in view of possibility of property being sold for a conforming use; then to January 13, 1959, as request of applicant to consider possibility of conforming use; then to February 3, 1959, at the request of the applicant.

323-58-BZ

APPLICANT—Charles M. Spindler, for 9201 Third Avenue Corp., owner.

SUBJECT—Application May 22, 1958—decision of the Borough Superintendent, under sections 7f, 7e, 7h, 7i, 7A and 21 of the Zoning Resolution, to permit in a retail and residence use district, the change in use from parking lot to a gasoline service station with accessory uses of lubritorium, car washing—non-automatic, office, sale of accessories, minor repairs with hand tools only, safety inspection station and parking and storage of motor vehicles with show windows and signs within 75 feet of a residence use district, the proposed building encroaches on the required rear yard.

PREMISES AFFECTED—92-01 to 92-13 3rd Avenue and 302-314 92nd Street, southeast corner, Block 6103, Lots 5, 7, 8, and 9, Borough of Brooklyn.

Laid over from January 6, 1959, to January 20, 1959, for all objectors to be present at next hearing; then to February 3, 1959, for inspection and decision; hearing closed.

535-58-BZ

APPLICANT—John F. Fitzsimons, for Tony and Jennie Andruk, owners.

SUBJECT—Application September 10, 1958—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a business use district, the reconstruction of an existing gasoline service station, lubritorium, auto laundry (non-automatic), minor auto repairs with hand tools only and parking of cars waiting to be serviced, the proposed work to provide a new accessory building, install additional gasoline tanks and relocate the pump islands and curb cuts.

PREMISES AFFECTED—23-25 31st Street, east side, 75 feet north of 23rd Road, Block 835, Lot 27, Astoria, Borough of Queens.

Laid over from January 20, 1959, to February 3, 1959, for inspection and decision; hearing closed.

186-53-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober for Jacob Stein, owner.

SUBJECT—Application reopened July 29, 1958 as Vol. II—decision of the Borough Superintendent under section 7e of the Zoning Resolution to permit in a local retail and residence use district, the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs, storage, office and sales and the parking of cars waiting to be serviced for a stated term of fifteen (15) years.

PREMISES AFFECTED—216-06 Hillside Avenue and 88-10 to 88-13 216th Street, southeast corner, Block 10676, Lot 17, Hollis, Borough of Queens.

Laid over from January 20, 1959, to February 3, 1959, for inspection and decision; hearing closed.

249-58-BZ

APPLICANT—Fred C. Dahlem, for Rubin Gordon, owner.

SUBJECT—Application April 18, 1958—decision of the Borough Superintendent, under sections 7c and 7h of the Zoning Resolution to permit in a local retail and residence use district, the erection of a one story and cellar structure for use as stores and market and to use the unbuilt upon portion of the site as a parking lot for patron parking and neighborhood car owners.

PREMISES AFFECTED—1260 Gunhill Road, south side, 26.85 feet west of Bouck Avenue, Block 4619, Lots 1, 3, 21 and 28, Borough of The Bronx.

Laid over from January 20, 1959, to February 3, 1959, for inspection and decision; hearing closed.

414-58-BZ

APPLICANT—Ingram S. Carner, for Eleanor A. Fisher, owner.

SUBJECT—Application July 8, 1958—decision of the Borough Superintendent, under sections 7e, 7f, 7i and 7a of the Zoning Resolution, to permit in the retail portion of a plot partly in a retail and partly in a residence use district, the erection and maintenance of a gasoline service station, office, sale of auto accessories, car washing (non-automatic) auto repairs with hand tools only, lubritorium, parking and storage of more than five (5) motor vehicles waiting to be serviced with curb cuts and show windows within 75 feet of a residence use district for a stated term of fifteen (15) years.

PREMISES AFFECTED—107-52 to 107-60 (107-56 official) New York Boulevard and 162-11 to 162-21 108th Avenue, northwest corner, Block 10140, Lot 26, South Jamaica, Borough of Queens.

Laid over from January 20, 1959, to February 3, 1959, for inspection and decision; hearing closed.

501-58-BZ

APPLICANT—Charles M. Spindler, for Clara Flapan, owner.

SUBJECT—Application August 25th 1958—decision of the Borough Superintendent, under sections 7e and 7h of the Zoning Resolution, to permit in a local retail use district the erection and maintenance of a gasoline service station, lubritorium, auto washing (non-automatic), office, sale of accessories, minor repairs with hand tools only, auto

CALENDAR

safety inspection station and the parking and storage of motor vehicles for a stated term of fifteen (15) years.
PREMISES AFFECTED—3743-3761 Nostrand Avenue, east side 140 feet north of Avenue Y, Block 7422, Lot 54, Borough of Brooklyn.

Laid over from January 20, 1959, to February 3, 1959, for inspection and decision; hearing closed.

635-57-BZ

APPLICANT—H. M. Cole, for 115 East 69th Street, Inc., owner.

SUBJECT—Application September 17, 1957—decision of the Borough Superintendent under section 7e of the Zoning Resolution, to permit in a residence use district, the use of the first floor as a legation for the Republic of Sudan to the United Nations and the second floor as an office for the Pharmaceutical Information Bureau.

PREMISES AFFECTED—115 East 69th Street, north side, 185 feet east of Park Avenue, Block 1404, Lot 8, Borough of Manhattan.

Laid over from December 16, 1958, and continuation of hearing to January 20, 1959; applicant to obtain new decision of the Borough Superintendent, submit revised plans and notices to be sent by regular mail of a new date of hearing; then to February 3, 1959, for applicant to obtain new decision of the Borough Superintendent as to the use of the second floor under the Multiple Dwelling Law.

200-24-BZ—Vol. III

APPLICANT—Leonard F. Rothkrug, Herbst and Rusciano, for Jerome Estates, Inc., owner.

SUBJECT—Application reopened January 14, 1958 as Vol. III—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a business and residence use district, the change in use from public garage, previously granted by the Board, to the storage and manufacturing of metal products.

PREMISES AFFECTED—3030 Jerome Avenue, east side, 161.8 feet south of East 204th Street and 3103 Villa Avenue, Block 3321, Lot 25, Borough of The Bronx.

Postponed from December 16, 1958, and hearing continued to January 20, 1959, for statement by applicant as to proposed tenant; then to February 3, 1959, for inspection and decision; no further request for adjournment to furnish name of proposed tenant; hearing closed.

471-58-BZ

APPLICANT—William C. Kane, for Pat Management Corp., owner.

SUBJECT—Application August 1, 1958—decision of the Borough Superintendent, under sections 7f, 7e and 7i of the Zoning Resolution, to permit in a retail use district a gasoline service station, lubricatorium, non-automatic car wash, motor vehicle repair shop using hand tools only, parking of more than five (5) motor vehicles.

PREMISES AFFECTED—801-821 Sound View Avenue, 1701-1751 Lafayette Avenue, northwest corner and 800-830 Rosedale Avenue, Block 3637, Lot 64, Borough of The Bronx.

Laid over from December 16, 1958, to December 19, 1958 for inspection and decision; hearing closed; then to January 20, 1959, at the request of an objector; then to February 3, 1959, for inspection and decision; no further notices to be sent out.

493-57-BZ

APPLICANT—Leonard F. Rothkrug, for Frelude Realty Corp., owner.

SUBJECT—Application June 25, 1957—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in an unrestricted and business use district, the change in use from furniture storage to manufacturing of wearing apparel with an area used for manufacture in excess of that permitted.

PREMISES AFFECTED—411-415 Bedford Avenue, east

side, 68 feet south of South 8th Street, Block 2138, Lots 7 and 8, Borough of Brooklyn.

Laid over from January 6, 1959, to January 20, 1959, for inspection and decision; hearing closed; then to February 3, 1959, for applicant to submit revised plans.

494-57-A

APPLICANT—Leonard F. Rothkrug, for Frelude Realty Corp., owner.

SUBJECT—Application June 25, 1957—Appeal from a decision of the Borough Superintendent, re live load, exit, etc.

PREMISES AFFECTED—411-415 Bedford Avenue, east side, 68 feet south of South 8th Street, Block 2138, Lots 7 and 8, Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

FEBRUARY 3, 1959, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, February 3, 1959, at 2 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:*

123-56-SA

APPLICANT—Hunt Heater Corporation, owner.

SUBJECT—Application February 1, 1956—Hunt Novent Gas-fired Heating Unit (for window or wall installation) Models W-20, W-355 and W-455, approval of.

454-58-SA

APPLICANT—Chattanooga Royal Company, owner.

SUBJECT—Application July 24, 1958—Royal DV-20 and DV-30, approval of.

674-47-SM—Vol. II

APPLICANT—The Rawlplug Company, Inc., owner.

SUBJECT—Application reopened January 14, 1958 Rawl Drives and Rawl Plugs—re Raw-Drives, Masonry fastener; previously dismissed.

725-49-SA

APPLICANT—Steward-Warner Corporation, U.S. Machine Division, owner.

SUBJECT—Application October 14, 1949—Saf-Air Gas-fired Wall Heater, Models 8201, 8202 and 8203, approval of.

272-55-SA

APPLICANT—H. C. Little Burner Company, Inc., owner.

SUBJECT—Application March 28, 1955—Saf-Air Gas-fired Wall Heaters, Models GW-16, GW-22, GW-30, GWT-16, GWT-22, GWT-30, GWR-8 and GWT-8, approval of.

511-58-A

APPLICANT—Sidney H. Kitzler, for David Diamond, owner; King Furniture Co., lessee.

SUBJECT—Application August 28, 1958—Appeal from a decision of the Borough Superintendent, re stairway, live load, etc.

PREMISES AFFECTED—398-400 Rockaway Avenue, west side, 189 feet, 4½ inches north of Pitkin Avenue, Block 3499, Lot 161, Borough of Brooklyn.

7-58-A

APPLICANT—Loral Electronics Corp., lessee, for Herbco Realty Corp., owner.

SUBJECT—Application January 3, 1958—Appeal from a decision of the Fire Commissioner—re permit for smoking—factory.

PREMISES AFFECTED—825 Bronx River Avenue, northeast side, 300 feet east of Story Avenue, Block 3621, Lot 10, Borough of The Bronx.

CALENDAR

286-58-A

APPLICANT—Clinton Brown, for Newton Associates, Inc., owner; World Dyeing and Finishing Co., lessee.

SUBJECT—Application April 30, Appeal from Orders of the Fire Commissioner, a decision re Orders of the Fire Commissioner and a decision of the Borough Superintendent, re location of Oil Burner, and removal of oil storage tank.

PREMISES AFFECTED—345 West 13th Street, and 670-676 Hudson Street, northeast corner, 6th floor, Block 629, Lot 4, Borough of Manhattan.

509-58-A

APPLICANT—Charles M. Shapiro, for L. Witkin, doing business as A. and J. Garage, Inc., owner; Mechanical Mirror Works, lessee.

SUBJECT—Application August 28, 1958—Appeal from a decision of the Borough Superintendent, re installation of infra-red drying oven, not of approved type.

PREMISES AFFECTED—659 Edgecombe Avenue, west side, 273.4 feet south of Jumel Place, Block 2112, Lots 90-94, Borough of Manhattan.

545-58-A

APPLICANT—Samuel Rosenblum, for S. W. Steel Management Co. Inc., owner.

SUBJECT—Application September 19, 1958—Appeal from a decision of the Borough Superintendent—re egress.

PREMISES AFFECTED—39-41 West 55th Street, north side, 395 feet east of Avenue of the Americas, 2nd, 3rd, 6th, 7th and penthouse floors, Block 1271, Lot 17, Borough of Manhattan.

591-58-A

APPLICANT—Lama, Proskauer and Prober, for 155 Hudson Street Corporation, owner.

SUBJECT—Application October 8, 1958—Appeal from a decision of Borough Superintendent, re stairs.

PREMISES AFFECTED—153-155 Hudson Street, west side, 26 feet north of Hubert Street, 1st floor; Block 215, Lot 23, Borough of Manhattan.

617-58-A

APPLICANT—Leonard F. Rothkrug, for Angelo Santomartino, doing business as S and S Service Station, owner.

SUBJECT—Application October 28, 1958—filed pursuant to Section 35, General City Law re erection of building in bed of a mapped street—West 19th Street.

PREMISES AFFECTED—2974-2984 Cropsey Avenue, west side, 25 feet south of Bay 53rd Street, Block 6947, Lot 301, Borough of Brooklyn.

534-58-A

APPLICANT—Hurley and Hughes, for Besal Realty Corp., owner; Alfred Heller Heat Treating Co., lessee.

SUBJECT—Application September 3, 1958—Appeal from a decision of the Borough Superintendent—re enclosed stairways to street from cellar.

PREMISES AFFECTED—379-391 Pearl Street, west side, 98 feet, 8½ inches south of Vanderwater Street, cellar, Block 113, Lots 23, 24 and 25, Borough of Manhattan.

747-58-A

APPLICANT—Herman Horowitz for Mi-Bert Realty Corporation, owner.

SUBJECT—Application December 12, 1958—Appeal from a decision of the Borough Superintendent, review of Zoning matter.

PREMISES AFFECTED—446 East 86th Street and 1625-1631 York Avenue, Southwest corner, Block 1565, Lots 26, 126, 27, 28, Borough of Manhattan.

25-59-A

APPLICANT—Steve Zedlovich, owner.

SUBJECT—Application January 13, 1959—filed pursuant to Section 35 General City Law, re relocation of building

into bed of mapped street-proposed widening of Cryders Lane.

PREMISES AFFECTED—14-73 155th Street, northeast corner Cryders Lane, Block 4563, Lot 1, Beechhurst, Borough of Queens.

HARRIS H. MURDOCK, *Chairman*.

FEBRUARY 10, 1959, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, February 10, 1959*, at 10 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:

455-58-BZ

APPLICANT—Kenneth W. Milnes, for Gaetano Trubia, owner.

SUBJECT—Application July 24, 1958—decision of the Borough Superintendent, under sections 7c and 7A of the Zoning Resolution, to permit in a local retail use district, the reconstruction and rehabilitation of an existing gasoline service station, accessory building for a lubritorium, car wash, auto repairs—mainly with hand tools and to install one new pump, relocate the existing pumps and install three additional tanks and provide a business sign within 75 feet of a residence use district.

PREMISES AFFECTED—194 Brighton Avenue, southwest corner of Sumner Place, Block 117, Lot 20, New Brighton, Borough of Richmond.

Laid over from January 6, 1959, to February 10, 1959, for inspection and decision; hearing closed.

552-58-BZ

APPLICANT—Frederick A. Ketcher and Charles Karsch, for 2574 7th Avenue Corp., owner; Eli Zelikoff and Zion Nelson, lessees.

SUBJECT—Application September 22, 1958—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a local retail use district, the continuance of a non-flashing, illuminated sign located above the first floor of the building and is not over the subject store.

PREMISES AFFECTED—200 West 149th Street and 2574 7th Avenue, southwest corner, Block 2034, Lot 36, Borough of Manhattan.

Laid over from January 13, 1959, to February 10, 1959, for inspection and decision; hearing closed.

135-58-BZ

APPLICANT—Leonard F. Rothkrug, for Ludvik Hilman, Martin Rausman and George Pullman, doing business as Joint Realty Co., owners.

SUBJECT—Application March 18, 1958—decision of the Borough Superintendent, under sections 7f and 7i of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, accessory motor vehicle repairs (hand tools only), lubritorium, car washing (non-automatic), office and sales, parking of cars awaiting service, all for a term of fifteen (15) years.

PREMISES AFFECTED—3880 Richmond Avenue and 4575 Amboy Road, northwest corner, Block 5585, Lot 62, Eltingville, Borough of Richmond.

Laid over from January 13, 1959, to February 10, 1959, for inspection and decision; and for applicant to indicate adjacent gasoline station on his plans, Block 5497, Lot 135, granted under Cal. No. 942-57-BZ on July 29, 1958; hearing closed.

665-58-A

APPLICANT—Leonard F. Rothkrug, for Ludwig Helman, Martin Rausman and George Pullman, doing business as Joint Realty Co., owner.

SUBJECT—Application November 14, 1958—filed pursuant to section 35, General City Law re curb cuts in bed of

CALENDAR

mapped street—proposed widening of Richmond Avenue and Amboy Road.

PREMISES AFFECTED—3880 Richmond Avenue and 4575 Amboy Road, northwest corner, Block 5585, Lot 62, Eltingville, Borough of Richmond.

711-56-BZ

APPLICANT—Paul Friedman, for Felner Realty Corp., owner.

SUBJECT—Application October 19, 1956—re decision of the Borough Superintendent, under Sections 7e, 7h and 7i of the Zoning Resolution, to permit in a local retail use district, the erection and maintenance of a gasoline service station, lubritorium, minor repairs with hand tools only, office, storage and sales of auto accessories, parking of more than five (5) motor vehicles waiting to be serviced and a post standard ground sign for a stated term of fifteen (15) years.

PREMISES AFFECTED—101-02 to 101-10 (101-06 official) Astoria Boulevard, 101-01 to 101-09 31st Avenue and 28-01 to 28-13 101st Street, southwest corner of Astoria Boulevard, Block 1688, Lot 30, East Elmhurst, Borough of Queens.

Laid over from March 5, 1957, to April 9, 1957, for applicant to file lay-out plan and inspection and decision; hearing closed; then placed on the reserve calendar pending erection of church on adjacent property; now set for hearing on October 1, 1957; then to October 8, 1957 for further inspection and decision; then to November 6, 1957, for further inspection and decision; then to December 10, 1957, at request of the applicant, to file revised plans; then to June 10, 1958, for further consideration by Board; inspected by committee of the Board, which is of the opinion that the application should be laid over further in order to give the church proposed to be erected on the adjoining plot more time to determine whether they can proceed with the development for church or school; then to October 7, 1958, for report from objecting property owner; then to December 9, 1958, for applicant to report to the Board as to adjacent property proposed for church and school which are in objection; then to January 13, 1959, for further consideration as to the progress of construction of the church building on the plot adjacent; then to February 10, 1959, for inspection and decision.

300-58-BZ

APPLICANT—Charles M. Spindler, for Reo Properties, Inc., owner; Socony Mobil Oil Co., Inc., lessee.

SUBJECT—Application May 15, 1958—decision of the Borough Superintendent, under sections 7e, 7f, 7i and 7A of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station with accessory uses of lubritorium, auto washing—non automatic, office, sale of accessories, minor repairs with hand tools only, safety inspection station and the parking and storage of motor vehicles with business sign and show windows within 75 feet of a residence use district all for a temporary term of fifteen (15) years.

PREMISES AFFECTED—7214-7224 20th Avenue and 1773-1783 73rd Street, northwest corner, Block 6195, Lots 43 and 48, Borough of Brooklyn.

Laid over from December 9, 1958, to December 16, 1958, for inspection and decision; hearing closed; then to January 13, 1959, at request of applicant to file revised plans and for decision; the premises were inspected by a committee of the Board; then to February 10, 1959, at the request of the applicant for possible rearrangement of the layout.

538-58-BZ

APPLICANT—Herman E. Horwood, for Ado Cristantante, owner.

SUBJECT—Application September 17, 1958—decision of the Borough Superintendent, under sections 7c and 7i of the Zoning Resolution, to permit in a business and residence use district the reconstruction of an existing gasoline service station by removing the existing dwelling and changing the use of the five (5) car garage to motor

vehicle repair shop with hand tools only, touch up spraying and welding and wheel alignment and to extend the existing parking of cars into the residence portion of the premises.

PREMISES AFFECTED—628-630 Crescent Avenue, south side, 128 feet west of Belmont Avenue, 2321-2327 Belmont Avenue, Block 3087, Lots 11-19, Borough of the Bronx.

Laid over from January 20, 1959, to February 10, 1959, for inspection and decision; hearing closed.

306-58-BZ

APPLICANT—Henry Nordheim, for Frandel Realty Corp., owner.

SUBJECT—Application May 16, 1958—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a retail use district, manufacturing on a floor area in excess of that permitted.

PREMISES AFFECTED—2315-2333 Westchester Avenue and 1401 Parker Street, northwest corner, Block 3969, Lot 1, Borough of The Bronx.

Laid over from January 20, 1959, to February 10, 1959, for inspection and decision; hearing closed.

54-36-BZ—Vol. II

APPLICANT—Samuel Miller for Esso Standard Oil Co., owner.

SUBJECT—Application reopened September 30, 1958 as Vol. II—decision of the Borough Superintendent, under sections 7c and 7i of the Zoning Resolution, to permit in a business and residence use district, the reconstruction and rehabilitation of an existing gasoline service station, lubritorium and auto laundry and to extend the uses to include minor auto repairs with hand tools only and the parking of cars awaiting service, the proposed reconstruction to provide a new accessory building, additional gasoline tanks and the relocation of the gasoline pumps and curb cuts.

PREMISES AFFECTED—525 Gravesend Neck Road (517-531 displayed), northwest corner of Ocean Parkway, Block 7157, Lot 16, Borough of Brooklyn.

Laid over from January 20, 1959, to February 10, 1959, for inspection and decision; hearing closed.

570-58-BZ

APPLICANT—Lama, Proskauer and Prober, for Ruth Gould, Shirley Firsker, Sylvia Rosenberg, Rebecca Rosenberg, Abraham Rosenberg and Marion Freedman, owners.

SUBJECT—Application October 3, 1958—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs, car wash, storage room, office and sales and the parking and storage of motor vehicles.

PREMISES AFFECTED—5601-5611 Avenue U and 2063-2083 East 56th Street, northeast corner, Block 8399, Lot 6, Borough of Brooklyn.

Laid over from January 20, 1959, to February 10, 1959, for inspection and decision; hearing closed.

482-58-BZ

APPLICANT—Otto J. and Warren A. Sambach, for Anthony J. Amato, owner.

SUBJECT—Application August 12, 1958—decision of the Borough Superintendent, under sections 7e, 7h and 21 of the Zoning Resolution, to permit in a residence use district, the erection of a one story building for use as a warehouse and office with the open area in front used for the parking of employees cars, the proposed structure does not provide a rear yard and exceeds the permitted area coverage.

PREMISES AFFECTED—156-08 107th Avenue, south side, 50 feet west of 157th Street, Block 10135, Lot 27, South Jamaica, Borough of Queens.

Laid over from January 20, 1959, to February 10, 1959, for inspection and decision; hearing closed.

CALENDAR

491-58-BZ

APPLICANT—Ervin Palmer, for Daniel A. Brener, owner. Edward R. Lewis, Lessee.

SUBJECT—Application August 21st, 1958—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a local retail use district, in an existing three story and cellar structure, the change in occupancy of the second floor from private club to office use.

PREMISES AFFECTED—22 Greenwich Avenue, east side, 31 feet, 5 inches north of West 10th Street, Block 606, Lot 6, Borough of Manhattan.

Laid over from January 20, 1959, to February 10, 1959, for inspection and decision; hearing closed.

456-58-BZ

APPLICANT—Fred C. Dahlem, for Florence Christiano, Joseph Christiano, Jr., Emily Muccardi, owners.

SUBJECT—Application July 25, 1958—decision of the Borough Superintendent, under sections 7f, 7e, and 7i of the Zoning Resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubritorium, office, sale of accessories, car wash, minor repairs with hand tools only, parking and storage of more than five (5) motor vehicles and the sale of used cars for a stated term of fifteen (15) years.

PREMISES AFFECTED—2800-2806 Boston Road, north east corner of Radcliff Avenue, Block 4516, Lots 856-863 inclusive, Borough of The Bronx.

Laid over from January 20, 1959, to February 10, 1959, for inspection and decision; hearing closed.

540-27-BZ—Vol. II

APPLICANT—Samuel Miller, for Esso Standard Oil Company, owner.

SUBJECT—Application reopened September 23, 1958 as Vol. II—decision of the Borough Superintendent, under sections 7c and 7i of the Zoning Resolution, to permit in a business and unrestricted use district, the extension in area and the reconstruction of an existing gasoline service station, lubrication, non-automatic car wash, office and sales-room and to extend the uses to include motor vehicle repairs and parking of cars awaiting service, the proposed reconstruction to provide a new accessory building, additional gasoline tanks and the relocation of the gasoline pumps and curb cuts.

PREMISES AFFECTED—450 Flushing Avenue and 725-727 Bedford Avenue, southeast corner, Block 1715, Lot 31, Borough of Brooklyn.

Laid over from January 20, 1959, to February 10, 1959, for inspection and decision; hearing closed.

240-57-BZ—Vol. II

APPLICATION—Aaron Halpern for Fun Fair Park, Inc., owner, Kapprach Enterprises, Inc., lessee.

SUBJECT—Application reopened April 29, 1958 as Vol. II—decision of the Borough Superintendent under section 7e of the Zoning Resolution, to permit the additional use of a batting range to the previously granted parking of motor vehicles on premises partly in a residence use district.

PREMISES AFFECTED—28-21 to 28-51 Linden Place (28-31 Linden Place official) and 28-20 to 28-80 Whitestone Parkway, northeast corner and 28-02 to 28-12 137th Street, Block 4336, 4337, 4339, Lots 35, 40, 62, 70, 46, and 65, Borough of Queens.

Laid over from January 20, 1959, to February 10, 1959, for inspection and decision; hearing closed.

659-50-BZ—Vol. IV

APPLICANT—Henry J. Nurick, for Jericho Sash and Door Co., owner.

SUBJECT—Application reopened October 7, 1958 as Vol. IV—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a business use

district, the erection of a new one story building at the rear of the premises to be used in conjunction with the two existing buildings on the lot for the storage of finished woodwork such as doors, trim and sash which is delivered by railroad.

PREMISES AFFECTED—251-61 Jamaica Avenue, north side, 200.88 feet west of Little Neck Parkway, Block 8668, Lot 118, Bellerose, Borough of Queens.

Laid over from January 20, 1959, to February 10, 1959, for inspection and decision; hearing closed.

240-28-BZ—Vol. II

APPLICANT—George H. Colin for Cities Service Oil Company, owner.

SUBJECT—Application reopened June 3, 1958—as Vol. II—decision of the Borough Superintendent, under sections 7c, 7i, and 21 of the Zoning Resolution, to permit in a retail and residence use district, the reconstruction of an existing gasoline service station by erecting a new accessory building for use as lubritorium, car washing, minor auto repairs, accessory sales and the parking and storage of more than five (5) motor vehicles, the proposed reconstruction to provide additional tanks and to relocate pumps and curb cuts.

PREMISES AFFECTED—35-01 Beach Channel Drive, south side, and west of Beach 35th Street, Block 312, Lot 7, Edgemere, Borough of Queens.

Laid over from December 16, 1958, to January 20, 1959, for inspection and decision for continuation of hearing to consider the Administrative Appeal; then to February 10, 1959, for inspection and decision; hearing closed.

705-58-A

APPLICANT—George H. Colin, for Cities Service Oil Co., owner.

SUBJECT—Application December 4, 1958—filed pursuant to section 35, General City Law re mapped street-proposed widening of Rockaway Beach Boulevard not to be used in connection with Gasoline Station.

PREMISES AFFECTED—35-01 Beach Channel Drive (Amstel Boulevard), southwest corner of Beach 35th Street, Block 312, Lot 7, Edgemere, Borough of Queens.

352-45-BZ—Vol. II

APPLICANT—Anthony M. Salvati, for Nathan Ossip, owner; Patrick Brini, lessee.

SUBJECT—Application reopened April 15, 1958 as Vol. II—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a business use district, the reconstruction of an existing gasoline service station with accessory uses of lubritorium, auto repairs, car washing, inspection station and parking of cars and to increase the number of gasoline tanks and the rearrangement of pump islands.

PREMISES AFFECTED—81-22 Rockaway Boulevard, southwest corner of 82nd Street and 81-09 to 81-17 95th Avenue, Block 9010, Lot 26, Woodhaven, Borough of Queens.

Laid over from November 5, 1958, date to be set, for applicant to file revised plans as to accessory building and for inspection and decision; hearing closed; set for January 20, 1959, then to February 10, 1959, for further consideration after applicant has considered adopting the plans previously approved by the Board in 1946, which were not constructed.

741-57-BZ

APPLICANT—Dominick Salvati and Son, for Andrew Trenchina, owner.

SUBJECT—Application October 16, 1957—decision of the Borough Superintendent under Section 7c of the Zoning Resolution, to permit in a retail and residence use district, the erection of a one-story masonry extension to an existing one-story building to provide adequate facilities for the established cement block manufacturing shop.

PREMISES AFFECTED—1564 Hylan Boulevard south-

CALENDAR

east corner of Burgher Avenue, Block 3368, Lot 15, Dongan Hills, Borough of Richmond.

Laid over from September 30, 1958; date to be set; for inspection and decision; hearing closed; then set for December 19, 1958; the premises were inspected by a Committee of the Board; then to January 6, 1959, for applicant to furnish the Board with full information as to the establishment of the present use; then to January 20, 1959, for applicant to submit revised plans, permit numbers and dates. The premises were inspected by a committee of the Board which questioned the legality of location and size of existing building and area of premises in use; then to February 10, 1959, for applicant to submit revised plans.

HARRIS H. MURDOCK, *Chairman.*

FEBRUARY 10, 1959, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, February 10, 1959, at 2 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:*

330-58-A

APPLICANT—Jack Fein, for Otto Van Glahn, owner.
SUBJECT—Application May 23, 1958—Appeal from a decision of the Borough Superintendent, re exit stairs.
PREMISES AFFECTED—1325-27 Broadway, north side, 83 feet, 11 inches, east of Grove Street, Block 3321, Lot 59, Borough of Brooklyn.

378-58-A

APPLICANT—Noah N. Sherman, for Karo Film Corp., owner; Bonded Film Storage Co., Inc., lessee.
SUBJECT—Application June 17, 1958—Appeal from a decision of the Borough Superintendent, re: sprinklers.
PREMISES AFFECTED—42-53 21st Street, east side, 59.87 feet north of 43rd Avenue, Block 427, Lot 24, Long Island City, Borough of Queens.

561-58-A

APPLICANT—Rudolf C. P. Boehler, for 210 W. 42nd St. Corp., owner; Hartnett National Music Studios, lessee.
SUBJECT—Application filed September 26, 1958—Appeal from a decision of the Borough Superintendent—music school on 3rd floor.
PREMISES AFFECTED—210-212 West 42nd Street, south side, 100 feet 5 inches west of 7th Avenue, 3rd floor, Block 1013, Lot 37, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

FEBRUARY 17, 1959, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, February 17, 1959, at 10 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:*

474-58-BZ

APPLICANT—Harry A. Yarish, for 98 Sterling Place Realty Corp., owner.
SUBJECT—Application July 31, 1958—decision of the Borough Superintendent, under Sections 7c and 21 of the Zoning Resolution, to permit in a residence use district, the extension in use of an existing one story building, occupied as a garage for more than five (5) cars, to include auto repair shop and gasoline selling facilities by the installation of twelve tanks and six pumps.
PREMISES AFFECTED—98-114 Sterling Place, south side, 235 feet, 5 inches west of 7th Avenue, Block 945, Lot 21, Borough of Brooklyn.

Laid over from January 13, 1959, to February 17, 1959, for inspection and decision; hearing closed.

578-58-BZ

APPLICANT—Murray Stockman, for Violet Camack and Gertrude Greenblatt, owners.

SUBJECT—Application October 7, 1958—decision of the Borough Superintendent, under sections 7e, 7f and 7i of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, non automatic auto laundry and minor auto repairs with hand tools only for adjustment with incidental parking of motor vehicles awaiting repairs or service for a term of fifteen (15) years.

PREMISES AFFECTED—1085 Morris Park Avenue, northwest corner of Haight Avenue, Block 4130, Lots 33, 34 and 35, Borough of The Bronx.

Laid over from December 9, 1958, to December 16, 1958, for inspection and decision; hearing closed; then to January 13, 1959, for owner to report as to possibility of selling the premises for a conforming use, now under negotiations; then to February 17, 1959, at the request of the applicant to negotiate for the sale of the premises.

HARRIS H. MURDOCK, *Chairman.*

FEBRUARY 17, 1959, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, February 17, 1959, at 2 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:*

305-58-A

APPLICANT—Samuel Carr, for Willa Realty Co., owner.
SUBJECT—Application May 13, 1958—Appeal from a decision of the Borough Superintendent, re egress.
PREMISES AFFECTED—35 West 21st Street, north side, 372 feet east of Avenue of The Americas, Block 823, Lot 19, Borough of Manhattan.

183-58-A

APPLICANT—Power and Hopkins, for Mabel Curran, owner.
SUBJECT—Application March 31, 1958—Appeal from a decision of the Borough Superintendent, re conversion of 2 story and cellar, frame, two-family dwelling to three families.
PREMISES AFFECTED—1600 Hering Avenue, northeast corner of Pierce Avenue, Block 4113, Lot 38, Borough of The Bronx.

HARRIS H. MURDOCK, *Chairman.*

MARCH 3, 1959, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning March 3, 1959, at 10 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:*

402-40-BZ

APPLICANT—Agnes M. Hall, owner.
SUBJECT—Application reopened January 20, 1959 for consideration as to extension of time to complete, expired July 24, 1957—decision of the Borough Superintendent, previously granted on condition under section 7c of the Zoning Resolution, permitting in a residence use, F area district, the erection and maintenance of a building to be used as an auto laundry, lubritorium, office and boiler room in conjunction with a gasoline service station on a plot previously occupied as a gasoline service station.
PREMISES AFFECTED—144-39 to 144-47 Farmers Boulevard, southeast corner of South Conduit Avenue, Block 4517, Lot 1, and part of Lot 3, Springfield, Borough of Queens.

289-58-BZ

APPLICANT—Leo Kornbluth, for Allwyn Contracting Co., Inc., owner.

CALENDAR

SUBJECT—Application May 9, 1958—decision of the Borough Superintendent, under Sections 7e, 7f, 7i and 7A of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, minor repairs with hand tools only, non-automatic auto laundry, office, storage and sales of auto accessories, parking of more than five (5) motor vehicles waiting for service for a stated term of (15) years.

PREMISES AFFECTED—398-410 Kings Highway, southwest corner of Kings Place, Block 6678, Lots 73, 75 and 77, Borough of Brooklyn.

Laid over from September 30, 1958, to October 15, 1958, for inspection and decision; hearing closed; then to December 16, 1958, at request of applicant to investigate possible conforming use, which might result in withdrawal of this application; premises have been inspected; then to January 13, 1959, at the request of the applicant; then to March 3, 1959, at the request of applicant pending negotiations for the sale of the property.

280-58-BZ

APPLICANT—James E. Vassalotti, for L. L. F. Realty Co., Inc., owner.

SUBJECT—Application May 5, 1958—decision of the Borough Superintendent, under sections 7e and 7h of the Zoning Resolution, to permit in a residence use district, the erection of two (2) one-story buildings to be used as public market and stores with loading and unloading and the parking of patrons cars—no fee to be charged.

PREMISES AFFECTED—1555-1581 Rockaway Parkway, east side, 379 feet south of Flatlands Avenue and 1162-1174 East 98th Street, Block 8205, Lot 11, Borough of Brooklyn.

Laid over from December 9, 1958, to January 20, 1959, for inspection and decision; hearing closed; then to March 3, 1959, for further consideration after applicant advises the Board as to the proposed tenant who shall have signed an agreement to occupy the premises.

HARRIS H. MURDOCK, *Chairman*

MINUTES

A public hearing was held on the following application at the regular meeting of January 6, 1959 at 2 P.M., at which time the application was acted upon by the Board. The resolution is printed below.

676-58-A

APPLICANT—T. R. Galloway, for Consolidated Edison Co., of New York, Inc., owner.

SUBJECT—Application November 19, 1958—Appeal from a decision of the Borough Superintendent, re storage tanks below ground, etc.

PREMISES AFFECTED—700-746 East 14th Street, 199-215 Avenue D, 701-745 East 13th Street and 214-228 Avenue C, entire block, Block 383, Lots 1, 5, 9, 21, 27, 29, 31 and 35, Borough of Manhattan.

APPEARANCES—

For Applicant: Nathan C. Horwitz and Joseph R. Fopiani.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Acting Chairman Kleinert, Commissioner Foley and Commissioner Sleeper 3

Negative: 0

Absent: Chairman Murdock 1

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated October 17, 1958, on Misc. Applic. 2923/58, reads:

"1. Comply with the requirements of the Oil Burner Rules (Rule 6.3) requiring that storage tanks outside of buildings, below ground, be buried with the top of the tank not less than two-feet (2') below the natural grade of the surface of the ground.

"NOTE: Tanks are subject to a hydrostatic test of twenty-five (25) pounds per square inch. Rule 10.3.2.1 of the Oil Burner Rules."

and

WHEREAS, the applicant states that the premises consist of a block 676 feet by 206.5 feet in area, located in a manufacturing use, A area, class 1½ height district; that the existing building on the block will be demolished; that it is proposed to construct thereon, three 5,000,000 gallon steel fuel oil storage tanks, extending 5 feet below grade and 20 feet above grade; and

WHEREAS, the applicant states that it is proposed to install three 5,000,000 gallon fuel oil tanks of steel construction for the storage of No. 6 Oil on the block in question, which is adjacent to the owner's generating station known as East

River Electric Station, which occupies two blocks on the east side of Avenue C from East 14th Street to East 15th Street and the block east of Avenue D, from East 13th Street to East 14th Street; and

WHEREAS, the applicant states that the fuel oil will be burned in the boilers of the plant for the generation of electricity; that at the present time these boilers burn coal; that the change to partial oil burning is being made to cut down air pollution; and

WHEREAS, the applicant states that the proposed tanks will store about 3 weeks supply of oil; that this capacity is necessary due to the plant's requirements and the necessity of preventing curtailment of service due to failure of deliveries in bad weather, strikes, repairs and unforeseen emergencies; and

WHEREAS, the applicant contends that physical conditions make it impracticable to locate the tanks wholly below grade; that due to underground water at approximately 7 feet below the street grade; that the bases of the tanks will be 5 feet below grade, with a maximum distance of 20 feet between the tops of the tanks and the street grade; that the tanks will be constructed of steel plates with steel bracing, within a concrete enclosure of 24 inch walls, base and roof, the roof being 24 inches above the top of the tanks, and the walls extending 10 feet beyond the horizontal outlines of the tanks; that the space between the tanks and the concrete enclosure will be filled with clean sand; that each tank will be separated from its adjoining tanks by 36 inches of concrete; that the entire plant will be surrounded by a 15 foot high masonry wall; that the tank will be set back from the building line 20 feet on East 14th Street and 44 feet on East 13th Street, Avenues C and D; that the tanks will be cross connected so that the contents of each tank can be transferred to other tanks; that piping, valves, pumps, controls, preheaters, etc., will be of an approved type; that the tanks and piping will be installed and tested to the satisfaction of the Fire Commissioner; that a foamite system acceptable to the Fire Commissioner will be installed for the protection of the tanks; that there will be no exposed piping subject to mechanical injury; that electrical equipment will be of the latest and safest design; that there are numerous fire alarm boxes and street hydrants adjacent to the premises; that the entire plant will be supervised for safety and compliance with Code requirements by Company personnel, day and night, fully trained in emergency procedures; that franchises will be obtained from the Board of Estimate for piping crossing street to and from the storage tanks; that

MINUTES

tanks will be designed for hydrostatic pressure tests of 15 pounds per square inch; that construction will vary between $\frac{3}{8}$ inch and $\frac{1}{8}$ inch, with stays spaced 24 inches on centers; that to be required to provide a 25 pound per square inch test tank would require an additional approximately $\frac{1}{8}$ inch plate thickness as it is not practicable to decrease the spacing of stays because of the clearances required for welding the stiffeners in place inside the tanks; and

WHEREAS, the premises was inspected by a committee of the Board.

Resolved, that the decision of the Borough Superintendent, dated October 17, 1958, acting on Miscellaneous Application #2923 of 1958, objections 1 and 2 be and is hereby modified and that the appeal be and hereby is granted to permit the installation of the storage tanks for number 6 fuel oil as shown on plans filed with this appeal marked "Received December 10, 1958," one sheet and "January 16, 1959" three sheets *on condition* that all work shall be completed as proposed and in accordance with such plans including removal of existing structures as proposed; that all tank construction, all concrete walls, etc. all foamite and other fire prevention equipment shall comply with all laws, rules and regulations applicable thereto; that any doors in the masonry wall along the building lines of 13th Street, 14th Street, Avenue C and Avenue D shall be provided with 12-inch high concrete sills to prevent oil from escaping onto the sidewalks in case of any accidental spillage in the yard area; that all wiring and electrical equipment shall be of the explosion proof type; that the tanks shall be of the size and thickness necessary and constructed as required for subterranean fuel oil tanks designed to hold any load carried above the surface; that as to objection 2, these tanks shall be subjected to a hydrostatic test of 15 pounds psi before final approval; that all piping shall be covered, not exposed, except where it leaves the ground to be carried over Avenue D by overhead bridge as may be permitted by the Board of Estimate; that the foamite fire extinguishing system shall be as required by the Fire Commissioner; that all piles shall be properly creosoted so that as to comply with the Building Code and the back fill between piles above the water table shall be of inert earth or sand; that a Certificate of Occupancy shall be obtained.

REGULAR MEETING

TUESDAY MORNING, JANUARY 20, 1959, 10 A.M.

Present: Chairman Murdock, Commissioner Kleinert, and Commissioner Foley.

The minutes of the regular meetings of the Board held on Tuesday morning and afternoon January 6, 1959 were approved as printed in the Bulletin of January 13, 1959, Vol. 44, No. 2.

200-24-BZ—Vol. III

APPLICANT—Leonard F. Rothkrug, Herbst and Rusciano, for Jerome Estates, Inc., owner.

SUBJECT—Application reopened January 14, 1958 as Vol. III—decision of the Borough Superintendent under section 7e of the Zoning Resolution, to permit in a business and residence use district, the change in use from public garage, previously granted by the Board to the storage and manufacturing of metal products.

PREMISES AFFECTED—3030 Jerome Avenue, east side, 161.8 feet south of East 204th Street and 3103 Villa Avenue, Block 3321, Lot 25, Borough of The Bronx.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: None.

ACTION OF BOARD—Laid over to February 3, 1959, at 10 A.M. for inspection and decision; no further request for adjournment; applicant to furnish name of proposed tenant; hearing previously closed.

540-27-BZ—Vol. II

APPLICANT—Samuel Miller, for Esso Standard Oil Company, owner.

SUBJECT—Application reopened September 23, 1958 as Vol. II—decision of the Borough Superintendent, under sections 7c and 7i of the Zoning Resolution, to permit in a business and unrestricted use district, the extension in area and the reconstruction of an existing gasoline service station, lubritorium, non-automatic car wash, office and salesroom and to extend the uses to include motor vehicle repairs and parking of cars awaiting service, the proposed reconstruction to provide a new accessory building, additional gasoline tanks and the relocation of the gasoline pumps and curb cuts.

PREMISES AFFECTED—450 Flushing Avenue and 725-727 Bedford Avenue, southeast corner, Block 1715, Lot 31, Borough of Brooklyn.

APPEARANCES—

For Applicant: Joseph B. Lynch.

For Opposition: None.

ACTION OF BOARD—Laid over to February 10, 1959, at 10 A.M. for inspection and decision; hearing closed.

240-28-BZ—Vol. II

APPLICANT—George H. Colin for Cities Service Oil Company, owner.

SUBJECT—Application reopened June 3, 1958 as Vol. II—decision of the Borough Superintendent, under sections 7c, 7i and 21 of the Zoning Resolution, to permit in a retail use district, the reconstruction of an existing gasoline service station by erecting a new accessory building for use as lubritorium, car washing, minor auto repairs, accessory sales and the parking and storage of more than five (5) motor vehicles, the proposed reconstruction to provide additional tanks, relocate and add pumps and curb cuts.

PREMISES AFFECTED—35-01 Beach Channel Drive, south side, and west of Beach 35th Street, Block 312, Lot 7, Edgemere, Borough of Queens.

APPEARANCES—

For Applicant: Benjamin Mosher and Joseph Vente.

For Opposition: Morris Gordon.

ACTION OF BOARD—Laid over to February 10, 1959, at 10 A.M. for inspection and decision; hearing closed.

705-58-A

APPLICANT—George H. Colin, for Cities Service Oil Co., owner.

SUBJECT—Application December 4, 1958—filed pursuant to section 35, General City Law re mapped street-proposed widening of Rockaway Beach Boulevard not to be used in connection with Gasoline Station.

PREMISES AFFECTED—35-01 Beach Channel Drive (Amstel Boulevard), southwest corner of Beach 35th Street, Block 312, Lot 7, Edgemere, Borough of Queens.

APPEARANCES—

For Applicant: Benjamin Mosher and Joseph Vente.

ACTION OF BOARD—Laid over to February 10, 1959, at 10 A.M. for inspection and decision; hearing closed.

54-36-BZ—Vol. II

APPLICANT—Samuel Miller for Esso Standard Oil Co., owner.

SUBJECT—Application reopened September 30, 1958 as Vol. II—decision of the Borough Superintendent, under sections 7c and 7i of the Zoning Resolution, to permit in a business and residence use district, the reconstruction and rehabilitation of an existing gasoline service station, lubritorium and auto laundry and to extend the uses to include minor auto repairs with hand tools only and the parking of cars awaiting service, the proposed reconstruction to provide a new accessory building, additional gasoline tanks and the relocation of the gasoline pumps and curb cuts.

PREMISES AFFECTED—525 Gravesend Neck Road

MINUTES

(517-531 displayed), northwest corner of Ocean Parkway, Block 7157, Lot 16, Borough of Brooklyn.

APPEARANCES—

For Applicant: Joseph B. Lynch.

For Opposition: Henrietta Rubin, Anna Zorn, Lillian R. Rosenblatt, Concetta Trasatti, Sarah Ginsberg, Louis Rosenberg, Josephine Syracuse, Jennie Castellano, Providence Villano, John Guglielmino, Edward Hoffman.

For Department of Parks: Spiros Lambros, Joseph T. Esposito and others.

ACTION OF BOARD—Laid over to February 10, 1959, at 10 A.M. for inspection and decision; hearing closed.

352-45-BZ—Vol. II

APPLICANT—Anthony M. Salvati, for Nathan Ossip, owner; Patrick Brini, lessee.

SUBJECT—Application reopened April 15, 1958 as Vol. II—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a business use district, the reconstruction of an existing gasoline service station with accessory uses of lubricatorium, auto repairs, car washing, inspection station, parking of cars and to increase the number of gasoline tanks and the rearrangement of pump islands.

PREMISES AFFECTED—81-22 Rockaway Boulevard, southwest corner of 82nd Street and 81-09 to 81-17 95th Avenue, Block 9010, Lot 26, Woodhaven, Borough of Queens.

APPEARANCES—

For Applicant: Leon Komondorea.

For Opposition: None.

ACTION OF BOARD—Laid over to February 10, 1959, at 10 A.M. for further consideration after applicant has considered adopting the plans previously approved by the Board in 1946, which were not constructed.

659-50-BZ—Vol. IV

APPLICANT—Henry J. Nurick, for Jericho Sash and Door Co., Owner.

SUBJECT—Application reopened October 7, 1958 as Vol. IV—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a business use district, the erection of a new one story building at the rear of the premises to be used in conjunction with the two existing buildings on the lot for the storage of finished woodwork such as doors, trim and sash which is delivered by railroad.

PREMISES AFFECTED—251-61 Jamaica Avenue, north side, 200.88 feet west of Little Neck Parkway, Block 8668, Lot 118, Bellerose, Borough of Queens.

APPEARANCES—

For Applicant: Henry J. Nurick.

For Opposition: Giovanni Nisita, Thomas J. Hayes, D. Scalia and Ida Diecidue.

ACTION OF BOARD—Laid over to February 10, 1959, at 10 A.M. for inspection and decision; hearing closed.

186-53-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober for Jacob Stein, owner.

SUBJECT—Application reopened July 29, 1958 as Vol. II—decision of the Borough Superintendent under section 7e of the Zoning Resolution to permit in a local retail and residence use district, the erection and maintenance of a gasoline service station, lubricatorium, minor auto repairs, storage, office and sales and the parking of cars waiting to be serviced for a stated term of fifteen (15) years.

PREMISES AFFECTED—216-06 Hillside Avenue and 88-10 to 88-13 216th Street, southeast corner, Block 10676, Lot 17, Hollis, Borough of Queens.

APPEARANCES—

For Applicant: R. S. Hardy and James Vassalotti.

For Opposition: Otto Fabel, Harry Sand, William Johnson, Henry Schmiermond and Frieda Gordon.

ACTION OF BOARD—Laid over to February 3, 1959, at 10 A.M. for inspection and decision; hearing closed.

240-57-BZ—Vol. II

APPLICANT—Aaron Halpern for Fun Fair Park, Inc., owner, Kapprach Enterprises, Inc., lessee.

SUBJECT—Application reopened April 29, 1958 as Vol. II—decision of the Borough Superintendent under section 7e of the Zoning Resolution, to permit the additional use of a batting range to the previously granted parking of motor vehicles on premises partly in a residence use district.

PREMISES AFFECTED—(28-31 Linden Place official) 28-21 to 28-51 Linden Place and 28-20 to 28-80 White-stone Parkway, northeast corner and 28-02 to 28-12 137th Street, Block 4336, 4337, 4339, Lots 35, 40, 62, 70, 46, and 65, Borough of Queens.

APPEARANCES—

For Applicant: Edward Lindstrom, Arthur Jarrach and Harold Kapner.

For Opposition: Edward Hoffman for Park Dept.

ACTION OF BOARD—Laid over to February 10, 1959, at 10 A.M. for inspection and decision; hearing closed.

493-57-BZ

APPLICANT—Leonard F. Rothkrug, for Frelude Realty Corp., owner.

SUBJECT—Application June 25, 1957—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in an unrestricted and business use district, the change in use from furniture storage to manufacturing of wearing apparel with an area used for manufacture in excess of that permitted.

PREMISES AFFECTED—411-415 Bedford Avenue, east side, 68 feet south of South 8th Street, Block 2138, Lots 7 and 8, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: None.

ACTION OF BOARD—Laid over to February 3, 1959, at 10 A.M. for applicant to submit revised plans; hearing previously closed.

494-57-A

APPLICANT—Leonard F. Rothkrug, for Frelude Realty Corp., owner.

SUBJECT—Application June 25, 1957—Appeal from a decision of the Borough Superintendent, re live load, exit, etc.

PREMISES AFFECTED—411-415 Bedford Avenue, east side, 68 feet south of South 8th Street, Block 2138, Lots 7 and 8, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

ACTION OF BOARD—Laid over to February 3, 1959, at 10 A.M. for applicant to submit revised plans; hearing previously closed.

635-57-BZ

APPLICANT—H. M. Cole, for 115 East 69th Street, Inc., owner.

SUBJECT—Application September 17, 1957—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the use of the first floor as a legation for the Republic of Sudan to the United Nations and the second floor as an office for the Pharmaceutical Information Bureau.

PREMISES AFFECTED—115 East 69th Street, north side, 185 feet east of Park Avenue, Block 1404, Lot 8, Borough of Manhattan.

APPEARANCES—

For Applicant: H. M. Cole, Hy. Feinson and Alan F. McHenry.

For Opposition: None.

ACTION OF BOARD—Laid over to February 3, 1959, at 10 A.M. for applicant to obtain new decision of the Borough Superintendent as to the use of the second floor under the Multiple Dwelling Law.

MINUTES

741-57-BZ

APPLICANT—Dominick Salvati and Son, for Andrew Trenchina, owner.

SUBJECT—Application October 16, 1957—decision of the Borough Superintendent under Section 7c of the Zoning Resolution, to permit in a retail and residence use district, the erection of a one-story masonry extension to an existing one-story building to provide adequate facilities for the established cement block manufacturing shop.

PREMISES AFFECTED—1564 Hylan Boulevard southeast corner of Burgher Avenue, Block 3368, Lot 15, Dongan Hills, Borough of Richmond.

APPEARANCES—

For Applicant: Leon Komondorea.

For Opposition: None.

ACTION OF BOARD—Laid over to February 10, 1959, at 10 A.M. for applicant to submit revised plans; hearing previously closed.

249-58-BZ

APPLICANT—Fred C. Dahlem, for Reuben Gordon, owner.

SUBJECT—Application April 18, 1958—decision of the Borough Superintendent, under sections 7c and 7h of the Zoning Resolution, to permit in a local retail and residence use district, the erection of a one story and cellar structure for use as stores and market and to use the unbuilt upon portion of the site as a parking lot for patrons parking and neighborhood car owners.

PREMISES AFFECTED—1260 Gun Hill Road, south side, 26.85 feet west of Bouck Avenue, Block 4619, Lots 1, 3, 21 and 28, Borough of The Bronx.

APPEARANCES—

For Applicant: Fred C. Dahlem and Reuben Gordon.

For Opposition: None.

For Administration: C. J. Cammarata, N. Y. C. Housing Authority.

ACTION OF BOARD—Laid over to February 3, 1959, at 10 A.M. for inspection and decision; hearing closed.

280-58-BZ

APPLICANT—James E. Vassalotti, for L. L. P. Realty Co., Inc., owner.

SUBJECT—Application May 5, 1958—decision of the Borough Superintendent, under sections 7e and 7h of the Zoning Resolution, to permit in a residence use district, the erection of two (2) one-story buildings to be used as public market and stores with loading and unloading and the parking of patrons cars—no fee to be charged.

PREMISES AFFECTED—1555-1581 Rockaway Parkway, east side, 379 feet south of Flatlands Avenue and 1162-1174 East 98th Street, Block 8205, Lot 11, Borough of Brooklyn.

APPEARANCES—

For Applicant: James Vassalotti.

For Opposition: None.

ACTION OF BOARD—Laid over to March 3, 1959, at 10 A.M. for further consideration after applicant advises the Board as to the proposed tenant who shall have signed an agreement to occupy the premises.

306-58-BZ

APPLICANT—Henry Nordheim, for Frandel Realty Corp., owner.

SUBJECT—Application May 16, 1958—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a retail use district, manufacturing on a floor area in excess of that permitted.

PREMISES AFFECTED—2315-2333 Westchester Avenue and 1401 Parker Street, northwest corner, Block 3969, Lot 1, Borough of The Bronx.

APPEARANCES—

For Applicant: Henry Nordheim.

For Opposition: T. Gallagher, Zoltan Kovacs and Henry Friedrichsen.

ACTION OF BOARD—Laid over to February 10, 1959, at 10 A.M. for inspection and decision; hearing closed.

323-58-BZ

APPLICANT—Charles M. Spindler, for 9201 Third Avenue Corp., owner.

SUBJECT—Application May 22, 1958—decision of the Borough Superintendent, under sections 7f, 7e, 7h, 7i, 7A and 21 of the Zoning Resolution, to permit in a retail and residence use district, the change in use from parking lot to a gasoline service station with accessory uses of lubritorium, car washing—non-automatic, office, sale of accessories, minor repairs with hand tools only, safety inspection station, parking and storage of motor vehicles with show windows and signs within 75 feet of a residence use district, the proposed building encroaches on the required rear yard.

PREMISES AFFECTED—92-01 to 92-13 3rd Avenue and 302-314 92nd Street, southeast corner, Block 6103, Lots 5, 7, 8, and 9, Borough of Brooklyn.

APPEARANCES—

For Applicant: Charles Spindler.

For Opposition: John T. Norton, Maria C. Spinelli, Marie V. Peyton, Eugene Acca, John Carberry, Joe Balacich, Salvatore Salvati, C. A. Beier, Fred Helberg, August Nicolaysen, Uno Berg, Robert Didrich and M. Murray.

ACTION OF BOARD—Laid over to February 3, 1959, at 10 A.M. for inspection and decision; hearing closed.

414-58-BZ

APPLICANT—Ingram S. Carner, for Eleanor A. Fisher, owner.

SUBJECT—Application July 8th, 1958—decision of the Borough Superintendent, under sections 7e, 7f, 7i and 7a of the Zoning Resolution, to permit in the retail portion of a plot partly in a retail and partly in a residence use district, the erection and maintenance of a gasoline service station, office, sale of auto accessories, car washing, non-automatic, auto repairs with hand tools only, lubritorium, parking and storage of more than five (5) motor vehicles waiting to be serviced with curb cuts and show windows within 75 feet of a residence use district for a stated term of fifteen (15) years.

PREMISES AFFECTED—107-52 to 107-60 (107-56 official) New York Boulevard and 162-11 to 162-21 108th Avenue, northwest corner, Block 10140, Lot 26, South Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Ingram S. Carner.

For Opposition: Carmen Adelizzi and Librado J. Adelizzi.

ACTION OF BOARD—Laid over to February 3, 1959, at 10 A.M. for inspection and decision; hearing closed.

456-58-BZ

APPLICANT—Fred C. Dahlem, for Florence Christiano, Joseph Christiano, Jr., Emily Muccardi, owners.

SUBJECT—Application July 25, 1958—decision of the Borough Superintendent, under sections 7f, 7e, and 7i of the Zoning Resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubritorium, office, sale of accessories, car wash, minor repairs with hand tools only, parking and storage of more than five (5) motor vehicles and the sale of used cars for a stated term of fifteen (15) years.

PREMISES AFFECTED—2800-2806 Boston Road, north east corner of Radcliff Avenue, Block 4516, Lots 856-863 inclusive, Borough of the Bronx.

APPEARANCES—

For Applicant: Fred C. Dahlem, S. J. Nachwalter, James Romano and Florence Christiano.

For Opposition: None.

ACTION OF BOARD—Laid over to February 10, 1959, at 10 A.M. for inspection and decision; hearing closed.

MINUTES

471-58-BZ

APPLICANT—William C. Kane, for Pat Management Corp. owner.

SUBJECT—Application August 1, 1958—decision of the Borough Superintendent, under sections 7f, 7e and 7i of the Zoning Resolution, to permit in a retail use district a gasoline service station, lubritorium, non-automatic car wash, motor vehicle repair shop using hand tools only, parking of more than five (5) motor vehicles.

PREMISES AFFECTED—801-821 Sound View Avenue, 1701-1751 Lafayette Avenue, northwest corner and 800-830 Rosedale Avenue, Block 3637, Lot 64, Borough of The Bronx.

APPEARANCES—

For Applicant: Maurice J. Schulkind and William C. Kane.

For Opposition: Edward Handelman.

ACTION OF BOARD—Laid over to February 3, 1959, at 10 A.M. for inspection and decision; no further notices to be sent out; hearing previously closed.

482-58-BZ

APPLICANT—Otto J. and Warren A. Sambach, for Anthony J. Amato, owner.

SUBJECT—Application August 12, 1958—decision of the Borough Superintendent, under sections 7e, 7h and 21 of the Zoning Resolution, to permit in a residence use district, the erection of a one story building for use as a warehouse and office with the open area in front used for the parking of employees cars, the proposed structure does not provide a rear yard and exceeds the permitted area coverage.

PREMISES AFFECTED—156-08 107th Avenue, south side, 50 feet west of 157th Street, Block 10135, Lot 27, South Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Warren Sambach.

For Opposition: William J. Murphy, Clarence Thompson, Michael Carmasino, Maria De Natale and Frank Sonio.

ACTION OF BOARD—Laid over to February 10, 1959, at 10 A.M. for inspection and decision; hearing closed.

491-58-BZ

APPLICANT—Ervin Palmer, for Daniel A. Brener, owner. Edward R. Lewis, Lessee.

SUBJECT—Application August 21, 1958—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a local retail use district, in an existing three story and cellar structure, the change in occupancy of the second floor from private club to office use.

PREMISES AFFECTED—22 Greenwich Avenue, east side, 31 feet, 5 inches north of West 10th Street, Block 606, Lot 6, Borough of Manhattan.

APPEARANCES—

For Applicant: Stuart Elsene.

For Opposition: Elsa Steinert, Washington Square Assoc.

ACTION OF BOARD—Laid over to February 10, 1959, at 10 A.M. for inspection and decision; hearing closed.

501-58-BZ

APPLICANT—Charles M. Spindler, for Clara Flapan, owner.

SUBJECT—Application August 25, 1958—decision of the Borough Superintendent, under sections 7e and 7h of the Zoning Resolution, to permit in a local retail use district the erection and maintenance of a gasoline service station, lubritorium, auto washing, non-automatic, office, sale of accessories, minor repairs with hand tools only, auto safety inspection station and the parking and storage of motor vehicles for a stated term of fifteen (15) years.

PREMISES AFFECTED—3743-3761 Nostrand Avenue, east side, 140 feet north of Avenue Y, Block 7422, Lot 54, Borough of Brooklyn.

APPEARANCES—

For Applicant: Charles M. Spindler.

For Opposition: Theodore J. Malvin, Robert Goldstein, Sue Forman, Fay Gordon, Helen Bass, Betty Cohen, Miriam Weingarten, Billie Hirsch, Pearl Perlin, Laurence W. Levine and Samuel Spiegel.

For Administration: John J. Saunders, Board of Education.

ACTION OF BOARD—Laid over to February 3, 1959, at 10 A.M. for inspection and decision; hearing closed.

535-58-BZ

APPLICANT—John F. Fitzsimons, for Tony and Jennie Andruk, owners.

SUBJECT—Application September 10, 1958—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a business use district, the reconstruction of an existing gasoline service station, lubritorium, auto laundry, non-automatic, minor auto repairs with hand tools only and parking of cars waiting to be serviced, the proposed work to provide a new accessory building, install additional gasoline tanks and relocate the pump islands and curb cuts.

PREMISES AFFECTED—23-25 31st Street, east side, 75 feet north of 23rd Road, Block 835, Lot 27, Astoria, Borough of Queens.

APPEARANCES—

For Applicant: John F. Fitzsimons, Henry S. Grassotti, Anthony Andruk and Gregory Andruk.

For Opposition: Diana Tomasulo, Joseph C. Mingalone, Jr. and Mrs. M. I. Chucknow.

ACTION OF BOARD—Laid over to February 3, 1959, at 10 A.M. for inspection and decision; hearing closed.

538-58-BZ

APPLICANT—Herman E. Horwood, for Ado Cristante, owner.

SUBJECT—Application September 17, 1958—decision of the Borough Superintendent, under sections 7c and 7i of the Zoning Resolution, to permit in a business and residence use district the reconstruction of an existing gasoline service station by removing the existing dwelling and changing the use of the five (5) car garage to motor vehicle repair shop with hand tools only, touch up spraying, welding and wheel alignment and to extend the existing parking of cars into the residence portion of the premises.

PREMISES AFFECTED—628-630 Crescent Avenue, south side, 128 feet west of Belmont Avenue, 2321-2327 Belmont Avenue, Block 3087, Lots 11-19, Borough of The Bronx.

APPEARANCES—

For Applicant: Herman E. Horwood, James E. Chambes and O. Cristante.

For Opposition: J. David Silvers, Anna Arcidiacono and Josephine Casillo.

ACTION OF BOARD—Laid over to February 10, 1959, at 10 A.M. for inspection and decision; hearing closed.

570-58-BZ

APPLICANT—Lama, Proskauer and Prober, for Ruth Gould, Shirley Firsker, Sylvia Rosenberg, Rebecca Rosenberg, Abraham Rosenberg and Marion Freedman, owners.

SUBJECT—Application October 3, 1958—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs, car wash, storage room, office and sales and the parking and storage of motor vehicles.

PREMISES AFFECTED—5601-5611 Avenue U and 2063-2083 East 56th Street, northeast corner, Block 8399, Lot 6, Borough of Brooklyn.

MINUTES

APPEARANCES—

For Applicant: R. S. Hardy and J. E. Vassalotti.
For Opposition: None.

ACTION OF BOARD—Laid over to February 10, 1959, at 10 A.M. for inspection and decision; hearing closed.

373-58-BZ

APPLICANT—Peter H. Brandt, for GMG Building Corporation, owner.

SUBJECT—Application June 11, 1958—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district in an existing six story and cellar multiple dwelling, the change in use of a three room ground floor apartment, from doctor's office to an artist's studio, and to change the use of a room for building personnel, to a dance school.

PREMISES AFFECTED—3701 Henry Hudson Parkway, northeast corner of Blackstone Avenue, Block 3417, Lot 246, Borough of The Bronx.

APPEARANCES—

For Applicant: None.
For Opposition: None.

ACTION OF BOARD—Application withdrawn at request of applicant.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klei-
ert and Commissioner Foley 3
Negative: 0
Absent: Commissioner Sleeper 1

30-58-BZ

APPLICANT—Meyer Kraushaar, for Cohen-Kraushaar Realty Corp., owner.

SUBJECT—Application January 30, 1958—decision of the Borough Superintendent, under sections 7f and 7i of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, office, sales and storage of auto accessories, car washing, non-automatic, lubritorium, minor repairs with hand tools only and parking of more than five (5) cars waiting to be serviced for a stated term of fifteen (15) years.

PREMISES AFFECTED—184-11 to 184-19 Horace Harding Expressway and 184-12 North Hempstead Turnpike, northwest corner, Block 7067, Lot 50, Fresh Meadows, Borough of Queens.

APPEARANCES—

For Applicant: Meyer Kraushaar and Ingram S. Carner.
For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klein-
ert and Commissioner Foley 3
Negative: 0
Absent: Commissioner Sleeper 1

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on September 17, 1958 after due notice by publication in the Bulletin; laid over; date to be set; Applicant to furnish Board with plans and photographs; then set for January 20, 1959, hearing closed; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site, Horace Harding Expressway, North Hempstead Turnpike, 183rd Street and 185th Street are in a retail use, D area, class 1 height district; that as of July 25, 1916 the property was zoned as a business district; that on July 24, 1947 the property was placed in a residence district and the present retail designation became effective on December 29, 1955; that the height and area designations have not been changed since July 25, 1916 and no zoning amendment relating to this property is pending at the present time; and

WHEREAS, the decision of the Borough Superintendent, dated January 7, 1958 acting on N.B. Applic. No. 1601-57, reads:

"1. Proposed gasoline service station, office, sales and storage of auto accessories, car washing (non-automatic), lubritorium, minor repairs with hand tools only and parking of more than 5 cars waiting to be serviced on a lot in a Retail use district is contrary to Art. 2, Sec. 4-A of the Z.R.

2. Proposed sign and light standard in a retail use district is contrary to Art. 2, Sec. 4-A of the Z.R."

and

WHEREAS, the applicant states that the premises consist of a plot, 98 feet frontage by 98 feet in depth, irregular, presently vacant; that it is proposed to erect a gasoline service station, office, sales and storage of auto accessories, non-automatic car wash, lubritorium, minor repairs with hand tools only and parking of more than five cars awaiting service, for a term of fifteen years; and

WHEREAS, the applicant states that there is an economic demand for the development of the subject premises as proposed, as the property is located along Horace Harding Expressway, which is a wide and heavily trafficked automobile thoroughfare; that the proposed use would not alter the essential character of the neighborhood as the premises is situated in a retail use district; that a grant of the instant application, subject to the numerous conditions and safeguards customarily imposed by the Board, will safeguard adjoining properties to a far greater extent than if the property were to be developed with such conforming uses as drive-in restaurant, refreshment stands, warehouse, bar and grill, limited manufacturing, etc.; that all the foregoing could be established without a variance and without the customary safeguards for the neighborhood; that a grant of this application would not create any traffic hazard, nor create or augment traffic and parking congestion in the area; that the proposed building, being set back more than 40 feet from the Horace Harding Expressway building line and the 185th Street building line, will insure greater traffic safety by giving clear visibility to traffic at the intersection, whereas a conforming use structure could theoretically be built flush to the said building line and partially obscuring the intersection, and thereby endangering traffic; that the proposed gas station would not create any additional traffic but would be supported by the automobile traffic which now exists; that the use of a gas station necessarily requires the crossing of the side walk by automobiles in order to reach the service area; that the proposed use, however, would have no greater effect upon the safety of pedestrians using the crosswalk in front of the premises than if the property were to be devoted to any number of conforming uses which could be unconditionally established and which could likewise involve vehicles crossing the sidewalk and which involve precisely the same, or even greater inconvenience to the neighborhood; that the proposed building and uses would provide more light and ventilation to the area than if the premises were devoted and developed with a conforming use, using the full area coverage permitted, instead of the lesser amount of land coverage proposed by this application; and

WHEREAS, the applicant contends that a grant of this application would do substantial justice in that it would permit the property to be developed in the only beneficial manner for which there exists an economic demand without affecting anyone and without altering the essential character of the neighborhood; that conversely, a denial of this application would be a denial of substantial justice, since it would deny the above mentioned benefits without benefitting anyone intended to be protected by the Zoning Resolution; and

WHEREAS, the applicant states that the present owner has held title to the property since June 18, 1947 and December 10, 1956 and that the assessed valuation of land is \$1,300; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application should be granted on condition; and

MINUTES

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision f of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7f for a term of fifteen years to permit the premises to be occupied as a gasoline service station and uses lawfully accessory thereto substantially as proposed and as indicated on plans filed with this application marked "Received January 30, 1958", 2 sheets, "June 18, 1958", one sheet, and "December 1, 1958", one sheet, *on condition* that all buildings and uses now on the premises shall be removed and the premises shall be constructed and arranged as indicated on the plans above cited; that there shall be no cellar under the accessory building; that the accessory building shall be faced with face brick on all sides and shall be of the design and arrangement and location as shown on plans above cited; that there shall be erected on the lot line of North Hempstead Turnpike continuously from the westerly edge to the intersection with 185th Street and along 185th Street to the building line of Horace Harding Expressway, a masonry wall for a height of three feet with a steel picket fence above to a total height of 5 feet 6 inches, with suitable terminating posts; that such wall along 185th Street may be reduced as to the height of pickets to a total of not less than 4 feet 6 inches; that curb cuts shall be restricted to two curb cuts to Horace Harding Expressway, where shown, each 30 feet in width, with no portion of any curb cut nearer than five feet to a lot line as prolonged; that at the intersection there shall be maintained a block of concrete extending for a distance of five feet along the building line from the intersection not less than twelve inches in height; that pumps shall be of a low approved type erected not nearer than 15 feet to the street building line of Horace Harding Expressway; that gasoline storage tanks shall not exceed twelve 550 gallon approved tanks; that along the lot line to the west where masonry walls of adjoining buildings and the accessory buildings do not occur on the lot line; there shall be a woven wire fence of the chain link type to a total height of not less than five feet six inches, including a masonry base, with suitable terminating post at the building line of Horace Harding Expressway shall be erected; that the portion of the premises, where shown, shall be maintained with planting; that there may be an entrance three feet wide in the fence for access thereto for maintenance purposes only; that the balance of the premises where not occupied by the accessory building and pumps shall be paved with concrete or asphaltic pavement; that signs shall be restricted to permanent signs attached to the facade of the accessory building and to the illuminated globes of the pumps excluding all roof signs and temporary signs and advertising devices but permitting the erection within the intersection of Horace Harding Expressway and 185th Street of one post standard for supporting a sign, which may be illuminated, advertising only the brand of gasoline on sale and permitting such sign to extend, at right angles to Horace Harding Expressway, beyond the building line for a distance of not more than four feet; that such portable fire-fighting appliances shall be maintained as the Fire Commissioner shall direct; that under Section 7i there may be minor repairs with hand tools only for adjustments maintained solely within the accessory building; that under Section 7e, for a similar term, there may be parking of cars waiting to be serviced provided such cars are parked in such locations as will not interfere with the servicing of the station; and that all permits shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

129-58-BZ

APPLICANT—Robert J. Crinnion, for Edward T. and Ada McCarroll, owners.
SUBJECT—Application March 6, 1958—decision of the

Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot for the parking and storage of more than five (5) motor vehicles.

PREMISES AFFECTED—3510 Putnam Place and 288 East 211th Street, southeast corner, Block 3356, Lot 10, Borough of The Bronx.

APPEARANCES—

For Applicant: Thomas P. Crinnion.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.
THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klei-
ert and Commissioner Foley 3

Negative: 0

Absent: Commissioner Sleeper 1

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on January 6, 1959 after due notice by publication in the Bulletin; laid over to January 20, 1959, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site and East 211th Street are in a residence use, C area, class 1¼ height district; Perry Avenue is in business and residence use, C area, class 1¼ height districts; East Gunhill Road and Putnam Place are in a business use, C area, class 1¼ height district; and that these designations have not been changed since July 25, 1916 and no zoning amendment relating to this property is pending at the present time; and

WHEREAS, the decision of the Borough Superintendent, dated February 6, 1958 acting on Alt. Applic. No. 719-57, reads:

"1. Public parking lot for the parking and storage of more than five motor vehicles in a residence use district is contrary to Art. II Sect. 3 of the Z. R."

and

WHEREAS, the applicant states that the premises consists of a plot, 97.95 feet frontage by 75.03 feet in depth, irregular; that it is proposed to adequately fence, surface and illuminate the plot; that bumpers will be placed at all interior lot lines; and

WHEREAS, the applicant states that the development of the property for residential purposes is extremely impractical because of the nature of the site; that the various zoning and building law requirements governing residential construction would render the site useless for this type development; that the cost of the house must be regained by rents much higher than could possibly be anticipated, and in addition, mortgage money for residential construction on this plot would be close to impossible to obtain; that on the other hand, because of the construction of a great number of existing apartment houses in the neighborhood in the years past, without off street parking facilities, there exists an urgent need for additional parking facilities for the residents in the area; that the people residing in this neighborhood are subject not only to alternate side of the street parking regulations, but also to complete prohibition of parking on week days for a substantial portion of the day; that these parking regulations are strictly enforced by the Police and Sanitation Departments and are a constant bother to the residents; that further, the nuisance and hazard of cars cruising the neighborhood seeking parking space for visitors to the cemetery, it becomes apparent that there is a need for additional parking facilities; that the proposed parking lot will be used only for tenants on a monthly basis, and will create no hazard due to frequent entering and leaving the area, as compared to a transient facility; and

WHEREAS, the applicant contends that the proposed outdoor parking lot, if granted by the Board, will be made to comply in all respects with the rules of the Department of Buildings relating to the use of vacant land for the parking and storage of motor vehicles; that the variation here sought will not detract from the neighborhood, but only allow the owner to fully and properly utilize his property; that in so doing, the neighborhood will benefit by the elimination of

MINUTES

a weed covered, vacant lot which only tends to accumulate the neighborhood trash; and

WHEREAS, the applicant states that the present owners have held title to the property since March 13, 1935 and that the assessed valuation of land is \$5,000; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision h of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7h for a term of five years, to permit the premises to be occupied for parking and storage of motor vehicles substantially as proposed and indicated on plans filed with this application marked, "Received March 6, 1958," 3 sheets, and "November 17, 1958," 1 sheet, *on condition* that all buildings and uses now on the premises shall be removed and the premises shall be leveled substantially to the grade of the abutting street and shall be arranged as indicated on such plans; that on all lot lines there shall be erected, where masonry walls of adjoining buildings do not occur, a woven wire fence of the chain link type on a masonry base, not less than 5 feet, 6 inches in total height; that there shall be no opening therein except one for entrance and exit to East 211th Street, where shown, for a width of not over 12 feet; that such opening shall be fitted with a gate of similar construction as the fence with a curb cut opposite of similar width; that the sidewalks and curbing abutting the premises on the street shall be repaired to the satisfaction of the Borough President; that suitable bumpers shall be maintained for protection to all walls and fences; that the surfacing of the lot shall be of clean gravel or steam cinders, treated with a binder and properly rolled; that signs shall be restricted to one sign attached to the fence near the gate, advertising the parking and storage use and rates charges and other information as may be required by the Commissioner of Licenses; that such sign shall not exceed five square feet, shall not be illuminated and shall not extend beyond the building line; that such fire fighting equipment shall be maintained as the Fire Commissioner shall require; that during the term of this variance the premises shall be occupied for no other use than as herein permitted and no building shall be erected; that the parking and storage shall be restricted to cars of the pleasure car type only; that users of parking facilities shall each have a parking space assigned and shall be furnished with a key to the gate; that the premises shall be kept closed except when cars go in and out; and that all permits shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

359-58-BZ

APPLICANT—Paul Friedman, for Rine Realty Corp., Popover Realty Co. Inc., owners; General Outdoor Advertising Co., lessee.

SUBJECT—Application June 4, 1958—decision of the Borough Superintendent, under sections 7e and 7h of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, non-automatic car wash, office and sale of auto accessories, minor repairs with hand tools only, parking and storage of cars, pleasure type only, for a stated term of fifteen (15) years.

PREMISES AFFECTED—75-85 McDonald Avenue, northeast corner of Seeley Street, Block 5260, Lots 1, 42 and 44, Borough of Brooklyn.

APPEARANCES—

For Applicant: Paul Friedman.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klei-
ert and Commissioner Foley 3
Negative: 0
Absent: Commissioner Sleeper 1

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on November 18, 1958 after due notice by publication in the Bulletin; laid over to December 9, 1958, then to January 20, 1959, for applicant to file revised plans eliminating the curb cut to Seeley Street; hearing closed; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site and Terrace Place are in a residence use, C and D area, class 1 height districts; McDonald Avenue is in a residence use, C area, class 1 height district; 20th Street is in a residence use, D area, class 1 height district; that the portion of the property within 100 feet of McDonald Avenue is zoned as a C area district and the remainder is zoned as a D area district; that as of July 25, 1916 the property within 100 feet of McDonald Avenue, then mapped as Gravesend Avenue, was zoned as a business district and the remainder was zoned as a residence district; that on May 10, 1956 the business portion of the property was changed to residence; that the height and area designations have not been changed since July 25, 1916 and no zoning amendment relating to this property is pending at the present time; and

WHEREAS, the decision of the Borough Superintendent, dated May 22, 1958 acting on N. B. Applic. No. 491-58, reads:

"1. Proposed building and premises, on a plot which is in a residence zone to be used for gasoline service station, lubritorium, non-automatic car wash, office and sales, auto accessories, minor repairs with hand tools only, parking and storage of cars (pleasure type only) is contrary to Article II, PP. 3 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consists of a plot, 105 feet 8 $\frac{1}{8}$ inches frontage by 115 feet 3 $\frac{1}{2}$ inches in depth, vacant, except for a billboard advertising sign, erected under Permit No. 216-39; that advertising signs were conforming uses in business use districts until June 28, 1940; that it is proposed to erect and maintain for a stated term of fifteen years a gasoline service station with customary, accessory uses; and

WHEREAS, the applicant contends that the subject premises cannot be developed for any use whatsoever, except as a gas station, so as to yield a reasonable return on the investment; that there is no economic demand for development of the subject site for residential use as the property is situated along McDonald Avenue, which is a heavily travelled automotive thoroughfare and is directly opposite Greenwood Cemetery; that the owners have been unsuccessful in their efforts to sell or develop this property for a conforming residential use; that applications for mortgage financing for new residential construction have been denied by several lending institutions and there is no demand now or in the foreseeable future, for any use whatsoever except for a gasoline service station; that there is an economic demand for development of the site for a gas station as the heavy automobile traffic along McDonald Avenue, which is a deterrent to residential development, makes the property exceptionally desirable for development as proposed herein; and

WHEREAS, the applicant further contends that surrounding properties and the neighborhood would be benefited by the elimination of the existing billboard advertising sign and by the elimination of a debris-strewn, weed-covered lot, unsightly by day and dangerously dark at night; that the proposed development of the property with a parkway type building of brick construction, suitably fenced and landscaped, would substitute an attractive development in place of the existing unattractive conditions; that the adjoining owner to the east—lot 40—would be benefited by the proposed development; that an area of 25 feet by 100 feet,

MINUTES

lying between the adjoining owner's lot and the proposed gas station, would be seeded, landscaped, and enclosed by a chain link fence on all sides except the westerly side, which would be enclosed by the unpierced wall of the proposed building and by a 5 foot 6 inch high brick wall; that the seeded and landscaped area would be unbuilt upon, thus assuring the adjoining owner to the east of more light and ventilation than would be available if the property were developed with a conforming residential building, which could be a multi-storied, multiple dwelling, erected at or near the common lot line; that the adjoining property to the north—lot 5—would be benefited by the proposed arrangement of the subject premises; that the accessory building would be set back 51 feet from McDonald Avenue and a 5 foot 6 inch brick and picket fence wall would be erected along the northerly lot line, extending from the unpierced wall of the accessory building to McDonald Avenue, thus assuring the adjoining owner of more light and ventilation than if the property would be developed with a conforming multi-storied residential building erected at or near the northerly lot line; that the properties opposite the subject premises along the southerly side of Seeley Street would be benefited by the proposed arrangement of the subject premises whereby it is proposed to maintain a 2,500 square foot landscaped and seeded area and to erect a 5 foot 6 inch high brick and picket fence wall along 80 feet 3½ inches of the Seeley Street frontage of the gas station; that the property opposite the subject premises along the westerly side of McDonald Avenue is developed with a cemetery and the proposed use of the subject premises could not adversely affect it; and

WHEREAS, the applicant states that the present owners have held title to lot 1 since December 23, 1955 and to lots 42 and 44 since August 27, 1957; that the assessed valuation of land is \$7,000; and

WHEREAS, the premises and surrounding areas were inspected by a committee of the Board and the committee recommended that the application should be granted on condition; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision e and h of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7e for a term of fifteen years to permit the premises to be occupied as a gasoline service station and lawful accessory uses substantially as proposed and as shown on plans filed with this application marked "Received June 4, 1958", 3 sheets, "October 24, 1958", 2 sheets, and "November 13, 1958", one sheet, except that the curb cut shown on Seeley Street shall be eliminated and the planting, brick wall and picket fence shall be continued down to the building line of McDonald Avenue; that all building structures and uses shall be removed and the plot shall be graded substantially to the grade of the abutting streets; that the accessory building shall be of the design and arrangement and location as indicated and shall have no cellar and shall be faced with face brick on the front and side to the south; that the rear wall and the side wall to the north may be finished with common brick or block painted to agree in color with the face brick used in the balance of the building; that the accessory building shall comply with the requirements of the Building Code; that in line with the rear wall of the accessory building there shall be erected a brick wall faced with face brick not less than 5 feet 6 inches in height to the building line of Seeley Street; that at the rear of the premises, where shown, the portion of the premises for a depth of 25 feet shall be maintained, seeded, landscaped and unoccupied and protected on the lot line where masonry walls of adjoining buildings do not occur by a woven wire fence of the chain link type on a masonry base to a total height of not less than 5 feet six inches; that there may be a gate three feet in width in such fence from Seeley Street for access thereto for maintenance purposes; that along the building line of Seeley Street to

the building line of McDonald Avenue there shall be a similar brick wall fence except that it may be constructed of masonry for not less than two feet in height and steel pickets to a total height of 5 feet 6 inches; that along the lot line to the north, where the walls of the accessory building and the masonry walls of the building of the adjoining premises do not exist on the lot line a brick wall and steel picket fence similar to the one hereinbefore required for the street building line of Seeley Street shall be maintained; that pumps shall be of a low approved type erected not nearer than 15 feet to the street building line of McDonald Avenue; that gasoline tanks shall not exceed twelve 550 gallon approved storage tanks; that the balance of the premises where not occupied by planting and accessory building shall be paved with concrete or asphaltic pavement; that suitable planting shall be maintained in the places where shown, properly protected with curbing not less than eight inches in height and six inches in width; that curbing and sidewalks abutting the premises shall be reconstructed to the satisfaction of the Borough President; that under Section 7e there may be minor repairs with hand tools only for adjustments maintained solely within the accessory building, for a similar term; that under Section 7h, for a similar term, there may be parking and storage of motor cars of the pleasure type only; that signs shall be restricted to permanent signs attached to the facade of the accessory building facing McDonald Avenue, and to the illuminated globes of the pumps excluding all roof signs and temporary signs and advertising devices but permitting within the intersection the erection of one post standard for supporting a sign, which may be illuminated, advertising only the brand of gasoline on sale and permitting such sign to extend, at right angles to McDonald Avenue, beyond the building line for a distance of not more than four feet; that at such intersection there shall be erected within the building line a block of concrete extending for a distance of five feet along either street building line from the intersection and not less than twelve inches in height; that such portable fire-fighting appliances shall be maintained as the Fire Commissioner shall direct; and that all permits shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

371-58-BZ

APPLICANT—Joseph Mitchell, for 32 Norfolk Street, Inc., owner.

SUBJECT—Application June 12, 1958—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a local retail and residence use district, in an existing three-story and cellar structure, an extension on the 1st floor and the use as a plumbing warehouse and office.

PREMISES AFFECTED—245-247 Madison Street, north side, 95 feet, 3½ inches west of Clinton Street, Block 270, Lot 41, Borough of Manhattan.

APPEARANCES—

For Applicant: Joseph Mitchell.

For Opposition: C. J. Cammarata, New York City Housing Authority.

ACTION OF BOARD—Application granted on condition.
THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinfert and Commissioner Foley	3
Negative	0
Absent: Commissioner Sleeper	1

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on November 25, 1958 after due notice by publication in the Bulletin; laid over to December 16, 1958, for inspection and decision; hearing closed; then to January 20, 1959, for applicant to file revised plans showing proposed extension complies with the requirements as to the exits and floor loads; hearing closed; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site is in local retail and residence

MINUTES

use, D area, class 1 height district; that on July 25, 1916 the premises was located in a business district, on March 1, 1939 it was rezoned to a retail use district and on July 20, 1953 it was rezoned to the present district use; and

WHEREAS, the decision of the Borough Superintendent, dated June 2, 1958 acting on Alt. Applic. No. 772-58, reads:

"1. Proposal to change the use of subject three story, non-fireproof bldg. (located partly in a Local Retail Use District and partly in a Residence Use District) from public bath to storage and shipping is contrary to Art. II Sect. 3 and Sect. 4-c of the Zoning Resol.

2. Proposal to extend subject bldg. on the 1st floor is contrary to Art. II Sect. 3 and Sect. 6(a) of the Zoning Resol."

and

WHEREAS, the applicant states that the premises consist of a plot 49 feet 8½ inches frontage by 100 feet in depth, improved with an ordinary brick type building with cellar and three floors above, erected before 1917 and altered in 1917 under Alt. Applic. No. 206 for use as a police station; that under Alt. Applic. No. 1497-24, the building was altered for use as a public bath, and again altered under Alt. Applic. No. 735-33 to continue the public bath; that the building and fee were sold by the City in 1956, having been vacant for some time, and is still vacant; that the structure has been vandalized and could not be used for anything but a dead storage type without very extensive repairs; that it is proposed to extend the building on the first floor to include 55% of the unoccupied area, which would allow the owner to store the very heavy materials in the new portion directly on the ground; and

WHEREAS, the applicant states that the present owner is now located at No. 32 Norfolk Street and is forced to vacate due to the housing project known as the Seward Park Housing Corporation; that this condition has forced the owner to buy anything he could get to store the plumbing materials that were stored in the Norfolk building; and

WHEREAS, the applicant contends that Louis Greenberg, Inc., have conducted business in this neighborhood for many years and wants to continue offering this service; that the owner is sure that the manner in which he would keep the building would be an advantage to the neighborhood compared with the vacant building which was allowed to deteriorate, and the granting of this appeal for a limited term of years will afford a better exterior condition for the neighbors and help relieve the owner of the hardship of being forced into the street; that the stairs are located in the center section of the building with masonry walls, with no doors at any and all of the openings; that with the single person occupancy, the owner requests that the existing condition continue and be accepted; and

WHEREAS, the applicant states that the present owner has held title to the property since April, 1958; that the assessed valuation of land is \$17,500 and of the building \$7,500 making a total of \$25,000; that the building was erected before 1917; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and the Committee recommended that the now unoccupied building should be permitted to be used substantially as proposed subject to conditions; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision e of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is granted under Section 7 e, to permit the premises to be used as existing and extended as to a first story at the rear for purposes as requested, namely, storage and shipping, substantially as proposed and indicated on plans filed with this application marked, "Received June 12, 1958," 4 sheets and "October 24, 1958," 9 sheets, on condition that the building shall not be further increased in height or area; that in all other respects the building and occu-

pancy shall comply with all laws, rules and regulations applicable thereto including the floor loading as proposed to be reinforced to comply with the requirements; that signs may be permitted on the building as may be necessary and would be permitted for similar building when located in a local retail district; that such fire-fighting appliances shall be maintained as the Fire Commissioner shall direct; and that all permits shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

372-58-A

APPLICANT—Joseph Mitchell, for 32 Norfolk Street, Inc., owner.

SUBJECT—Application June 12, 1958—Appeal from a decision of the Borough Superintendent, re live load, class 3 construction.

PREMISES AFFECTED—245-247 Madison Street, north side, 95 feet 3½ inches west of Clinton Street, Block 270, Lot 41, Borough of Manhattan.

APPEARANCES—

For Applicant: Joseph Mitchell.

ACTION OF BOARD—Appeal withdrawn at request of applicant to comply, provided the requirements of resolution adopted this day under Calendar Number 371-58-BZ are complied with.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klei-
ert and Commissioner Foley..... 3
Negative 0
Absent: Commissioner Sleeper..... 1

424-58-BZ

APPLICANT—Abraham Farber, for Curb Holding Corporation, owner.

SUBJECT—Application July 15, 1958—decision of the Borough Superintendent, under Sections 7e and 7i of the Zoning Resolution, to permit in a business and residence use district, the change in occupancy of an existing one-story building from sash and door storage to auto showroom, auto repairs, storage of more than five (5) cars and gasoline storage, not for public sale, all for a term of fifteen (15) years.

PREMISES AFFECTED—2453-2461 Coney Island Avenue, east side, 220 feet, 9 inches north of Avenue V, Block 7343, Lot 57, Borough of Brooklyn.

APPEARANCES—

For Applicant: Abraham Farber and William Berman.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klei-
ert and Commissioner Foley..... 3
Negative 0
Absent: Commissioner Sleeper..... 1

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on January 6, 1959 after due notice by publication in the Bulletin; laid over to January 20, 1959, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site, East 12th Street and Avenue V are in business and residence use, D area, class 1 height districts; Coney Island Avenue and Avenue U are in a business use, D area, class 1 height district; and

WHEREAS, the decision of the Borough Superintendent, dated July 2, 1958 acting on Alt. Applic. No. 1849-58, reads:

"10. Proposed change of occupancy of a building, partly in a Business and partly in a Residence Zone, to be used for Auto Show Room, Auto Repairs, storage for more than 5 motor vehicles and Gasoline storage (not for sale), is contrary to Article II, PP. 3 and PP. 4a, subsections 15, 29 and 46 of the Zoning Resolution."

and

MINUTES

WHEREAS, the applicant states that the premises consist of a plot, 80 feet 3½ inches frontage by 112 feet 2 inches in depth, one story 14 feet 6 inches in height, of class 3 construction, 80 feet by 110 feet; that Certificate of Occupancy No. 40290 calls for use of sash and door storage, with two employees; that these premises have been operated and owned by members of the same family continuously since 1926; that 100 feet of front length of building is in a business use district and the rear 10 foot length of building is in a residence use district; that it is proposed to change the use of the building as follows: principal use as auto showroom, with minor auto repairs in connection with servicing of cars dealt in by the tenant of the subject building; that it is also proposed to install a gasoline pump to serve tenant's motor vehicles only, and not for sale to the general public, all for a term of fifteen years; and

WHEREAS, the applicant states that only the rear 10 feet of the 110 feet of depth of existing building is in a residence use district; that this building was erected in 1926 as a commercial building and has remained unchanged in area or bulk to this date; that it would not be practical to cut off the rear 10 foot depth of the building to conform to the 110 foot depth of the business use district; that the ceiling of the first floor and the partitions on this floor are all of one hour fire retarded construction; that the principal use of auto showroom is permissible in a business use district; that the light auto repair use requested is to be limited and only for servicing of cars dealt in by the tenant and is considered a necessary accessory use to the auto showroom, which is a permissible use in a business use district; that this is not intended to be a general auto repair shop for the general public, but only for necessary minor servicing of cars on display and to be sold by the tenant; that there will be no body or fender work, no paint spraying, no anvil, forge or acetylene welding or burning; that the work will be done mainly with hand tools, and in no event with any motor driven tools requiring more than one half horse power, such tools being restricted to a drill or grinders; that gasoline storage will be limited to one 550 gallon tank and there will be no gasoline sold to the general public, but will be solely for the use and accommodation of the operation of the premises; that permission for the storage of more than five cars is required for the sale and display of more than five motor vehicles and necessary servicing of same, and it is not intended as a public garage with motor vehicle space for rent to the general public; and

WHEREAS, the applicant contends that the present use of subject premises of sash and door storage has been in continuous use since 1926 to date by members of the same family, who are also the owners; that the income from the present use has been declining steadily for the last few years with financial loss, which indicates that it no longer warrants continuing the present use; that as a result of this increasing loss of income, the owner has made diligent efforts to rent the subject premises for the usual business uses, but to no avail; that it became most apparent that the only logical and reasonable use for this special building is the use requested; and

WHEREAS, the applicant further contends that Coney Island Avenue is a wide, 100 foot thoroughfare that has become increasingly important as an auto thoroughfare; that both sides of Coney Island Avenue, between Avenue U and Avenue V, have gasoline selling stations, open parking lots displaying autos for sale, parking lots and a number of auto repair shops and specialty services for motor vehicles; and

WHEREAS, the applicant also contends that it is good public policy that owners of real estate be helped in getting commensurate returns on old established real estate holdings in the City, so that neighborhoods do not become run down and deteriorate, to the ultimate loss by the City in tax returns; that the City will be benefited in receiving tax increases on a building which is bound to be an asset to the neighborhood which needs the services this building can offer to the motoring public; and

WHEREAS, the applicant states that the present owner has

held title to the property over 25 years; that the assessed valuation of land is \$10,000 and of the building \$18,000 making a total of \$28,000; that the building was erected in 1926; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivisions e and i of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Sections 7 e and i for a term of ten years, to permit the change of occupancy from sash and door storage to auto showroom and auto repairs and storage of motor vehicles substantially as proposed and indicated on plans filed with this application marked, "Received July 15, 1958," 4 sheets, *on condition* that there shall be no additional windows constructed in the rear or side walls opening upon adjoining premises; that the exit door as shown now existing in the rear shall be maintained for exit to the street by means of adjoining Lot 55 to the south, under the same ownership; that such door shall be normally kept closed except when being used for exit purposes; that such portable fire-fighting appliances shall be maintained as the Fire Commissioner shall direct; that there may be within the building, one gasoline pump and one 550 gallon tank for servicing cars being repaired within the building but not for sale to passing motor vehicles; that there shall be no sign advertising such gasoline maintained on the exterior of the building; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto, other than as modified this day under Cal. No. 425-58-A; that the building shall not be increased in height or area; and that all permits shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

425-58-A

APPLICANT—Abraham Farber, for Curb Holding Corp., owner.

SUBJECT—Appeal July 15, 1958 from a decision of the Borough Superintendent, re construction, proximity of Social Club.

PREMISES AFFECTED—2453-2461 Coney Island Avenue, east side, 220 feet, 9 inches north of Avenue V, Block 7343, Lot 57, Borough of Brooklyn.

APPEARANCES—

For Applicant: Abraham Farber and William Berman.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klein-ert and Commissioner Foley	3
Negative:	0
Absent: Commissioner Sleeper	1

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated July 2, 1958, Acting on Alt. Applic. 1849-58, reads:

"11. Area of building to be used for garage, auto repairs and gasoline storage exceeds permitted tabular limits as per 4.2.1 Bldg. Code.

12. Proposed change of use which is within 20 feet of a building used as a social club violates section C19-65.0 subsection 5."

and

WHEREAS, the applicant states that the premises consists of a lot 80 feet 3½ inches by 112 feet 2 inches, average, located partially in a business and partially in a residence use, C area, class 1 height district, upon which there exists a 1 story, 14 feet 6 inches high, class 3 building, erected 1926, used and occupied: sash and door storage—2 persons, for which Certificate of Occupancy #40290 was issued; that the proposed use is: auto show room, auto repairs, storage of more than five (5) motor vehicles, gas tank and pump; and

MINUTES

WHEREAS, the applicant states that the area within the enclosure walls is about 1000 square feet; that the partitions and ceiling are of 1 hour fireproof construction; that the stored motor vehicles are for the show room use only; that minor repairs and servicing is for the cars in the show room; that no body or fender work, no paint spraying, welding, burning or forging will be done on premises; that the principle use is auto show room and is within limits set by Section C26-254.0; that the gasoline is for the emergency use of the cars kept for sale and not for the general public; and

WHEREAS, the social club is a small, one story and cellar cement block building set 4 feet south from our subject building, was used as a one family dwelling until about one year ago, and now is used as a social club for men only, and for not over 35 persons; and

WHEREAS, the premises was inspected by a committee of the Board.

Resolved, that the decision of the Borough Superintendent, dated July 2, 1958, acting on Alt. Applic. 1849-58, Objs. 11 & 12 be and it hereby is *modified* and that the appeal be and it hereby is *granted* as to Objection 11 *on condition* that the requirements of the resolution adopted this day under Cal. No. 424-58-BZ shall be complied with, and to withdraw as to Objection 12 in view of the statement that the building adjoining on lot 55, under same ownership, is now vacant and no longer occupied for club purposes; that the building shall not be increased in height or area and during the term of this variance the building shall be used only as permitted by the terms of the resolution adopted this day under Calendar Number 424-58-BZ.

544-58-BZ

APPLICANT—Julian Roth, of Emery Roth and Sons, for 80 Pine, Inc., owner.

SUBJECT—Application September 19, 1958—decision of the Borough Superintendent, under section 19a of the Zoning Resolution, to permit in an unrestricted use, A area district, the erection of a thirty-eight (38) story office building with less than the required number of off-street loading berths.

PREMISES AFFECTED—Block bounded by 78-80 Pine Street, north side, 134-152 Water Street, 172-194 Pearl Street, and 110-134 Maiden Lane, Block 39, Lots 12 to 24 and 26, Borough of Manhattan.

APPEARANCES—

For Applicant: Julian Roth.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert and Commissioner Foley 3

Negative: 0

Absent: Commissioner Sleeper 1

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on January 20, 1959 after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site, Pine Street and Maiden Lane are in an unrestricted use, A area, class 2 and class 2½ height district; Water Street is in an unrestricted use, A area, class 2 height district; Pearl Street is in an unrestricted use, A area, class 2½ height district; and

WHEREAS, the decision of the Borough Superintendent, dated August 21, 1958 acting on amendment to N.B. Applic. No. 149-57, reads:

"Objection #1—Required number of off-street loading berths must comply with Article IV Section 19-A of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 179 feet 7¼ inches frontage by 254 plus feet in depth, occupying an entire block bounded by Maiden Lane, Pearl Street, Pine Street and Water Street, and a thirty-eight story office building will be erected thereon, substan-

tially occupying the entire block; that the building will be of fireproof construction and will be occupied as follows: cellar—garage, utilities and storage; first floor—garage, stores, lobby and loading berths; mezzanine—garage; second to 38th floors—offices; tower level No. 1—storage, superintendent's office, men's and women's toilets and locker rooms; tower level No. 2—mechanical equipment room, fan rooms and storage; tower level No. 3—fan rooms, elevator machine room; that it is proposed to provide only three loading berths, which would conform to the Zoning Resolution for an A area district except as to number of berths; and

WHEREAS, the applicant further states that attached to this application is a calculation for loading berth requirements; that this calculation was made in accordance with the rule to supplement Section 19A of the Zoning Resolution, as adopted by the Board on July 11, 1958, effective August 11, 1958; that the computation indicates that there are 796,282 square feet in the building to be used as the basis for computing the number of loading berths; that inasmuch as this building is located in an A district, the Zoning Resolution would require four loading berths; that generally, on the Zoning Map it will be found that unrestricted use district and A area districts are in the same location; that this is particularly applicable to Manhattan; that in the case of the proposed building, although the building is located in an unrestricted district, its use is that which might well be found in a retail or business use district; and

WHEREAS, the applicant contends that the loading berths have been placed on the Pine Street frontage and are 50 feet from the intersection of Water Street, which is the minimum distance permitted from a corner in accordance with Paragraph 19-A (f) (3), location of access; that in addition to the larger lobby at Pearl Street, an examination of the first floor plan will indicate a corridor running through the building from Maiden Lane to Pine Street; that if another loading berth were installed, it would have to be on the other side of the corridor or on Water Street or Maiden Lane, in which event the loading berth would have no connection to the service elevators, and would therefore serve very little useful purpose; that the building has been designed for stores on the first floor and general office use in the upper portion of the building; that this general type of usage is not one that requires deliveries to and from the building in any volume that the three loading berths now indicated would not provide for; and

WHEREAS, the applicant states that the present owner has held title to the property since May, 1958; that the assessed valuation of land is \$900,000 and of the building \$100,000 making a total of \$1,000,000; that the building is to be erected; and

WHEREAS, in the opinion of the Board, while this proposed building is zoned for unrestricted use it is actually the type of use which is normally in a business or retail district, and the more restricted requirements of the zoning law as to loading berths should not apply with the same force as in a building which is in unrestricted district and used for unrestricted purposes; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 19A, Subdivision j of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 19A Subdivision j to permit the loading berths as proposed and indicated on plans filed with this application marked, "Received September 19, 1958," 7 sheets, *on condition* that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; and that all permits shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

Adjourned: 3:30 P.M.

JOSEPH J. DOYLE, Chief Clerk.

MINUTES

REGULAR MEETING

TUESDAY AFTERNOON, JANUARY 20, 1959, 2 P.M.

Present: Chairman Murdock, Commissioner Kleinert and Commissioner Foley.

156-56-A

APPLICANT—Max Siegel Associates, for Terin Garage Corp., owner.

SUBJECT—Application for consideration—reopening for amendment of resolution—re Appeal from a decision of the Borough Superintendent; previously granted on condition.

PREMISES AFFECTED—234-240 East 54th Street, south side, 100 feet west of 2nd Avenue, Block 1327, Lot 29, Borough of Manhattan.

APPEARANCES—

For Applicant: Max Siegel.

ACTION OF BOARD—Appeal reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert and Commissioner Foley 3

Negative: 0

Absent: Commissioner Sleeper 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board on May 22, 1956, on certain conditions; and

WHEREAS, the resolution was amended on July 17, 1956; and

WHEREAS, the applicant requested a further amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted by the Board on May 22, 1956, as thereafter *amended* by resolution adopted July 17, 1956, so that as *amended* as to the change of stair from the position as permitted by the amendment of July 17, 1956, the resolution shall read:

"that in the event the owner desires to relocate an exterior stair from the roof to the second floor with exit thence to the street by means of an existing ramp, as shown on revised plans marked "Received January 9, 1959", 4 sheets, and as passed on by the Borough Superintendent under Alt. App. 142-55, disapproved January 9, 1959, Item No. 8, such change may be made provided the requirements of the resolution above cited are complied with in all other respects.

508-58-A

APPLICANT—Guy B. Panero, for John D. Rockefeller, Jr., owner.

SUBJECT—Application August 27, 1958—Appeal from a decision re an order of the Fire Commissioner, re opening in wall of garage.

PREMISES AFFECTED—163 East 70th Street, north side, 224 feet, 4 inches west of 3rd Avenue, Block 1405, Lot 27, Borough of Manhattan.

APPEARANCES—

For Applicant: Fred G. Hamburger.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert and Commissioner Foley 3

Negative: 0

Absent: Commissioner Sleeper 1

THE RESOLUTION—

WHEREAS, the decision of the Fire Commissioner, dated August 26, 1958 on Order #2987-8, reads:

"1. Discontinue 2nd opening in wall of garage separating same from dwelling portion of building. C19-67.0.

NOTE:—(Building altered—elevator installed connecting garage area with dwelling area.)" and

WHEREAS, the applicant states that the building is 25 feet 8 inches by 100 feet 5 inches in area, 3 stories, 38 feet 7 inches high, of class 3 construction, erected in 1890, located in unrestricted use, B area, class 1½ height district, used and occupied since 1928; Cellar—boiler room and storage; 1st floor—private garage; 2nd and 3rd floors—chauffeur's quarters (one family each); and

WHEREAS, the applicant states that a 3 hour elevator shaft with 1½ hour fireproof self-closing doors was built in 1958; that the Fire Department considers this elevator with its openings and 1st floor fireproof self-closing door to stairhall in violation of the law; that the garage floor is made of concrete over an old wood floor; that the ceiling and stair enclosure are of 1 hour construction; that this arrangement was approved by the Building Department.

Resolved, that the decision of the Fire Commissioner, dated August 26, 1958, acting on Order #2987-8, Objection #1 be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the building shall not be increased in height or area; that the use of the building shall be continued as a private garage and chauffeur's quarters on the second and third floors as indicated on plans filed with this appeal marked, "Received August 27, 1958," 2 sheets, and "December 23, 1958," 1 sheet; and that such portable fire-fighting appliances shall be maintained to the satisfaction of the Fire Commissioner.

374-58-A

APPLICANT—Simon B. Zelnik, for J. E. Lobert, owner.

SUBJECT—Application June 20, 1958—Appeal from a decision of the Borough Superintendent—re construction.

PREMISES AFFECTED—148 West 57th Street, south side, 225 feet east of 7th Avenue, Block 1009, Lot 55, Borough of Manhattan.

APPEARANCES—

For Applicant: Leon Rosenbaum.

ACTION OF BOARD—Laid over to January 27, 1959, at 2 P.M., for further consideration; hearing previously closed.

509-58-A

APPLICANT—Charles M. Shapiro, for L. Witkin, doing business as A. and J. Garage, Inc., owner; Mechanical Mirror Works, lessee.

SUBJECT—Application August 28, 1958—Appeal from a decision of the Borough Superintendent, re installation of infra-red drying oven, not of approved type.

PREMISES AFFECTED—659 Edgecombe Avenue, west side, 273.4 feet south of Jumel Place, Block 2112, Lots 90-94, Borough of Manhattan.

APPEARANCES—

For Applicant: Elliot J. Shapiro.

For Administration: Lt. John Manfred, Fire Dept.

ACTION OF BOARD—Laid over to February 3, 1959, at 2 P.M., for report by Mr. Sklenarik and a representative of the Fire Department and decision; hearing closed.

545-58-A

APPLICANT—Samuel Rosenblum, for S. W. Steel Management Co. Inc., owner.

SUBJECT—Application September 19, 1958—Appeal from a decision of the Borough Superintendent—egress.

PREMISES AFFECTED—39-41 West 55th Street, north side, 395 feet east of Avenue of the Americas, 2nd, 3rd, 6th, 7th and penthouse floors, Block 1271, Lot 17, Borough of Manhattan.

APPEARANCES—

For Applicant: Samuel Rosenblum and M. Robert Steel.

MINUTES

ACTION OF BOARD—Laid over to February 3, 1959, at 2 P.M., for further consideration after the applicant has obtained a decision of the Building Department as to the occupancy in addition to the objection as to egress; hearing closed.

591-58-A

APPLICANT—Lama, Proskauer and Prober, for 155 Hudson Street Corporation, owner.

SUBJECT—Application October 8, 1958—Appeal from a decision of Borough Superintendent, re stairs.

PREMISES AFFECTED—153-155 Hudson Street, west side, 26 feet north of Hubert Street, 1st floor; Block 215, Lot 23, Borough of Manhattan.

APPEARANCES—

For Applicant: Eugene P. Ginsberg.

ACTION OF BOARD—Laid over to February 3, 1959, at 2 P.M. for inspection and decision; hearing closed.

617-58-A

APPLICANT—Leonard F. Rothkrug, for Angelo Santomartino, doing business as S and S Service Station, owner..

SUBJECT—Application October 28, 1958—filed pursuant to section 35, General City Law re erection of building in bed of a mapped street—West 19th Street.

PREMISES AFFECTED—2974-2984 Cropsey Avenue, west side, 25 feet south of Bay 53rd Street, Block 6947, Lot 301, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

ACTION OF BOARD—Laid over to February 3, 1959, at 2 P.M. for inspection and decision; hearing closed.

183-58-A

APPLICANT—Power and Hopkins, for Mabel Curran, owner.

SUBJECT—Application March 31, 1958—Appeal from a decision of the Borough Superintendent, re conversion of 2 story and cellar, frame, two-family dwelling to three families.

PREMISES AFFECTED—1600 Hering Avenue, northeast corner of Pierce Avenue, Block 4113, Lot 38, Borough of The Bronx.

APPEARANCES—

For Applicant: John T. Power and L. B. Santangelo.

ACTION OF BOARD—Laid over to February 17, 1959, at 2 P.M. for inspection and decision; hearing closed.

561-58-A

APPLICANT—Rudolf C. P. Boehler, for 210 W. 42nd St. Corp, owner; Hartnett National Music Studios, lessee.

SUBJECT—Application filed September 26, 1958—Appeal from a decision of the Borough Superintendent—music school on 3rd floor.

PREMISES AFFECTED—210-212 West 42nd Street, south side, 100 feet 5 inches west of 7th Avenue, 3rd floor, Block 1013, Lot 37, Borough of Manhattan.

APPEARANCES—

For Applicant: Rudolf C. P. Boehler.

ACTION OF BOARD—Laid over to February 10, 1959, at 2 P.M. for inspection and decision; hearing closed.

123-56-SA

APPLICANT—Hunt Heater Corporation, owner.

SUBJECT—Application February 1, 1956—Hunt Novent Gas-fired Heating Unit (for window or wall installation) Models W-20, W-355 and W-455, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Laid over to February 3, 1959, at 2 P.M., for further consideration; hearing previously closed.

454-58-SA

APPLICANT—Chattanooga Royal Company, owner.

SUBJECT—Application July 24, 1958—Royal DV-20 and DV-30, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Laid over to February 3, 1959, at 2 P.M., for further consideration; hearing previously closed.

674-47-SM—Vol. II

APPLICANT—The Rawlplug Company, Inc., owner.

SUBJECT—Application reopened January 14, 1958—Rawl Drives and Rawl Plugs—re Raw-Drives, Masonry fastener; previously dismissed.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Laid over to February 3, 1959, at 2 P.M., for further consideration; hearing previously closed.

725-49-SA

APPLICANT—Stewart-Warner Corporation, U.S. Machine Division, owner.

SUBJECT—Application October 14, 1949—Saf-Air Gas-fired Wall Heater, Models 8201, 8202 and 8203, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Laid over to February 3, 1959, at 2 P.M., for further consideration; hearing previously closed.

272-55-SA

APPLICANT—H. C. Little Burner Company, Inc., owner.

SUBJECT—Application March 28, 1955—Safti-Vent Gas-fired Wall Heaters, Models GW-16, GW-22, GW-30, GWT-16, GWT-22, GWT-30, GWR-8 and GWT-8, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Laid over to February 3, 1959, at 2 P.M., for further consideration; hearing previously closed.

389-28-BZ—Vol. III

APPLICANT—Herman Kron, for L. B. Oil Company, Inc., owner.

SUBJECT—Application for consideration—reopening for amendment of resolution and extension of time to complete—re Application, decision of the Borough Superintendent; previously granted on condition, under sections 7e, 7i, and 7A of the Zoning Resolution, to permit in a business use district, the reconstruction and maintenance of a gasoline service station, lubritorium, car wash, auto repairs, office, stock room and toilets, sale of used cars and parking and storage for more than five (5) cars.

PREMISES AFFECTED—2385-2393 Utica Avenue, northeast corner of Avenue S, Block 8511, Lot 12, Borough of Brooklyn.

APPEARANCES—

For Applicant: Herman Kron.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert and Commissioner Foley 3

Negative: 0

Absent: Commissioner Sleeper 1

THE RESOLUTION—

WHEREAS, this application was amended by the Board as Vol. III, on September 24, 1957, on certain conditions; and

WHEREAS, the resolution was amended on November 28, 1958 certain uses requested were inadvertently omitted; and

MINUTES

WHEREAS, the applicant requested a further amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on September 24, 1957, by adding thereto:

"that there may also be, under Section 7e, for a similar term, the sale of used cars and the parking and storage of motor vehicles provided such sale and parking and storage is maintained in such positions on the premises as will not interfere with the servicing of the station; as indicated on revised plans marked "received January 16, 1959", one sheet; and in all other respects the resolution above cited shall be complied with;

and as to extension of time to complete, so that as *amended* this portion of the resolution shall read:

"That all permits shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution. (N.B. App. 2377-56.)

1082-41-BZ—Vol. II

APPLICANT—Exner Realty Company, owners; Exner Sand & Gravel Corp., lessee.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired October 16, 1958—re Application, decision of the Borough Superintendent; previously granted on condition, under section 7h of the Zoning Resolution, permitting in a residence and unrestricted use district, the parking and storage of motor vehicles and the reconstruction of a building to be used as an office, for a term of years.

PREMISES AFFECTED—441 East 109th Street, northwest corner of Franklin D. Roosevelt Drive, East River Drive, Block 1703, Lot 22 and part of Lot 18, Borough of Manhattan.

APPEARANCES—

For Applicant: William A. Hannig and Russell Sandt.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert and Commissioner Foley 3
Negative: 0
Absent: Commissioner Sleeper 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. II, on October 23, 1951, on certain conditions; and WHEREAS, time to obtain permits and complete the work was extended on December 7, 1954; and

WHEREAS, the resolution was amended on November 27, 1951; and

WHEREAS, the term of variance was extended on October 16, 1956; and

WHEREAS, the applicant requested a further extension of the term of variance; and

WHEREAS, the applicant states that the premises are now vacant and are about to be taken over for operation by a new lessee.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on October 23, 1951, as thereafter *amended* by resolutions adopted through October 16, 1956 only so far as it refers to the term of variance, so that as *amended* this portion of the resolution shall read:

"... granted under Section 7, Subdivision h for a term of five years from the date of this *amended* resolution to permit; that other than as herein *amended* the resolution above cited shall be complied with in all respects; and that all permits, including a new certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution." (Alt. App. 671-51)

691-53-BZ

APPLICANT—Otto W. Kritz, for Ben Levee, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete—re Application, decision of the Borough Superintendent; previously granted on condition, under sections 7e, 7h and 21 of the Zoning Resolution, permitting in a residence use district, the extension to existing structure, restaurant, bar and cabaret with a canopy projecting into setback area permitting the off-street parking of motor vehicles on unbuilt upon portion for patrons and employees and permitting the erection of a business sign.

PREMISES AFFECTED—3333 Hylan Boulevard, northwest corner of Spratt Avenue, Block 4987, Lot 1, Bay Terrace, Borough of Richmond.

APPEARANCES—

For Applicant: Otto W. Kritz.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert and Commissioner Foley 3
Negative: 0
Absent: Commissioner Sleeper 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board on June 29, 1954, on certain conditions; and

WHEREAS, working drawings, submitted as being in substantial compliance with the Board's requirements, were approved on February 15, 1956; and

WHEREAS, time to obtain permits and complete the work was extended from time to time and last extended on February 18, 1958; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work; and

WHEREAS, the applicant states that he expects to start work during 1959.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 29, 1954 only as to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that all permits required, including a certificate of occupancy, shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution." (Alt. App. 137-53)

109-54-BZ

APPLICANT—Leonard F. Rothkrug, for Bakery Products Realty Corporation, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance—re Application, decision of the Borough Superintendent; previously granted on condition, under section 7e of the Zoning Resolution, to permit in a residence use district, the change in occupancy of existing structure from private garage to motor vehicle repair shop for owners, motor vehicles, and to permit the erection and maintenance of a gasoline service station, for use of owner only, and to permit the parking and storage of employees' and owner's motor vehicles on unbuilt upon portion of plot, no fee to be charged.

PREMISES AFFECTED—1173-1181 Madison Street, north side, 250 feet east of Central Avenue, Block 3360, Lots 46, 47 and 48, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert and Commissioner Foley 3
Negative: 0
Absent: Commissioner Sleeper 1

MINUTES

THE RESOLUTION—

WHEREAS, this application was granted by the Board on July 20, 1954, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on November 9, 1955; and

WHEREAS, the applicant requested an extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 20, 1954, as thereafter *amended* by resolution adopted November 9, 1955 only so far as it refers to the term of variance, so that as *amended* this portion of the resolution shall read:

“ . . . granted under Section 7, Subdivision e for a term of five years from the date of this *amended* resolution, to permit . . . ; that other than as herein *amended* the resolution above cited shall be complied with in all respects; and that all permits, including a new certificate of occupancy, shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution.” (Alt. App. 3326/53)

624-55-BZ—Vol. II

APPLICANT—Paul Gordon, for Oscar & Ethel Gordon, owners.

SUBJECT—Application for consideration—reopening for amendment of resolution—re Application, decision of the Borough Superintendent; previously granted on condition, under sections 7f, 7i and 7A of the Zoning Resolution, permitting in a business use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, office, minor auto repairs with hand tools only, safety inspection station, and parking and storage of motor vehicles for a stated term of 15 years.

PREMISES AFFECTED—202-15 Northern Boulevard and 43-22 to 43-30 203rd Street, northwest corner, Block 6263, Lot 17, Bayside, Borough of Queens.

APPEARANCES—

For Applicant: Paul Gordon.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert and Commissioner Foley 3
Negative 0
Absent: Commissioner Sleeper 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. II, on March 18, 1958, on certain conditions; and

WHEREAS, working drawings, submitted as being in substantial compliance with the Board's requirements, were approved on July 29, 1958; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted by the Board on March 18, 1958, as thereafter *amended* by approval of working drawings on July 29, 1958, by adding thereto:

“that in the event the applicant desires to make minor changes as now indicated on revised plans marked “Received December 31, 1958”, one sheet, as passed by the Borough Superintendent under Alt. App. 3097-55, objection issued December 22, 1958, such changes may be permitted as follows: that the number of pumps may be reduced and pump islands relocated as shown on plan above cited; that the curb cuts may be changed in width to 30 feet, as shown on such plan for a total of four curb cuts; that the masonry wall required in the resolution above cited may be changed so as to be a masonry wall to a height of approximately two feet six inches with a steel picket fence thereon to a total height of not less than five feet six inches; *on condition* that no revolving sign shall be constructed as proposed and no pump shall be erected nearer than fifteen feet

to the street building line; that in all other respects, where not consistent with the terms of this *amended* resolution, the terms of the resolution above cited shall be complied with; and that all permits shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution.”

655-56-BZ

APPLICANT—Ingram S. Carner, for The California Oil Company, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete—re Application, decision of the Borough Superintendent; previously granted on condition, under section 7f of the Zoning Resolution, permitting in a business use district, the proposed erection and maintenance of a gasoline service station, lubritorium, minor repairs with hand tools only; office, sale and storage of auto accessories, parking and storage of more than 5 cars waiting to be serviced.

PREMISES AFFECTED—6202-6212 New Utrecht Avenue, 1414 62nd Street, southwest corner and 6201-6207 14th Avenue, Block 5734, Lots 8 and 12, Borough of Brooklyn.

APPEARANCES—

For Applicant: Ingram S. Carner.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert and Commissioner Foley 3
Negative: 0
Absent: Commissioner Sleeper 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board on February 19, 1957, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on February 25, 1958; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on February 19, 1957, as thereafter *amended* by resolutions adopted through February 25, 1958, only as to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

“that in view of statement by the applicant that plans have been approved by the Department of Buildings, and construction contract has been let for occupancy of the station by the California Oil Company, that all permits required, including a certificate of occupancy, shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution.” (N.B. App. 1719-56, Objection dated December 22, 1958)

198-57-BZ

APPLICANT—Charles M. Spindler, for 2112 Knapp Street Realty Corp., owner.

SUBJECT—Application for consideration—reopening for amendment of resolution—re Application, decision of the Borough Superintendent; previously granted on condition, under section 7c of the Zoning Resolution, to permit in a local retail use district, the alteration of an existing garage and reconstruction of an existing garage and reconstruction of an existing gasoline service station and extend the present uses of the garage for more than five (5) cars, motor vehicle repair shop, gasoline service station and the parking of more than five (5) cars to include an office, sale of accessories, washing, non-automatic, and lubrication.

PREMISES AFFECTED—2112-2124 Knapp Street and 2234 Gerritsen Avenue, southwest corner, Block 7370, Lots 14 and 17, Borough of Brooklyn.

APPEARANCES—

For Applicant: Charles M. Spindler.

MINUTES

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klei-
ert and Commissioner Foley 3
Negative: 0
Absent: Commissioner Sleeper 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board on September 24, 1957, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on September 24, 1957 by adding thereto:

"that in the event the owner desires to construct a fence toward the north, as now shown on revised plans marked 'Received January 16, 1959', one sheet, such fence may be constructed as indicated on such plan of the height and construction as shown; that there may also be a door from the gasoline service station to the parking lot No. 58, as permitted by the Board under Cal. No. 954-55-BZ; that in all other respects the resolution above cited shall be complied with; and that as to change of pump location as shown on revised plan marked 'Received January 16, 1959', one sheet, such change may be permitted showing one pump island with four pumps, and the relocation of a single pump; as passed by the Borough Superintendent under Alt. App. 599-57, objection dated December 12, 1958."

373-57-BZ

APPLICANT—Ingram S. Carner, for Francis P. Headley, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired January 14, 1959—re Application, decision of the Borough Superintendent; previously granted on condition, under sections 7f and 7i of the Zoning Resolution, permitting in a business portion of a plot partly in a business district and partly in an unrestricted use district, the erection and maintenance of a gasoline service station, office, sales of auto accessories, car washing, automatic, minor automobile repairs with hand tools only, lubritorium, storage and parking of more than 5 motor vehicles waiting to be serviced, for a stated term of 15 years.

PREMISES AFFECTED—5808-5828 Flatlands Avenue and 898-920 East 59th Street, southwest corner, Block 7784, Lots 41, 43, 45, 46, 47, 83 and 85, Borough of Brooklyn.

APPEARANCES—

For Applicant: Ingram S. Carner.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klein-
ert and Commissioner Foley 3
Negative: 0
Absent: Commissioner Sleeper 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board on January 14, 1958, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on January 14, 1958 only as to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of statement by the applicant that work is to start during 1959, that all permits required, including a certificate of occupancy, shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution." (N.B. App. 393/57)

152-55-BZ—Vol. II

APPLICANT—Charles M. Spindler, for Carmine Paduano, owner.

SUBJECT—Application reopened December 3, 1957 as Vol. II—decision of the Borough Superintendent, under sections 7f, 7i and 7A of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station with the accessory uses of lubritorium, auto washing, non-automatic, office and accessory sales, minor repairs with hand tools only, parking and storage of motor vehicles and auto safety inspection station.

PREMISES AFFECTED—369-379 Avenue U and 2089-2101 East 1st Street, northeast corner, Block 7104, Lots 499, 500 and 502, Borough of Brooklyn.

APPEARANCES—

For Applicant: Charles M. Spindler.

ACTION OF BOARD—Application withdrawn. The applicant states that the premises have been sold for a conforming use.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klein-
ert and Commissioner Foley 3
Negative: 0
Absent: Commissioner Sleeper 1

192-16-BZ—Vol. II

APPLICANT—William O. Prescott, for Arthur Ackerman, owner.

SUBJECT—Application for consideration—reopening as Vol. II subject to regular procedure—re Application, decision of the Borough Superintendent; previously granted on condition, to permit in a business use district, the conversion of occupancy of a public garage to the manufacture and process of abrasive cloths and papers.

PREMISES AFFECTED—459-461 12th Street, north side, 40.5 feet west of Eighth Avenue, Block 1096, Lot 44, Borough of Brooklyn.

APPEARANCES—

For Applicant: William O. Prescott.

ACTION OF BOARD—Application reopened as Vol. II, subject to the regular procedure.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klein-
ert and Commissioner Foley 3
Negative: 0
Absent: Commissioner Sleeper 1

137-27-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Socony Mobil Oil Co., Inc., owner.

SUBJECT—Application for consideration—reopening as Vol. II subject to regular procedure—re Application, decision of the Borough Superintendent; previously granted on condition, under section 21 of the Zoning Resolution, to permit in a business district the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—2103-2121 Webster Avenue, west side, 280 feet north of East 180th Street, Block 3143, Lot 113, Borough of The Bronx.

APPEARANCES—

For Applicant: Eugene S. Ginsberg.

ACTION OF BOARD—Application reopened as Vol. II, subject to the regular procedure.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klein-
ert and Commissioner Foley 3
Negative: 0
Absent: Commissioner Sleeper 1

557-32-BZ—Vol. II

APPLICANT—Ervin Palmer, for Jack Garfield, owner.

SUBJECT—Application for consideration—reopening as Vol. II subject to regular procedure—re Application, decision of the Borough Superintendent; previously denied,

MINUTES

under section 21 of the Zoning Resolution, to permit, partly in a business district and partly in a residence district, the erection and maintenance of a garage for more than 5 motor vehicles.

PREMISES AFFECTED—208 East 12th Street, south side, 150 feet east of 3rd Avenue, Block 467, Lot 13, Borough of Manhattan.

APPEARANCES—

For Applicant: Stuart Elsen.

ACTION OF BOARD—Application reopened as Vol. II, subject to the regular procedure.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert and Commissioner Foley 3
Negative: 0
Absent: Commissioner Sleeper 1

402-40-BZ

APPLICANT—Agnes M. Hall, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired July 24, 1957—re Application, decision of the Borough Superintendent; previously granted on condition, under section 7c of the Zoning Resolution, to permit in a residence use F area district, the erection and maintenance of a building to be used as an auto laundry, lubricatorium, office and boiler room in conjunction with a gasoline service station on a plot previously occupied as a gasoline service station.

PREMISES AFFECTED—144-39 to 144-47 Farmers Boulevard, southeast corner of South Conduit Avenue, Block 4517, Lot 1 and part of Lot 3, Springfield, Borough of Queens.

APPEARANCES—

For Applicant: Alvin Sander.

ACTION OF BOARD—Application reopened and set for hearing on March 3, 1959, at 10 A.M., subject to the regular procedure, waiving all requirements except a new decision of the Borough Superintendent, which has been filed, and two publications in the Bulletin for notice.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert and Commissioner Foley 3
Negative: 0
Absent: Commissioner Sleeper 1

814-55-BZ—Vol. II

APPLICANT—Fred C. Dahlem, for Jack Starr, owner.

SUBJECT—Application for consideration—reopening as Vol. II subject to regular procedure—re Application, decision of the Borough Superintendent; previously granted on condition, under section 7c of the Zoning Resolution, to permit in a residence use district, the proposed extension of use of parking and storage for more than 5 motor vehicles.

PREMISES AFFECTED—1034-1040 College Avenue, east side, 100 feet north of East 165th Street, Block 2433, Lots 1 and 6, Borough of The Bronx.

APPEARANCES—

For Applicant: Fred C. Dahlem.

ACTION OF BOARD—Application reopened as Vol. II, subject to the regular procedure.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert and Commissioner Foley 3
Negative: 0
Absent: Commissioner Sleeper 1

25-57-BZ—Vol. II

APPLICANT—Jerome W. Perlstein, for Davemac Corporation, owner.

SUBJECT—Application for consideration—reopening as Vol. II subject to regular procedure—re Application, decision of the Borough Superintendent; previously granted on condition, under section 7h of the Zoning Resolution, permitting in a retail and residence use D area district,

the extension of the present use to include parking of more than 5 cars in the unbuilt upon portion of the plot within the residence use district.

PREMISES AFFECTED—221-18 Merrick Boulevard and 134-01 to 134-09 221st Street, southeast corner, Block 13100, Lot 26, Laurelton, Borough of Queens.

APPEARANCES—

For Applicant: Jerome W. Perlstein.

ACTION OF BOARD—Application reopened as Vol. II, subject to the regular procedure.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert and Commissioner Foley 3
Negative: 0
Absent: Commissioner Sleeper 1

282-57-BZ—Vol. II

APPLICANT—Louis B. Santangelo, for Trail's End Inc., owner.

SUBJECT—Application for consideration—reopening as Vol. II subject to regular procedure—re Application, decision of the Borough Superintendent; previously granted on condition, under section 7h of the Zoning Resolution, permitting in a residence use district, the maintenance of the plot for the parking and storage of motor vehicles for the stated term of 5 years.

PREMISES AFFECTED—1592-1610 Sedgwick Avenue, east side, 291 feet south of West 176th Street, Block 2880, Lot 93, Borough of The Bronx.

APPEARANCES—

For Applicant: H. E. Horwood.

ACTION OF BOARD—Application reopened as Vol. II, subject to the regular procedure.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert and Commissioner Foley 3
Negative: 0
Absent: Commissioner Sleeper 1

615-54-SA

APPLICANT—Sam Zeoli, for Norge Division of Borg-Warner Corp., owner.

SUBJECT—Application for consideration—reopening for report as to additional model of clothes dryer—re Norge Gas Clothes Dryer, Models AG-710, AG-715 and AG-730; previously approved.

APPEARANCES—

For Applicant: Anthony Zeoli.

ACTION OF BOARD—Application reopened for report as to additional models.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert and Commissioner Foley 3
Negative: 0
Absent: Commissioner Sleeper 1

556-50-SM

APPLICANT—United States Gypsum Company, owner-manufacturer.

SUBJECT—Application or consideration—reopening for test and report—re USG Trussteel Studs; previously approved.

APPEARANCES—

For Applicant: William W. Bainbridge.

ACTION OF BOARD—Application reopened for test and report as to additional uses.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert and Commissioner Foley 3
Negative: 0
Absent: Commissioner Sleeper 1

37-54-SA

APPLICANT—Allis Chalmers Manufacturing Co., owner.

SUBJECT—Application January 20, 1954—Nordyke Service Elevator, for personnel and material, approval of.

MINUTES

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed for lack of prosecution.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klein-
ert and Commissioner Foley 3
Negative: 0
Absent: Commissioner Sleeper 1

55-54-SA

APPLICANT—Essex Products Inc., owner.

SUBJECT—Application January 28, 1954—Fire Away, fire extinguisher, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed for lack of prosecution.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klein-
ert and Commissioner Foley 3
Negative: 0
Absent: Commissioner Sleeper 1

66-54-SA

APPLICANT—J. V. Patten Co., owner.

SUBJECT—Application January 21, 1954—Sun-Fuel-Master Oil Furnaces, Models OV-5065, OV-5075, OV-5100, OV-5065C, OV-5075C and OV-5100C, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed for lack of prosecution.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klein-
ert and Commissioner Foley 3
Negative: 0
Absent: Commissioner Sleeper 1

67-54-SA

APPLICANT—J. V. Patten Co., owner.

SUBJECT—Application January 21, 1954—Sun Fuel-Master Automatic Oil Furnaces, Models OH-5065, OH-5080, OH-5100, OH-4100, OH-2135, OH-2165, OH-2200, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed for lack of prosecution.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klein-
ert and Commissioner Foley 3
Negative: 0
Absent: Commissioner Sleeper 1

76-54-SM

APPLICANT—Vincent Di Marzo, owner.

SUBJECT—Application February 3, 1954—Sanette Clean-out for water closets, for urinals. Models A100 and A-200, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed for lack of prosecution.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klein-
ert, and Commissioner Foley 3
Negative: 0
Absent: Commissioner Sleeper 1

177-54-SM

APPLICANT—California Stucco Products of N. E., Inc., owner.

SUBJECT—Application February 15, 1954—Weld-O-Bond, bonding agent, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed for lack of prosecution.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klein-
ert, and Commissioner Foley 3
Negative: 0
Absent: Commissioner Sleeper 1

182-54-SM

APPLICANT—Brainard Steel Division of Sharon Steel Corp., owner.

SUBJECT—Application March 2, 1954—Brainard Scaffolding System, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed for lack of prosecution.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klein-
ert, and Commissioner Foley 3
Negative: 0
Absent: Commissioner Sleeper 1

245-54-SA

APPLICANT—Erie Meter System, Inc., owner.

SUBJECT—Application March 24, 1954—Erie Model 4032 Fleet Fueler, electric Gasoline Pump, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed for lack of prosecution.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klein-
ert, and Commissioner Foley 3
Negative: 0
Absent: Commissioner Sleeper 1

331-54-SA

APPLICANT—Appliance and Electronics Division of Avco Manufacturing Corp., owner.

SUBJECT—Application April 29, 1954—Bendix Duomatic Washer-Dryer, gas-fired, Model CEV-NS and CEV-MS, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed for lack of prosecution.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klein-
ert and Commissioner Foley 3
Negative 0
Absent: Commissioner Sleeper 1

339-54-SM

APPLICANT—Treplow Products Inc., owner.

SUBJECT—Application April 28, 1954—Treplow Fire Retardant ND flameproofing compound, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed for lack of prosecution.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klein-
ert and Commissioner Foley 3
Negative 0
Absent: Commissioner Sleeper 1

370-54-SM

APPLICANT—Edwin F. Guth Co., owner.

SUBJECT—Application May 6, 1954—Guth Gratelite Overall Lighting Model M-5562-67-B, approval of.

APPEARANCES—

For Applicant: None.

MINUTES

ACTION OF BOARD—Application dismissed for lack of prosecution.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert and Commissioner Foley 3
Negative 0
Absent: Commissioner Sleeper 1

380-54-SA

APPLICANT—Turo Dryer Corporation, owner.

SUBJECT—Application April 1, 1954—Turo Dryer Attachment, clothes dryer attachment to tumbler-type washing machines, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed for lack of prosecution.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert and Commissioner Foley 3
Negative 0
Absent: Commissioner Sleeper 1

386-54-SM

APPLICANT—Continental Coatings Corp., owner.

SUBJECT—Application May 11, 1954—Hylag Insulation and Fireproofing, applied by hand, trowel or gun, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed for lack of prosecution.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert and Commissioner Foley 3
Negative 0
Absent: Commissioner Sleeper 1

388-54-SM

APPLICANT—The Jova Brick Works, owner.

SUBJECT—Application May 14, 1954—SCR Brick, nominal 6 inches through-to-wall construction, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed for lack of prosecution.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert and Commissioner Foley 3
Negative 0
Absent: Commissioner Sleeper 1

396-54-SM

APPLICANT—Inland Building Block Corp., owner.

SUBJECT—Application May 20, 1954—Waylite Cavity Wall Block 8x8x16" Hollow Load Bearing Waylite Cavity Wall Block, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed for lack of prosecution.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert and Commissioner Foley 3
Negative 0
Absent: Commissioner Sleeper 1

460-54-SA

APPLICANT—Bill Glover, Inc., owner, Fulton Appliance Exchange, Agent.

SUBJECT—Application May 27, 1954—Bill Glover Auto-Spin Washer-Extractor, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed for lack of prosecution.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert and Commissioner Foley 3
Negative: 0
Absent: Commissioner Sleeper 1

462-54-SA

APPLICANT—Hy-Lo Burner Co., Inc., owner.

SUBJECT—Application May 28, 1954—Hy-Lo Oil Burners, gun type, Models HY-O, LO-O and LO-1 and HY-1, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed for lack of prosecution.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert and Commissioner Foley 3
Negative: 0
Absent: Commissioner Sleeper 1

466-54-SM

APPLICANT—Rust-Sele Co., Division of Olo Paint Corp., owner.

SUBJECT—Application June 1, 1954—Rust-Sele No. 101 Damp-proof Red Prime Coat and No. 102 Damp-proof Red Prime Coat, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed for lack of prosecution.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert and Commissioner Foley 3
Negative: 0
Absent: Commissioner Sleeper 1

537-54-SA

APPLICANT—The Permutit Co., owner.

SUBJECT—Application June 16, 1954—Permutit Type B Diffusion Chemical Feeder, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed for lack of prosecution.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert and Commissioner Foley 3
Negative: 0
Absent: Commissioner Sleeper 1

542-54-SA

APPLICANT—International Heater Co., owner; William R. Landmesser, agent.

SUBJECT—Application May 27, 1954—Economy Gas Conversion Burner, Models 1, 2 and 3, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed for lack of prosecution.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert and Commissioner Foley 3
Negative: 0
Absent: Commissioner Sleeper 1

543-54-SM

APPLICANT—International Heater Co., owner; William R. Landmesser, agent.

SUBJECT—Application May 27, 1954—Economy Gas-fired Counterflo Forced Air Furnace, Models GR-85E, GR-85EA and GR-120, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed for lack of prosecution.

3

University of Illinois Library
Serials Dept.
Urbana, Ill.

MINUTES

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klein-
ert and Commissioner Foley 3
Negative: 0
Absent: Commissioner Sleeper 1

549-54-SM

APPLICANT—Hardware Sales Co., Inc., owner.
SUBJECT—Application June 24, 1954—Visiondor, $\frac{3}{4}$ hr.
Fire Tower Stair Door, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed for lack of
prosecution.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klein-
ert and Commissioner Foley 3
Negative: 0
Absent: Commissioner Sleeper 1

578-54-SM

APPLICANT—Bergen Building Block, Inc., et al., owners.
SUBJECT—Application June 25, 1954—Twin-Sul Block,
concrete masonry units, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed for lack of
prosecution.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klein-
ert and Commissioner Foley 3
Negative: 0
Absent: Commissioner Sleeper 1

584-54-SM

APPLICANT—Gustav Kogel, for Shadow Line Building
Products, Inc., owner.
SUBJECT—Application May 7, 1954—Shadow Line Sheath-
ing System, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed for lack of
prosecution.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klein-
ert and Commissioner Foley 3
Negative: 0
Absent: Commissioner Sleeper 1

598-54-SA

APPLICANT—Irving Entin, for Preway, Inc., owner.
SUBJECT—Application July 19, 1954—Preway Gas Oven
Bake Unit, Model 45781-0 and Preway Gas Top Cook
Unit, Model 45786-0, approval of.

ACTION OF BOARD—Application dismissed for lack of
prosecution.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klein-
ert and Commissioner Foley 3
Negative: 0
Absent: Commissioner Sleeper 1

Adjourned 5:15 P.M.

JOSEPH J. DOYLE, *Chief Clerk.*

SPECIAL MEETING

FRIDAY MORNING, JANUARY 23, 1959, 10 A.M.

Present: Chairman Murdock, Commissioner Kleinert and
Commissioner Foley.

765-58-A

APPLICANT—Goldwater & Flynn for 534 East 88th
Street Corp., owner.

SUBJECT—Application December 30, 1958—Appeal from
a decision of the Borough Superintendent—re proposed
alteration constitutes a new building.

PREMISES AFFECTED—532-534 East 88th Street, south
side, 171 feet west of East End Avenue, Block 1584, Lots
33 and 34, Borough of Manhattan.

APPEARANCES—

For Applicant: Richard Goldwater, Louis R. Colman, Hy-
man Luster, S. Rapport, David Kraus and Morris A.
Paley.

ACTION OF BOARD—Laid over from Friday, January
23, 1959, to Friday, January 30, 1959, at 10 A. M. for
appearance of representatives of the Department of
Buildings.

15-59-A

APPLICANT—61 Holding Corporation, owner.

SUBJECT—Application January 7, 1959—disapproval for
tax abatement, alteration constitutes a new building.

PREMISES AFFECTED—832-836 Greenwich Street and
61 Horatio Street, northwest corner, Block 643, Lots 59,
60 and 61, Borough of Manhattan.

APPEARANCES—

For Applicant: Hyman Luster, Leon P. Nagin and David
Kraus.

ACTION OF BOARD—Laid over from Friday, January
23, 1959, to Friday, January 30, at 10 A.M. for appearance
of representatives of the Department of Buildings.

Adjourned: 10:45 A.M.

JOSEPH J. DOYLE, *Chief Clerk.*

BULLETIN

OF THE

BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

Issued under authority of Chapter 27, Section 665 of the Charter of the City of New York

Published weekly by the Board of Standards and Appeals at its office, 80 Lafayette Street, 9th Floor, Manhattan, New York 13, N. Y.

Vol. XLIV

Subscription
\$15.00 a year

February 3, 1959

Single Copies, 25 cents
By Mail, 30 cents

No. 5

DIRECTORY

BOARD OF STANDARDS AND APPEALS

HARRIS H. MURDOCK, Chairman
EDWIN W. KLEINERT
MAX H. FOLEY
HAROLD R. SLEEPER

SAMUEL L. BECKER, Director

JOSEPH J. DOYLE, *Chief Clerk*

OFFICE—80 Lafayette Street, 9th Floor, Manhattan, New York 13, N. Y.

TELEPHONE—WHitehall 3-3600, Extensions 2600-2609, 2769-2770 and 3020-3024.

Address all communications to the Chairman

CONTENTS

Docket.

Notice of Hearing Calendar.

Minutes of Regular Meeting, Tuesday Morning, January 27, 1959, Affecting Calendar Numbers 696-24-BZ—Vol. II, 1079-25-BZ—Vol. II, 223-31-BZ—Vol. II, 143-42-BZ—Vol. II, 338-46-BZ—Vol. II, 267-49-BZ—Vol. III, 851-57-A, 1002-55-BZ—Vol. II, 19-57-BZ, 109-58-BZ, 117-58-BZ, 346-58-BZ, 389-58-BZ, 486-58-BZ, 488-58-BZ, 504-58-BZ, 510-58-BZ, 553-58-BZ, 554-58-A, 557-58-BZ, 614-58-BZ, 615-58-BZ, 643-58-BZ, 402-42-BZ—Vol. II, 657-55-BZ—Vol. II, 969-57-BZ—Vol. II, 991-57-BZ, 523-58-BZ, 524-58-A and 531-58-BZ.

Minutes of Regular Meeting, Tuesday Afternoon, January 27, 1959, Affecting Calendar Numbers 169-57-SM, 170-57-SM, 171-57-SM, 1092-47-SM, 531-56-SM, 635-54-SM, 146-55-SA, 601-54-SA, 606-54-SA, 610-54-SA, 622-54-SA, 623-54-SA, 624-54-SA, 625-54-SA, 626-54-SA, 627-54-SA, 628-54-SA, 629-54-SA, 749-54-SA, 750-54-SA, 751-54-SA, 752-54-SA, 753-54-SA, 754-54-SA, 755-54-SA, 756-54-SA, 757-54-SA, 758-54-SA, 759-54-SA, 761-54-SA, 762-54-SA, 782-54-SM, 827-54-SA, 840-54-SM, 845-54-SM, 846-54-SM, 902-54-SM,

PUBLIC HEARINGS

Tuesdays at 10 a.m. and 2 p.m.

Special meetings as published in this Bulletin.

All hearings are held at 80 Lafayette Street, 9th Floor, Borough of Manhattan.

NOTICE TO APPELLANTS AND APPLICANTS

No appeal or application will be entertained in connection with which court proceedings are pending or in progress, unless exception is granted by the chairman, nor accepted which is not filed within thirty days from the date of the action of the Administrative Official.

Any communication purporting to be an appeal or application shall be regarded as a mere notice of intention to seek relief until it is filed on the form required by the rules of this board.

Upon receipt of any such communication the writer will be supplied with the official forms for presenting his appeal or application.

At the time of filing an appeal or application, the appellant or applicant shall forward a signed notice of appeal addressed to the Administrative Official either Borough Superintendent of Buildings or Fire Commissioner and file with this board a duplicate of said notice.

Appellants and applicants are advised that their plans must indicate the points of the compass so as to establish the true location and position of the property, the subject of the appeal or application.

Appeals and applications will be simplified and disposition of same expedited by conforming to these directions.

HARRIS H. MURDOCK, *Chairman*.

923-54-SM, 924-54-SM, 947-54-SM, 949-54-SM, 962-54-SM, 980-54-SM, 1007-54-SA, 324-58-SM, 401-56-A, 739-58-A, 438-58-A, 374-58-A, 449-58-A, 586-58-A, 624-58-A, 626-58-A, 652-58-A, 311-46-BZ—Vol. III, 171-53-BZ—Vol. I, 70-55-BZ, 184-55-BZ, 172-16-BZ—Vol. II, 492-27-BZ—Vol. II, 328-32-BZ—Vol. III, 844-47-BZ, 316-50-BZ—Vol. II and 392-58-BZ.

Minutes of Special Meeting, Friday Morning, January 30, 1959, Affecting Calendar Numbers 765-58-A and 15-59-A.

Corrections affecting Calendar Numbers 795-55-BZ, 621-24-BZ—Vol. III, 987-55-A, 180-58-SM, 312-58-BZ, 115-32-SA and 341-44-SM.

CALENDAR

DOCKET

New Cases Filed up to January 27, 1959

Cal. No. Dept. Premises Affected

35-59-BZ—B.M.—30 West 58th Street, north side, 400 feet west of 5th Avenue and 23-25 West 57th Street, Block 1273, Lots 19, 20 and 54, Borough of Manhattan, Alt. 1928-58—parking lot for more than five motor vehicles, shelter for attendant in restricted retail use district.

36-59-A—B.M.—785-791 2nd Avenue, 229-241 East 42nd Street, northwest corner and 230-238 East 43rd Street, Block 1316, Lots 18, 21, 23, 31 and 34, Borough of Manhattan, N.B. 165-58—re lot line windows should be of fire-proof, self-closing and fire-resistive.

37-59-BZ—B.Q.—164-07 Goethals Avenue, north side, 50.36 feet east of 164th Street, Block 7024, Lot 29, Jamaica, Borough of Queens; N.B. 3239-58—construction of roofed-over terrace in G-1 area, residence use.

38-59-BZ—B.Q.—12-77 152nd Street, east side, 142 feet north of 14th Road, Block 4541, Lot 42, Whitestone, Borough of Queens; Alt. 2786-58—re conversion of use from business to residence for one family and three garages, residence use, G-1 area district.

39-59-SM—GAT Rod Hanger Clamp, Models 1A through 5A, 1B through 5B and 1C through 7C, manufactured by George A. Tinnerman Corp., Material.

40-59-BZ—B.Q.—22-30 to 22-40 Mott Avenue, north side, 73.93 feet east of McBride Street, Block 162, Lot 1, Far Rockaway, Borough of Queens, N.B. 2813-58—re proposed 6-story and cellar multiple dwelling which exceeds height limit in airport area.

41-59-SA—Commercial Radio-Sound Corp., Fire Line Telephone System and Strap Key, manufactured by Commercial Radio-Sound Corp., Appliance.

42-59-A—B.B.—110-118 50th Street, southeast corner of 1st Avenue, Block 788, Lots 9 and 13, Borough of Brooklyn; N.B. 2872-58—re use of oil-fired drying oven for paint drying; location within 25 feet of spray booth.

43-59-BZ—B.B.—76-96 Rochester Avenue, 1802-1812 Pacific Street, southwest corner and 1793-1801 Dean Street, Block 1343, Lot 45, Borough of Brooklyn; N.B. 2124-58 re erection and maintenance of factory building, office and 2 loading berths; area occupied excessive; rear yard required—retail and residence use.

44-59-BZ—B.Q.—67-19 to 67-25 51st Avenue, northwest corner of 68th Street, Block 2424, Lot 1 (formerly lots 1, 2 and 4) Woodside, Borough of Queens; Alt. 2811-58 re change in use from boiler room, 4-car garage, gasoline service station and vacant spaces to boiler room, gasoline station, outside parking and storage of motor vehicles, curb cuts in residence use district.

45-59-SM—Acrowspan Horizontal Shoring manufactured by Acrow Corporation of America, Material.

46-59-SA—Eclipse Gas-fired Silk Screen Printing Drying Machine, manufactured by Eclipse Machinery Co., Inc., Appliance.

Restored to Docket

531-56-SM—Empire (E) High Strength Bolts for Structural Steel Connections, manufactured by Russell, Burdsall and Ward Bolt and Nut Co.; reopened for test and report as to change of marking, Material.

1092-47-SM—City Concrete Filled Steel Column (heavy weight), manufactured by Brooklyn Bridle Iron and Steel Corp.; reopened for test and report as to amendment of resolution, Material.

844-47-BZ—B.B.—9701-9715 Ditmas Avenue and 731-739 Rockaway Parkway, northeast corner, Block 8115, Lots 6 and 8, Borough of Brooklyn, Amendment to N.B. 895-47—reopened for consideration as to extension of term of variance—re gasoline service station, lubritorium and auto laundry—business use district.

316-50-BZ—Vol. II—B.M.—100-106 West 39th Street and 1029-1039 Avenue of the Americas, southwest corner and 103-105 West 38th Street, Block 814, Lots 32, 33, 38 and 45, Borough of Manhattan, N.B. 8-58—re proposal to add 2 levels and to use subject building and the unbuilt upon portion for stores and parking of more than 150 passenger motor vehicles, etc.—retail use, 2 times height, B area district.

492-27-BZ—Vol. II—B.B.—1134-1144 East New York Avenue and 2-12 East 98th Street, southwest corner, Block 4600, Lot 7, Borough of Brooklyn, Misc. 2186-51—reopened for consideration of amendment of resolution and extension of time to complete—re gasoline service station, sales office, lubritorium, brake testing, etc.—business use district.

328-32-BZ—Vol. III—B.Q.—28-05 to 28-21 (28-11 official) Bayside Lane and 162-05 to 162-19 29th Avenue, northeast corner, Block 4890, Lot 80, Whitestone, Borough of Queens, N.B. 3840-58—re gasoline service station, lubrication, auto washing—non automatic, minor repairs with hand tools only, parking and storage of motor vehicles, ground sign, etc.—local retail use district.

392-57-BZ—Vol. II—B.Q.—221-11 Horace Harding Expressway, northeast corner of Springfield Boulevard, Block 7520, Lot 150, Bayside, Borough of Queens, N.B. 1368-57—re gasoline service station, lubritorium, car wash—non automatic, parking and storage of motor vehicles awaiting service, business sign, etc.—residence use district.

172-16-BZ—Vol. II—B.B.—31-37 Church Avenue, north side, 100 feet east Chester Avenue, Block 5313, Lots 34 and 38, Borough of Brooklyn, Alt. 1434-57—reopened and restored to docket—re gasoline service station, minor auto repairs with hand tools only, auto laundry, garage for more than five (5) cars, etc.—business and residence use district.

CALENDAR

DESIGNATIONS: B.—Department of Buildings; B.B.—Department of Buildings, Brooklyn; B.M.—Department of Buildings, Manhattan; B.Q.—Department of Buildings, Queens; B.R.—Department of Buildings, Richmond; B.Bx.—Department of Buildings, Bronx; H.D.—Health Department; F.D.—Fire Department, and M. and A.—Dept. of Marine and Aviation.

RULES

Last Publication

Arc and Gas Welding and Oxygen Cutting	Nov. 27, 1956.
Carbon Dioxide Liquefier, Rules..	Mar. 18, 1947—Vol. 32, No. 11
Cements, Air Entraining Portland, Rules for Approval and Use of.	April 12, 1955.
Cements, Blended, Rules for Testing and Use of	Mar. 15, 1955—Vol. 40, No. 11
Certificate of Occupancy, approved form	Dec. 28, 1943—Vol. 28, No. 52A
Concrete Flat Slabs, Rules	July 13, 1937—Vol. 22, No. 28
Concrete Masonry Units, Rules for Manufacture, Testing and Use of	April 24, 1951—Vol. 36, No. 7A
Dry Cleaning Establishments, Rules Covering	Sept. 15, 1955.
Concrete Rules (Hydrated Lime)..	Aug. 3, 1937—Vol. 22, No. 31
Elevator Rules	Mar. 3, 1936—Vol. 21, No. 9
Erection, Alteration, Repair, Excavation for and Demolition of Buildings	Feb. 1, 1956.
Exit Rules (Revolving Doors) ...	June 15, 1937—Vol. 22, No. 24
Exterior Veneering Materials, Rules for	Mar. 11, 1952—Vol. 37, No. 11A
Factory Exit Rules	Feb. 22, 1955.
Fire Alarm Rules (Interior).....	April 15, 1958.
Fire Drill Rules	April 15, 1958.
Fire Resistive, Flameproof Materials, etc., Rules for Testing of Fire Retarding Rules for Garages, Motor Vehicle Repair Shops and Oil Selling Stations	Jan. 8, 1957.
Fireproof Wood, Testing of.....	Apr. 22, 1952—Vol. 37, No. 17
Gas Shut-Off Rules	Apr. 13, 1937—Vol. 22, No. 15
Hatchway Protection	Apr. 7, 1925—Vol. 10, No. 14
Insulating Fibre Board Rules	June 5, 1928—Vol. 13, No. 23
Methyl Chloride Rules for Class B and C Refrigerating Systems...	Mar. 25, 1952—Vol. 37, No. 13A
Oil Burner Rules	Feb. 11, 1947—Vol. 32, No. 6
Opening Protective Assemblies, Rules for Inspection of	Nov. 20, 1956.
Parking and Storage of Motor Vehicles—Rules of Commissioner of Housing and Buildings	May 27, 1954.
Plumbing Rules	Sept. 7, 1948—Vol. 33, No. 36
Plumbing Rules (Submerged Inlets; Protective Methods to Prevent Contamination of Water Supply)	Aug. 3, 1937—Vol. 22, No. 31
Procedure, Rules of	Nov. 13, 1956.
Smoking in Factories, Rules for..	Sept. 7, 1937—Vol. 22, No. 36
Spraying and Drying of Paints, Varnishes, Lacquers, etc.	April 15, 1958.
Sprinkler, Rules	Mar. 4, 1958.
Standpipe Fireline Rules	June 29, 1937—Vol. 22, No. 26
Structural Alterations, Reporting.	June 8, 1937—Vol. 22, No. 23
Wire Glass Rules (Amendment to Rule 505 of Industrial Code)..	June 7, 1932—Vol. 17, No. 23
Zoning Resolution, Rule to Supplement Section 19-A—July 11, 1958.	Sept. 3, 1946—Vol. 31, No. 36

Section I, List of Approved Gas Fired Heating Equipment, Gas Burner and Heater Accessories. Oil Fired Heating Equipment and Oil Burner and Heater Accessories, issued June 1, 1955, listing all approvals through May 24, 1955.

Section II, List of Approved Concrete and Clay Products, issued June 27, 1958, listing all approvals through July 2, 1957.

These pamphlets may be purchased at 80 Lafayette Street, Manhattan. Single Copies \$1.25; By Mail—\$1.50.

Further Sections will be published, containing other approved materials and appliances.

JANUARY 30, 1959, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing Friday morning, January 30, 1959, at 10 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:

765-58-A

APPLICANT—Goldwater & Flynn for 534 East 88th Street Corp., owner.

SUBJECT—Application December 30, 1958—Appeal from a decision of the Borough Superintendent—re proposed alteration constitutes a new building.

PREMISES AFFECTED—532-534 East 88th Street, south side, 171 feet west of East End Avenue, Block 1584, Lots 33 and 34, Borough of Manhattan.

15-59-A

APPLICANT—61 Holding Corporation, owner.

SUBJECT—Application January 7, 1959—disapproval for tax abatement, alteration constitutes a new building.

PREMISES AFFECTED—832-836 Greenwich Street and 61 Horatio Street, northwest corner, Block 643, Lots 59, 60 and 61, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman*

FEBRUARY 3, 1959, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, February 3, 1959, at 10 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:

579-58-BZ

APPLICANT—Samuel Carr, for Frank and Joseph Imbriale, owners.

SUBJECT—Application October 7, 1958—decision of the Borough Superintendent, under sections 7c and 21 of the Zoning Resolution, to permit in a manufacturing and residence use district, in the existing one story building occupied as a junk yard with storage and garage for two cars and one truck, the installation of loading and unloading facilities in the open area.

PREMISES AFFECTED—264-268 Bay Ridge Avenue, south side, 124 feet, 10 $\frac{7}{8}$ inches west of 3rd Avenue, Block 5871, Lot 40, Borough of Brooklyn.

323-55-BZ

APPLICANT—Fred C. Dahlem, for Julian Simon, owner.

SUBJECT—Application reopened October 15, 1957 and restored to docket, previously withdrawn—decision of the Borough Superintendent, under section 7i of the Zoning Resolution, to permit in a business use district, a motor vehicle repair shop, body and fender work.

PREMISES AFFECTED—238 Delancey Street, north side, 100 feet west of Sheriff Street, Block 338, Lot 76, Borough of Manhattan.

324-55-A

APPLICANT—Fred C. Dahlem, for Julian Simon, owner.

SUBJECT—Application reopened October 15, 1957 and restore to docket, previously withdrawn—Appeal from a decision of the Borough Superintendent—re non-fireproof construction—repair shop.

PREMISES AFFECTED—238 Delancey Street, north side, 100 feet west of Sheriff Street, Block 338, Lot 76, Borough of Manhattan.

644-58-BZ

APPLICANT—Lama, Proskauer and Prober, for Abraham H. Spilky, owner.

SUBJECT—Application November 10, 1958—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a business, retail and residence use district, the erection and maintenance of a one story building extending from the business portion into the residence portion of the plot and used for bowling alleys, snack bar, and dining room, kitchen, cocktail lounge, offices, sport shop, locker room and parking of patrons cars on the unbuilt upon portion of the plot—no fee to be charged.

PREMISES AFFECTED—878 Bay Street, 1-27 Greenfield Avenue, southwest corner and 16-24 Townsend Avenue, Block 2840, Lot 93, St. George, Borough of Richmond.

CALENDAR

573-58-BZ

APPLICANT—Victor G. Madonia, for George Burburan, owner.

SUBJECT—Application filed October 3, 1958—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a local retail and residence use district, the extension of parking facilities for patrons and employees into the residence portion of the plot for a period of fifteen (15) years.

PREMISES AFFECTED—158-06 Northern Boulevard and 40-02 158th Street, southeast corner, Block 5277, Lot 16, Flushing, Borough of Queens.

671-58-BZ

APPLICANT—Gustave Goldman, for Congregation Talmud Torah, R. Morris Kevelson, owners.

SUBJECT—Application November 20, 1958—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in an E-1 area district, the construction of a second story extension to the east end and a two story extension to the south end of the present two story community building occupying more than the permitted area.

PREMISES AFFECTED—1379-1387 East 96th Street, east side, 100 feet north of Avenue L, Block 8242, Lot 15, Borough of Brooklyn.

623-58-BZ

APPLICANT—Carl H. Salminen, for Frank Reis, owner; Bari Construction Co., Inc., owner under contract.

SUBJECT—Application October 31, 1958—decision of the Borough Superintendent, under sections 7e and 21 of the Zoning Resolution, to permit in a residence use district, the erection of a one-story structure of Class 3 construction to be used for light manufacturing as permitted in a business use district, office, loading and unloading and parking of trucks used in conjunction with business, the structure to occupy more than the permitted area.

PREMISES AFFECTED—33-04 23rd Street and 21-04 33rd Avenue, southwest corner, Block 556, Lots 34-39 inclusive, Astoria, Borough of Queens.

707-56-BZ Vol. II

APPLICANT—Charles M. Spindler, for William Galvin, owner.

SUBJECT—Application reopened November 18, 1958 as Vol. II—decision of the Borough Superintendent, under sections 7f and 7i of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubrication, auto washing—non automatic, office, sale of accessories, minor repairs with hand tools only, safety inspection station and the parking and storage of motor vehicles, all for a temporary term of fifteen (15) years.

PREMISES AFFECTED—1500-1510 Williamsbridge Road and 1601-1611 Eastchester Road, northeast corner, Block 4082, Lots 5 and 10, Borough of The Bronx.

702-58-A

APPLICANT—Charles M. Spindler, for William Galvin, owner.

SUBJECT—Application October 23, 1958—filed pursuant to section 35, General City Law proposed sign within bed of a mapped street—proposed widening of Williamsbridge Road.

PREMISES AFFECTED—1500-1510 Williamsbridge Road, northeast corner of Eastchester Road, Block 4082, Lots 5 and 10, Borough of The Bronx.

782-56-BZ Vol. II

APPLICANT—Lama, Proskauer and Prober, for David Minkin, Sigmund S. Briger and Elias Thall, owners.

SUBJECT—Application reopened April 22, 1958 as Vol. II—decision of the Borough Superintendent, under sections 7f, 7i, 7e and 7A of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubricatorium, minor auto repairs, car washing, storage, office and sales, parking and

storage of motor vehicles with show window and sign less than 75 feet from a residence use district for a stated term of fifteen (15) years.

PREMISES AFFECTED—195-06 to 195-24 (195-20 official) Northern Boulevard, south side, from 195th to 196th Streets, 43-01 to 43-09 195th Street and 43-02 to 43-10 196th Street, Block 5519, Lot 1, Flushing, Borough of Queens.

539-58-BZ

APPLICANT—Norman Lederer and Leonard Joseph, for Nugget Properties, Inc., owner.

SUBJECT—Application September 17, 1958—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a local retail use district, in an existing two story and cellar structure, the change in occupancy of one store on the first floor to a print shop—factory.

PREMISES AFFECTED—147-57 41st Avenue and 41-02 149th Street, northwest corner, Block 5027, Lot 1, Flushing, Borough of Queens.

540-58-A

APPLICANT—Norman Lederer and Leonard Joseph, for Nugget Properties, Inc.; Erwin M. Gilbert, Inc., lessee.

SUBJECT—Application September 17, 1958—Appeal from a decision of the Borough Superintendent—factory in frame building.

PREMISES AFFECTED—147-57 41st Avenue and 41-02 149th Street, northwest corner, 1st floor, Block 5027, Lot 1, Flushing, Borough of Queens.

18-37-BZ Vol. IV

APPLICANT—Carl H. Salminen, for Kinney Motors, Inc., owner.

SUBJECT—Application reopened December 9, 1958 as Vol. IV—decision of the Borough Superintendent, under sections 7c, 7h, 7i and 21 of the Zoning Resolution, to permit in a business and residence use, C and D area district, the erection and maintenance of an auto showroom, offices, servicing of new and used cars and trucks, new car and truck conditioning, parts sale and storage, wheel alignment, car wash, welding with the use of oxyacetylene torch, car and truck storage in basement, gasoline pump and tank for servicing new cars—not for sale, parking of more than five (5) cars in the residence portion of plot of cars awaiting service.

PREMISES AFFECTED—2166-2190 Coney Island Avenue, west side, 100 feet, 4 $\frac{3}{8}$ inches south of First Court, Block 6685B, Lot 34, Borough of Brooklyn.

752-29-BZ Vol. IV

APPLICANT—Leonard F. Rothkrug, for Walbell Real Estate Corp., owner.

SUBJECT—Application reopened November 12, 1958—as Vol. IV—decision of the Borough Superintendent, under sections 7f, 7i and 21 of the Zoning Resolution, to permit partly in a business use and partly in manufacturing use, C area district, the extension of the accessory motor vehicle repair shop building—hand tools only, no welding or spraying, using more than the permitted area, and the maintenance of the gasoline service station—previously granted by the Board; all for a temporary term of ten (10) years.

PREMISES AFFECTED—8801-8809 4th Avenue, southeast corner of 88th Street, Block 6065, Lot 6, Borough of Brooklyn.

620-58-BZ

APPLICANT—Coscia Realty Corp., through De Rose and Cavaliere, for Theresa Caravella and Carmine Luongo, owners.

SUBJECT—Application October 29, 1958—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit for a stated term of five (5) years, the parking and storage of more than five (5) pleasure

CALENDAR

type motor vehicles on a plot located partly in a residence and partly in a local retail use district.

PREMISES AFFECTED—408 East 116th Street, south side and 411-413 East 115th Street, north side, 95 feet east of 1st Avenue, Block 1709, Lots 5, 6 and 43, Borough of Manhattan.

635-49-BZ—Vol. II

APPLICANT—Leonard F. Rothkrug, for Carmelo Sgarlato, owner; Ornamental Iron Works, lessee.

SUBJECT—Application reopened April 29, 1958—as Vol. II—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, a change in occupancy from storage of fruit and two truck garage, previously granted by the Board, to ornamental iron works factory with accessory welding and garage for two trucks in the open yard, for a term of ten (10) years.

PREMISES AFFECTED—78 Butler Street, south side, 150 feet east of Smith Street, Block 409, Lot 14, Borough of Brooklyn.

959-57-BZ

APPLICANT—Kenneth W. Milnes, for Frank and Wesley Van Hoesen, owners.

SUBJECT—Application December 23, 1957—decision of the Borough Superintendent, under sections 7c and 21 of the Zoning Resolution, to permit in a residence use district, a new modern, four (4) bay, masonry building as additional accessory building to the present gasoline service station, the new building to be used for lubritorium, car wash, motor adjustments and minor repairs with hand tools only.

PREMISES AFFECTED—3701 Amboy Road, northwest corner of Old Amboy Road, Block 4645, Lot 100, Great Kills, Borough of Richmond.

Laid over from October 21, 1958; date to be set; hearing closed; then set for December 19, 1958; then to January 6, 1959.

Laid over from January 6, 1959, to February 3, 1959, for applicant to file plans showing pumps removed from property in the bed of a mapped street; full dimensions of portion of plot to be used for gas station; and appeal under Section 35 of the General City Law to be filed for entrance across the property in the bed of a mapped street. The premises were inspected by a committee of the Board.

396-58-BZ

APPLICANT—Gilbert Lazarus, for Melville A. Schroeter, owner.

SUBJECT—Application June 27, 1958—decision of the Borough Superintendent, under sections 7e, 7f, 7c and 7a of the Zoning Resolution, to permit in a business use district, a portion of the premises to be used for a motor vehicle repair shop together with parking of more than five (5) motor vehicles, incidental sale of gasoline, oil and motor accessories to customers of cars being repaired, office and storage space, the balance of the premises to be used for three stores, a business entrance located within 75 feet of a residence zone.

PREMISES AFFECTED—1680-1688 Albany Avenue, west side, 48.18 feet south of Marginal Street (Avenue H), and 4016-4018 Marginal Street (Avenue H), Block 7744, Lots 47, 49, and 50, Borough of Brooklyn.

Laid over from January 13, 1959, to February 3, 1959, for inspection and decision; hearing closed.

521-58-BZ

APPLICANT—John F. Fitzsimons, for Wilton Homes, Inc.

SUBJECT—Application September 5, 1958—decision of the Borough Superintendent, under sections 7e and 7h of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs with hand tools only and

parking of cars awaiting service for a stated term of fifteen (15) years.

PREMISES AFFECTED—33-20 Francis Lewis Boulevard, southwest corner of 33rd Avenue, Block 5260, Lot 1, Bay-side, Borough of Queens.

Laid over from January 13, 1959, to February 3, 1959, for inspection and decision; hearing closed.

571-58-BZ

APPLICANT—James E. Vassalotti, for David Katz, owner.

SUBJECT—Application October 3, 1958—decision of the Borough Superintendent, under sections 7f, 7i and 7e of the Zoning Resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs (hand tools only), car washing, storage room, office and sales and parking of cars waiting to be serviced for a temporary term of fifteen (15) years.

PREMISES AFFECTED—138-17 Hillside Avenue and 139-68 to 139-78 Queens Boulevard, northwest corner, Block 9625, Lot 54, Jamaica, Borough of Queens.

Laid over from January 13, 1959, to February 3, 1959, for inspection and decision; hearing closed.

409-58-BZ

APPLICANT—Andrew Di Camillo, for Joseph Coscia, owner.

SUBJECT—Application June 30, 1958—decision of the Borough Superintendent, under sections 7e, 7h, 7i and 21 of the Zoning Resolution, to permit in a retail and residence use, "C" area district the erection of a one story extension to the present building and change uses of auto laundry, auto body repairs and paint shop and parking and storage of more than five motor vehicles to automatic auto laundry, auto repairs and parking and storage of more than five (5) motor vehicles and parking of cars waiting to be serviced, the new extension occupying more than the permitted area.

PREMISES AFFECTED—8822-8824 4th Avenue and 361-383 89th Street, northwest corner, Block 6062, Lots 41, 42, 45 and 48, Borough of Brooklyn.

Laid over from January 13, 1959, to February 3, 1959, for inspection and decision; hearing closed.

146-38-BZ—Vol. II

APPLICANT—Larry Meltzer, for Irving Wasserman, owner.

SUBJECT—Application reopened January 28, 1958 as Vol. II—decision of the Borough Superintendent, under sections 7c and 7i of the Zoning Resolution, to permit in a business use district the enlargement in area and extension of the uses of the existing gasoline service station by erecting a one-story building at the rear of the premises for use as a motor vehicle repair shop including painting and auto body and fender repairs.

PREMISES AFFECTED—5366-5368 Kings Highway (also known as 818-820 East 53rd Street), west side, 200 feet south of Foster Avenue, Block 7948, Lot 11, Borough of Brooklyn.

Laid over from January 13, 1959, to February 3, 1959, for inspection and decision; hearing closed.

729-52-BZ—Vol. II

APPLICANT—Haus and Bresin, for Allerton Three, owner.

SUBJECT—Application reopened June 11, 1957 as Vol. II—re decision of the Borough Superintendent, under sections 7e and 7h of the Zoning Resolution, to permit in a local retail use district, the erection and maintenance of a gasoline service station for a temporary term of fifteen (15) years.

PREMISES AFFECTED—25-15 Francis Lewis Boulevard, east side, 36.21 feet south of 25th Avenue, Block 5769, Lot 18, Flushing, Borough of Queens.

CALENDAR

Laid over from June 3, 1958, to June 17, 1958, for inspection and decision; hearing closed; applicant to furnish additional photograph, 4 prints as requested by Board; then to July 1, 1958, for further inspection and decision; and at the request of the applicant to permit negotiation with affected property owners and filing of revised plans; then to September 17, 1958, at the request of the applicant to confer with objectors; then to October 15, 1958, at request of the applicant, to file revised plans; then to October 21, 1958, for consideration of revised plans and decision; then to October 28, 1958, for further consideration and for applicant to file an undertaking, signed and sworn to before a notary public, to the effect that in the event the Board permits the gas station as proposed, he will construct a private dwelling on the adjoining lot under his ownership and complete it before the gas station is in operation; then to November 5, 1958, for decision; applicant to furnish affidavit to bind successors and assigns; then to November 18, 1958, applicant to submit an affidavit giving exact metes and bounds of subject property and the proper lot numbers over the signature of the owner; then to January 13, 1959, at request of the applicant; no further notices to be sent out; then to February 3, 1959, at 10 A. M. at the request of the applicant in connection with mortgage arrangements.

918-57-BZ

APPLICANT—Leonard F. Rothkrug, for Peter Baron and New York Lien Corp., owners.

SUBJECT—Application December 17, 1957—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in an E-1 area district, the erection of a six-story building with cellar and sub-cellar for use as a multiple dwelling.

PREMISES AFFECTED—1227-1233 Pelham Parkway and 2201-2225 Throop Avenue, northwest corner, Block 4372, Lots 1, 25, 26 and 28, Borough of The Bronx.

Laid over from December 9, 1958, to January 13, 1959, for inspection and decision; hearing closed; then to February 3, 1959, at the request of the applicant; hearing previously closed.

902-52-BZ—Vol. III

APPLICANT—Charles M. Spindler, for Estate of Sadie V. Sisto; John R. Owens, Executor; owner.

SUBJECT—Application reopened July 23, 1957 as Vol. III—decision of the Borough Superintendent under sections 7c and 7e of the Zoning Resolution, to permit in a retail use district the erection and maintenance of a gasoline service station together with a motor safety inspection station, minor repairs with hand tools only and the parking within the retail use zone of cars awaiting service.

PREMISES AFFECTED—164-15 to 164-25 (164-25 official) Union Turnpike and 78-28 to 78-36 165th Street, northwest corner, Block 6972, Lot 21, Flushing, Borough of Queens.

Laid over from March 25, 1958 to April 15, 1958, for inspection and decision; hearing closed; then to May 6, 1958, at request of applicant who is trying to acquire adjoining property to enlarge the plot; then to June 3, 1958, at request of the applicant, to acquire additional property for possible conforming use; then to June 17, 1958, at the request of the applicant to attempt to acquire additional property to enlarge the plot; then to September 17, 1958, at the request of the applicant; then to November 12, 1958, for decision; applicant to be notified; then to December 9, 1958 at request of the applicant, in view of possibility of property being sold for a conforming use; then to January 13, 1959, as request of applicant to consider possibility of conforming use; then to February 3, 1959, at the request of the applicant.

323-58-BZ

APPLICANT—Charles M. Spindler, for 9201 Third Avenue Corp., owner.

SUBJECT—Application May 22, 1958—decision of the Borough Superintendent, under sections 7f, 7e, 7h, 7i, 7A and 21 of the Zoning Resolution, to permit in a retail and resi-

dence use district, the change in use from parking lot to a gasoline service station with accessory uses of lubritorium, car washing—non-automatic, office, sale of accessories, minor repairs with hand tools only, safety inspection station and parking and storage of motor vehicles with show windows and signs within 75 feet of a residence use district, the proposed building encroaches on the required rear yard.

PREMISES AFFECTED—92-01 to 92-13 3rd Avenue and 302-314 92nd Street, southeast corner, Block 6103, Lots 5, 7, 8, and 9, Borough of Brooklyn.

Laid over from January 6, 1959, to January 20, 1959, for all objectors to be present at next hearing; then to February 3, 1959, for inspection and decision; hearing closed.

535-58-BZ

APPLICANT—John F. Fitzsimons, for Tony and Jennie Andruk, owners.

SUBJECT—Application September 10, 1958—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a business use district, the reconstruction of an existing gasoline service station lubritorium, auto laundry (non-automatic), minor auto repairs with hand tools only and parking of cars waiting to be serviced, the proposed work to provide a new accessory building, install additional gasoline tanks and relocate the pump islands and curb cuts.

PREMISES AFFECTED—23-25 31st Street, east side, 75 feet north of 23rd Road, Block 835, Lot 27, Astoria, Borough of Queens.

Laid over from January 20, 1959, to February 3, 1959, for inspection and decision; hearing closed.

186-53-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober for Jacob Stein, owner.

SUBJECT—Application reopened July 29, 1958 as Vol. II—decision of the Borough Superintendent under section 7e of the Zoning Resolution to permit in a local retail and residence use district, the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs, storage, office and sales and the parking of cars waiting to be serviced for a stated term of fifteen (15) years.

PREMISES AFFECTED—216-06 Hillside Avenue and 88-10 to 88-13 216th Street, southeast corner, Block 10676, Lot 17, Hollis, Borough of Queens.

Laid over from January 20, 1959, to February 3, 1959, for inspection and decision; hearing closed.

249-58-BZ

APPLICANT—Fred C. Dahlem, for Rubin Gordon, owner.

SUBJECT—Application April 18, 1958—decision of the Borough Superintendent, under sections 7c and 7h of the Zoning Resolution to permit in a local retail and residence use district, the erection of a one story and cellar structure for use as stores and market and to use the unbuilt upon portion of the site as a parking lot for patron parking and neighborhood car owners.

PREMISES AFFECTED—1260 Gunhill Road, south side, 26.85 feet west of Bouck Avenue, Block 4619, Lots 1, 3, 21 and 28, Borough of The Bronx.

Laid over from January 20, 1959, to February 3, 1959, for inspection and decision; hearing closed.

414-58-BZ

APPLICANT—Ingram S. Carner, for Eleanor A. Fisher, owner.

SUBJECT—Application July 8, 1958—decision of the Borough Superintendent, under sections 7e, 7f, 7i and 7a of the Zoning Resolution, to permit in the retail portion of a plot partly in a retail and partly in a residence use district, the erection and maintenance of a gasoline service station, office, sale of auto accessories, car washing (non-automatic) auto repairs with hand tools only, lubritorium, parking and storage of more than five (5) motor vehicles

CALENDAR

waiting to be serviced with curb cuts and show windows within 75 feet of a residence use district for a stated term of fifteen (15) years.

PREMISES AFFECTED—107-52 to 107-60 (107-56 official) New York Boulevard and 162-11 to 162-21 108th Avenue, northwest corner, Block 10140, Lot 26, South Jamaica, Borough of Queens.

Laid over from January 20, 1959, to February 3, 1959, for inspection and decision; hearing closed.

501-58-BZ

APPLICANT—Charles M. Spindler, for Clara Flapan, owner.

SUBJECT—Application August 25th 1958—decision of the Borough Superintendent, under sections 7e and 7h of the Zoning Resolution, to permit in a local retail use district the erection and maintenance of a gasoline service station, lubritorium, auto washing (non-automatic), office, sale of accessories, minor repairs with hand tools only, auto safety inspection station and the parking and storage of motor vehicles for a stated term of fifteen (15) years.

PREMISES AFFECTED—3743-3761 Nostrand Avenue, east side 140 feet north of Avenue Y, Block 7422, Lot 54, Borough of Brooklyn.

Laid over from January 20, 1959, to February 3, 1959, for inspection and decision; hearing closed.

635-57-BZ

APPLICANT—H. M. Cole, for 115 East 69th Street, Inc., owner.

SUBJECT—Application September 17, 1957—decision of the Borough Superintendent under section 7e of the Zoning Resolution, to permit in a residence use district, the use of the first floor as a legation for the Republic of Sudan to the United Nations and the second floor as an office for the Pharmaceutical Information Bureau.

PREMISES AFFECTED—115 East 69th Street, north side, 185 feet east of Park Avenue, Block 1404, Lot 8, Borough of Manhattan.

Laid over from December 16, 1958, and continuation of hearing to January 20, 1959; applicant to obtain new decision of the Borough Superintendent, submit revised plans and notices to be sent by regular mail of a new date of hearing; then to February 3, 1959, for applicant to obtain new decision of the Borough Superintendent as to the use of the second floor under the Multiple Dwelling Law.

200-24-BZ—Vol. III

APPLICANT—Leonard F. Rothkrug, Herbst and Rusciano, for Jerome Estates, Inc., owner.

SUBJECT—Application reopened January 14, 1958 as Vol. III—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a business and residence use district, the change in use from public garage, previously granted by the Board, to the storage and manufacturing of metal products.

PREMISES AFFECTED—3030 Jerome Avenue, east side, 161.8 feet south of East 204th Street and 3103 Villa Avenue, Block 3321, Lot 25, Borough of The Bronx.

Postponed from December 16, 1958, and hearing continued to January 20, 1959, for statement by applicant as to proposed tenant; then to February 3, 1959, for inspection and decision; no further request for adjournment to furnish name of proposed tenant; hearing closed.

471-58-BZ

APPLICANT—William C. Kane, for Pat Management Corp., owner.

SUBJECT—Application August 1, 1958—decision of the Borough Superintendent, under sections 7f, 7e and 7i of the Zoning Resolution, to permit in a retail use district a gasoline service station, lubritorium, non-automatic car wash, motor vehicle repair shop using hand tools only, parking of more than five (5) motor vehicles.

PREMISES AFFECTED—801-821 Sound View Avenue,

1701-1751 Lafayette Avenue, northwest corner and 800-830 Rosedale Avenue, Block 3637, Lot 64, Borough of The Bronx.

Laid over from December 16, 1958, to December 19, 1958 for inspection and decision; hearing closed; then to January 20, 1959, at the request of an objector; then to February 3, 1959, for inspection and decision; no further notices to be sent out.

493-57-BZ

APPLICANT—Leonard F. Rothkrug, for Frelude Realty Corp., owner.

SUBJECT—Application June 25, 1957—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in an unrestricted and business use district, the change in use from furniture storage to manufacturing of wearing apparel with an area used for manufacture in excess of that permitted.

PREMISES AFFECTED—411-415 Bedford Avenue, east side, 68 feet south of South 8th Street, Block 2138, Lots 7 and 8, Borough of Brooklyn.

Laid over from January 6, 1959, to January 20, 1959, for inspection and decision; hearing closed; then to February 3, 1959, for applicant to submit revised plans.

494-57-A

APPLICANT—Leonard F. Rothkrug, for Frelude Realty Corp., owner.

SUBJECT—Application June 25, 1957—Appeal from a decision of the Borough Superintendent, re live load, exit, etc.

PREMISES AFFECTED—411-415 Bedford Avenue, east side, 68 feet south of South 8th Street, Block 2138, Lots 7 and 8, Borough of Brooklyn.

117-58-BZ

APPLICANT—John J. Lynch and James J. Lyons, Jr., for 60 Duane Street Corp., owner.

SUBJECT—Application February 21, 1958—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a business and residence use district, the maintenance of a parking lot for the parking and storage of more than five (5) motor vehicles to extend into the residence portion of the premises.

PREMISES AFFECTED—928-932 Simpson Street, east side, 83.8 feet south of East 163rd Street, Block 2723, Lot 36, Borough of The Bronx.

Laid over from December 16, 1958, to January 6, 1959, at the request of an objector; then to January 27, 1959, for inspection and decision; hearing closed; then to February 3, 1959, for further consideration and decision.

488-58-BZ

APPLICANT—Charles A. Buckley, Jr., for Judson Estates, Inc., owner.

SUBJECT—Application August 15, 1958—decision of the Borough Superintendent, under Section 7h, of the Zoning Resolution, to permit in a local, retail and residence use district, the maintenance of a parking lot for the parking and storage of more than five (5) motor vehicles.

PREMISES AFFECTED—1314-1330 Merriam Avenue, east side, 100 feet north of 169th Street, Block 2531, Lot 5, Borough of the Bronx.

Laid over from January 13, 1959, to January, 27, 1959, for inspection and decision; hearing closed; then to February 3, 1959, applicant to file revised plans showing existing conditions and grades.

109-58-BZ

APPLICANT—Robert J. Crinnion, for Jarvis Corp., owner.

SUBJECT—Application March 7, 1958—decision of the Borough Superintendent, under Sections 7e and 7h of the Zoning Resolution, to permit in a local retail and resi-

CALENDAR

dence use district, the erection and maintenance of a gasoline service station with accessory uses of lubritorium, auto washing, non-automatic, minor repairs with hand tools only, office, sale and storage of auto accessories and parking of more than five (5) motor vehicles, all for a stated term of fifteen (15) years.

PREMISES AFFECTED—3032 Middleton Road, south side, from Jarvis to Hollywood Avenues, Block 5401, Lot 1, Borough of The Bronx.

Laid over from January 13, 1959, to January 27, 1959, for inspection and decision; and for applicant to submit statement as to applicability of Section 21A in connection with Museum of the American Indian; hearing closed; then to February 3, 1959, for applicant to furnish the Board with information as to the requirements of Section 21A as to distances from schools playgrounds and parks and for decision.

HARRIS H. MURDOCK, *Chairman.*

FEBRUARY 3, 1959, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, February 3, 1959, at 2 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:*

123-56-SA

APPLICANT—Hunt Heater Corporation, owner.

SUBJECT—Application February 1, 1956—Hunt Novent Gas-fired Heating Unit (for window or wall installation) Models W-20, W-355 and W-455, approval of.

454-58-SA

APPLICANT—Chattanooga Royal Company, owner.

SUBJECT—Application July 24, 1958—Royal DV-20 and DV-30, approval of.

674-47-SM—Vol. II

APPLICANT—The Rawlplug Company, Inc., owner.

SUBJECT—Application reopened January 14, 1958 Rawl Drives and Rawl Plugs—re Raw-Drives, Masonry fastener; previously dismissed.

725-49-SA

APPLICANT—Steward-Warner Corporation, U.S. Machine Division, owner.

SUBJECT—Application October 14, 1949—Saf-Air Gas-fired Wall Heater, Models 8201, 8202 and 8203, approval of.

272-55-SA

APPLICANT—H. C. Little Burner Company, Inc., owner.

SUBJECT—Application March 28, 1955—Safti-Vent Gas-fired Wall Heaters, Models GW-16, GW-22, GW-30, GWT-16, GWT-22, GWT-30, GWR-8 and GWT-8, approval of.

511-58-A

APPLICANT—Sidney H. Kitzler, for David Diamond, owner; King Furniture Co., lessee.

SUBJECT—Application August 28, 1958—Appeal from a decision of the Borough Superintendent, re stairway, live load, etc.

PREMISES AFFECTED—398-400 Rockaway Avenue, west side, 189 feet, 4½ inches north of Pitkin Avenue, Block 3499, Lot 161, Borough of Brooklyn.

7-58-A

APPLICANT—Loral Electronics Corp., lessee, for Herbco Realty Corp., owner.

SUBJECT—Application January 3, 1958—Appeal from a decision of the Fire Commissioner—re permit for smoking—factory.

PREMISES AFFECTED—825 Bronx River Avenue, northeast side, 300 feet east of Story Avenue, Block 3621, Lot 10, Borough of The Bronx.

286-58-A

APPLICANT—Clinton Brown, for Newton Associates, Inc., owner; World Dyeing and Finishing Co., lessee.

SUBJECT—Application April 30, Appeal from Orders of the Fire Commissioner, a decision re Orders of the Fire Commissioner and a decision of the Borough Superintendent, re location of Oil Burner, and removal of oil storage tank.

PREMISES AFFECTED—345 West 13th Street, and 670-676 Hudson Street, northeast corner, 6th floor, Block 629, Lot 4, Borough of Manhattan.

509-58-A

APPLICANT—Charles M. Shapiro, for L. Witkin, doing business as A. and J. Garage, Inc., owner; Mechanical Mirror Works, lessee.

SUBJECT—Application August 28, 1958—Appeal from a decision of the Borough Superintendent, re installation of infra-red drying oven, not of approved type.

PREMISES AFFECTED—659 Edgecombe Avenue, west side, 273.4 feet south of Jumel Place, Block 2112, Lots 90-94, Borough of Manhattan.

545-58-A

APPLICANT—Samuel Rosenblum, for S. W. Steel Management Co. Inc., owner.

SUBJECT—Application September 19, 1958—Appeal from a decision of the Borough Superintendent—re egress.

PREMISES AFFECTED—39-41 West 55th Street, north side, 395 feet east of Avenue of the Americas, 2nd, 3rd, 6th, 7th and penthouse floors, Block 1271, Lot 17, Borough of Manhattan.

591-58-A

APPLICANT—Lama, Proskauer and Prober, for 155 Hudson Street Corporation, owner.

SUBJECT—Application October 8, 1958—Appeal from a decision of Borough Superintendent, re stairs.

PREMISES AFFECTED—153-155 Hudson Street, west side, 26 feet north of Hubert Street, 1st floor; Block 215, Lot 23, Borough of Manhattan.

617-58-A

APPLICANT—Leonard F. Rothkrug, for Angelo Santomartino, doing business as S and S Service Station, owner.

SUBJECT—Application October 28, 1958—filed pursuant to Section 35, General City Law re erection of building in bed of a mapped street—West 19th Street.

PREMISES AFFECTED—2974-2984 Cropsey Avenue, west side, 25 feet south of Bay 53rd Street, Block 6947, Lot 301, Borough of Brooklyn.

374-58-A

APPLICANT—Simon B. Zelnik, for J. E. Lobert, owner.

SUBJECT—Application June 20, 1958—Appeal from a decision of the Borough Superintendent—re construction.

PREMISES AFFECTED—148 West 57th Street, south side, 225 feet east of 7th Avenue, Block 1009, Lot 55, Borough of Manhattan.

624-58-A

APPLICANT—Murray S. Bierer, for Bush Terminal Co., owner; Fein's Tin Can Co., Inc., lessee.

SUBJECT—Application October 24, 1958—Appeal from an order of the Fire Commissioner, re partitions separating cafeteria from factory.

PREMISES AFFECTED—Foot of 50th Street, 193.17 feet east of 1st Avenue, Bush Building 58, 5th floor; Block 725, part of Lot 1, Borough of Brooklyn.

652-58-A

APPLICANT—Abraham Grossman, for 31 West 9th Street Corporation, owner.

SUBJECT—Application November 14, 1958—filed pursuant to section 310 of the Multiple Dwelling Law for variation of section 177, subdivisions 1 and 3, re depth of yard.

PREMISES AFFECTED—31 West 9th Street, north side,

CALENDAR

413 feet 6 inches west of 5th Avenue, Block 573, Lot 60, Borough of Manhattan.

534-58-A

APPLICANT—Hurley and Hughes, for Besal Realty Corp., owner; Alfred Heller Heat Treating Co., lessee.

SUBJECT—Application September 3, 1958—Appeal from a decision of the Borough Superintendent—re enclosed stairways to street from cellar.

PREMISES AFFECTED—379-391 Pearl Street, west side, 98 feet, 8½ inches south of Vanderwater Street, cellar, Block 113, Lots 23, 24 and 25, Borough of Manhattan.

747-58-A

APPLICANT—Herman Horowitz for Mi-Bert Realty Corporation, owner.

SUBJECT—Application December 12, 1958—Appeal from a decision of the Borough Superintendent, review of Zoning matter.

PREMISES AFFECTED—446 East 86th Street and 1625-1631 York Avenue, Southwest corner, Block 1565, Lots 26, 126, 27, 28, Borough of Manhattan.

25-59-A

APPLICANT—Steve Zedlovich, owner.

SUBJECT—Application January 13, 1959—filed pursuant to Section 35 General City Law, re relocation of building into bed of mapped street—proposed widening of Cryders Lane.

PREMISES AFFECTED—14-73 155th Street, northeast corner Cryders Lane, Block 4563, Lot 1, Beechhurst, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

FEBRUARY 10, 1959, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, February 10, 1959, at 10 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:*

455-58-BZ

APPLICANT—Kenneth W. Milnes, for Gaetano Trubia, owner.

SUBJECT—Application July 24, 1958—decision of the Borough Superintendent, under sections 7c and 7A of the Zoning Resolution, to permit in a local retail use district, the reconstruction and rehabilitation of an existing gasoline service station, accessory building for a lubritorium, car wash, auto repairs—mainly with hand tools and to install one new pump, relocate the existing pumps and install three additional tanks and provide a business sign within 75 feet of a residence use district.

PREMISES AFFECTED—194 Brighton Avenue, southwest corner of Sumner Place, Block 117, Lot 20, New Brighton, Borough of Richmond.

Laid over from January 6, 1959, to February 10, 1959, for inspection and decision; hearing closed.

552-58-BZ

APPLICANT—Frederick A. Ketcher and Charles Karsch, for 2574 7th Avenue Corp., owner; Eli Zelikoff and Zion Nelson, lessees.

SUBJECT—Application September 22, 1958—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a local retail use district, the continuance of a non-flashing, illuminated sign located above the first floor of the building and is not over the subject store.

PREMISES AFFECTED—200 West 149th Street and 2574 7th Avenue, southwest corner, Block 2034, Lot 36, Borough of Manhattan.

Laid over from January 13, 1959, to February 10, 1959, for inspection and decision; hearing closed.

135-58-BZ

APPLICANT—Leonard F. Rothkrug, for Ludvik Hilman, Martin Rausman and George Pullman, doing business as Joint Realty Co., owners.

SUBJECT—Application March 18, 1958—decision of the Borough Superintendent, under sections 7f and 7i of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, accessory motor vehicle repairs (hand tools only), lubritorium, car washing (non-automatic), office and sales, parking of cars awaiting service, all for a term of fifteen (15) years.

PREMISES AFFECTED—3880 Richmond Avenue and 4575 Amboy Road, northwest corner, Block 5585, Lot 62, Eltingville, Borough of Richmond.

Laid over from January 13, 1959, to February 10, 1959, for inspection and decision; and for applicant to indicate adjacent gasoline station on his plans, Block 5497, Lot 135, granted under Cal. No. 942-57-BZ on July 29, 1958; hearing closed.

665-58-A

APPLICANT—Leonard F. Rothkrug, for Ludwig Helman, Martin Rausman and George Pullman, doing business as Joint Realty Co., owner.

SUBJECT—Application November 14, 1958—filed pursuant to section 35, General City Law re curb cuts in bed of mapped street—proposed widening of Richmond Avenue and Amboy Road.

PREMISES AFFECTED—3880 Richmond Avenue and 4575 Amboy Road, northwest corner, Block 5585, Lot 62, Eltingville, Borough of Richmond.

711-56-BZ

APPLICANT—Paul Friedman, for Felnor Realty Corp., owner.

SUBJECT—Application October 19, 1956—re decision of the Borough Superintendent, under Sections 7e, 7h and 7i of the Zoning Resolution, to permit in a local retail use district, the erection and maintenance of a gasoline service station, lubritorium, minor repairs with hand tools only, office, storage and sales of auto accessories, parking of more than five (5) motor vehicles waiting to be serviced and a post standard ground sign for a stated term of fifteen (15) years.

PREMISES AFFECTED—101-02 to 101-10 (101-06 official) Astoria Boulevard, 101-01 to 101-09 31st Avenue and 28-01 to 28-13 101st Street, southwest corner of Astoria Boulevard, Block 1688, Lot 30, East Elmhurst, Borough of Queens.

Laid over from March 5, 1957, to April 9, 1957, for applicant to file lay-out plan and inspection and decision; hearing closed; then placed on the reserve calendar pending erection of church on adjacent property; now set for hearing on October 1, 1957; then to October 8, 1957 for further inspection and decision; then to November 6, 1957, for further inspection and decision; then to December 10, 1957, at request of the applicant, to file revised plans; then to June 10, 1958, for further consideration by Board; inspected by committee of the Board, which is of the opinion that the application should be laid over further in order to give the church proposed to be erected on the adjoining plot more time to determine whether they can proceed with the development for church or school; then to October 7, 1958, for report from objecting property owner; then to December 9, 1958, for applicant to report to the Board as to adjacent property proposed for church and school which are in objection; then to January 13, 1959, for further consideration as to the progress of construction of the church building on the plot adjacent; then to February 10, 1959, for inspection and decision.

300-58-BZ

APPLICANT—Charles M. Spindler, for Reo Properties, Inc., owner; Socony Mobil Oil Co., Inc., lessee.

SUBJECT—Application May 15, 1958—decision of the

CALENDAR

Borough Superintendent, under sections 7e, 7f, 7i and 7A of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station with accessory uses of lubritorium, auto washing—non automatic, office, sale of accessories, minor repairs with hand tools only, safety inspection station and the parking and storage of motor vehicles with business sign and show windows within 75 feet of a residence use district all for a temporary term of fifteen (15) years.

PREMISES AFFECTED—7214-7224 20th Avenue and 1773-1783 73rd Street, northwest corner, Block 6195, Lots 43 and 48, Borough of Brooklyn.

Laid over from December 9, 1958, to December 16, 1958, for inspection and decision; hearing closed; then to January 13, 1959, at request of applicant to file revised plans and for decision; the premises were inspected by a committee of the Board; then to February 10, 1959, at the request of the applicant for possible rearrangement of the layout.

538-58-BZ

APPLICANT—Herman E. Horwood, for Ado Cristantante, owner.

SUBJECT—Application September 17, 1958—decision of the Borough Superintendent, under sections 7c and 7i of the Zoning Resolution, to permit in a business and residence use district the reconstruction of an existing gasoline service station by removing the existing dwelling and changing the use of the five (5) car garage to motor vehicle repair shop with hand tools only, touch up spraying and welding and wheel alignment and to extend the existing parking of cars into the residence portion of the premises.

PREMISES AFFECTED—628-630 Crescent Avenue, south side, 128 feet west of Belmont Avenue, 2321-2327 Belmont Avenue, Block 3087, Lots 11-19, Borough of the Bronx.

Laid over from January 20, 1959, to February 10, 1959, for inspection and decision; hearing closed.

306-58-BZ

APPLICANT—Henry Nordheim, for Frandel Realty Corp., owner.

SUBJECT—Application May 16, 1958—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a retail use district, manufacturing on a floor area in excess of that permitted.

PREMISES AFFECTED—2315-2333 Westchester Avenue and 1401 Parker Street, northwest corner, Block 3969, Lot 1, Borough of The Bronx.

Laid over from January 20, 1959, to February 10, 1959, for inspection and decision; hearing closed.

54-36-BZ—Vol. II

APPLICANT—Samuel Miller for Esso Standard Oil Co., owner.

SUBJECT—Application reopened September 30, 1958 as Vol. II—decision of the Borough Superintendent, under sections 7c and 7i of the Zoning Resolution, to permit in a business and residence use district, the reconstruction and rehabilitation of an existing gasoline service station, lubritorium and auto laundry and to extend the uses to include minor auto repairs with hand tools only and the parking of cars awaiting service, the proposed reconstruction to provide a new accessory building, additional gasoline tanks and the relocation of the gasoline pumps and curb cuts.

PREMISES AFFECTED—525 Gravesend Neck Road (517-531 displayed), northwest corner of Ocean Parkway, Block 7157, Lot 16, Borough of Brooklyn.

Laid over from January 20, 1959, to February 10, 1959, for inspection and decision; hearing closed.

570-58-BZ

APPLICANT—Lama, Proskauer and Prober, for Ruth Gould, Shirley Firsker, Sylvia Rosenberg, Rebecca Rosenberg, Abraham Rosenberg and Marion Freedman, owners.

SUBJECT—Application October 3, 1958—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs, car wash, storage room, office and sales and the parking and storage of motor vehicles.

PREMISES AFFECTED—5601-5611 Avenue U and 2063-2083 East 56th Street, northeast corner, Block 8399, Lot 6, Borough of Brooklyn.

Laid over from January 20, 1959, to February 10, 1959, for inspection and decision; hearing closed.

482-58-BZ

APPLICANT—Otto J. and Warren A. Sambach, for Anthony J. Amato, owner.

SUBJECT—Application August 12, 1958—decision of the Borough Superintendent, under sections 7e, 7h and 21 of the Zoning Resolution, to permit in a residence use district, the erection of a one story building for use as a warehouse and office with the open area in front used for the parking of employees cars, the proposed structure does not provide a rear yard and exceeds the permitted area coverage.

PREMISES AFFECTED—156-08 107th Avenue, south side, 50 feet west of 157th Street, Block 10135, Lot 27, South Jamaica, Borough of Queens.

Laid over from January 20, 1959, to February 10, 1959, for inspection and decision; hearing closed.

491-58-BZ

APPLICANT—Ervin Palmer, for Daniel A. Brener, owner. Edward R. Lewis, Lessee.

SUBJECT—Application August 21st, 1958—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a local retail use district, in an existing three story and cellar structure, the change in occupancy of the second floor from private club to office use.

PREMISES AFFECTED—22 Greenwich Avenue, east side, 31 feet, 5 inches north of West 10th Street, Block 606, Lot 6, Borough of Manhattan.

Laid over from January 20, 1959, to February 10, 1959, for inspection and decision; hearing closed.

456-58-BZ

APPLICANT—Fred C. Dahlem, for Florence Christiano, Joseph Christiano, Jr., Emily Muccardi, owners.

SUBJECT—Application July 25, 1958—decision of the Borough Superintendent, under sections 7f, 7e, and 7i of the Zoning Resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubritorium, office, sale of accessories, car wash, minor repairs with hand tools only, parking and storage of more than five (5) motor vehicles and the sale of used cars for a stated term of fifteen (15) years.

PREMISES AFFECTED—2800-2806 Boston Road, north east corner of Radcliff Avenue, Block 4516, Lots 856-863 inclusive, Borough of The Bronx.

Laid over from January 20, 1959, to February 10, 1959, for inspection and decision; hearing closed.

540-27-BZ—Vol. II

APPLICANT—Samuel Miller, for Esso Standard Oil Company, owner.

SUBJECT—Application reopened September 23, 1958 as Vol. II—decision of the Borough Superintendent, under sections 7c and 7i of the Zoning Resolution, to permit in a business and unrestricted use district, the extension in area and the reconstruction of an existing gasoline service station, lubrication, non-automatic car wash, office and sales-room and to extend the uses to include motor vehicle repairs and parking of cars awaiting service, the proposed reconstruction to provide a new accessory building, additional gasoline tanks and the relocation of the gasoline pumps and curb cuts.

CALENDAR

PREMISES AFFECTED—450 Flushing Avenue and 725-727 Bedford Avenue, southeast corner, Block 1715, Lot 31, Borough of Brooklyn.

Laid over from January 20, 1959, to February 10, 1959, for inspection and decision; hearing closed.

240-57-BZ—Vol. II

APPLICATION—Aaron Halpern for Fun Fair Park, Inc., owner, Kapprach Enterprises, Inc., lessee.

SUBJECT—Application reopened April 29, 1958 as Vol. II—decision of the Borough Superintendent under section 7e of the Zoning Resolution, to permit the additional use of a batting range to the previously granted parking of motor vehicles on premises partly in a residence use district.

PREMISES AFFECTED—28-21 to 28-51 Linden Place (28-31 Linden Place official) and 28-20 to 28-80 Whitestone Parkway, northeast corner and 28-02 to 28-12 137th Street, Block 4336, 4337, 4339, Lots 35, 40, 62, 70, 46, and 65, Borough of Queens.

Laid over from January 20, 1959, to February 10, 1959, for inspection and decision; hearing closed.

659-50-BZ—Vol. IV

APPLICANT—Henry J. Nurick, for Jericho Sash and Door Co., owner.

SUBJECT—Application reopened October 7, 1958 as Vol. IV—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a business use district, the erection of a new one story building at the rear of the premises to be used in conjunction with the two existing buildings on the lot for the storage of finished woodwork such as doors, trim and sash which is delivered by railroad.

PREMISES AFFECTED—251-61 Jamaica Avenue, north side, 200.88 feet west of Little Neck Parkway, Block 8668, Lot 118, Bellerose, Borough of Queens.

Laid over from January 20, 1959, to February 10, 1959, for inspection and decision; hearing closed.

240-28-BZ—Vol. II

APPLICANT—George H. Colin for Cities Service Oil Company, owner.

SUBJECT—Application reopened June 3, 1958—as Vol. II—decision of the Borough Superintendent, under sections 7c, 7i, and 21 of the Zoning Resolution, to permit in a retail and residence use district, the reconstruction of an existing gasoline service station by erecting a new accessory building for use as lubritorium, car washing, minor auto repairs, accessory sales and the parking and storage of more than five (5) motor vehicles, the proposed reconstruction to provide additional tanks and to relocate pumps and curb cuts.

PREMISES AFFECTED—35-01 Beach Channel Drive, south side, and west of Beach 35th Street, Block 312, Lot 7, Edgemere, Borough of Queens.

Laid over from December 16, 1958, to January 20, 1959, for inspection and decision for continuation of hearing to consider the Administrative Appeal; then to February 10, 1959, for inspection and decision; hearing closed.

705-58-A

APPLICANT—George H. Colin, for Cities Service Oil Co., owner.

SUBJECT—Application December 4, 1958—filed pursuant to section 35, General City Law re mapped street-proposed widening of Rockaway Beach Boulevard not to be used in connection with Gasoline Station.

PREMISES AFFECTED—35-01 Beach Channel Drive (Amstel Boulevard), southwest corner of Beach 35th Street, Block 312, Lot 7, Edgemere, Borough of Queens.

352-45-BZ—Vol. II

APPLICANT—Anthony M. Salvati, for Nathan Ossip, owner; Patrick Brini, lessee.

SUBJECT—Application reopened April 15, 1958 as Vol. II—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a business use district, the reconstruction of an existing gasoline service station with accessory uses of lubritorium, auto repairs, car washing, inspection station and parking of cars and to increase the number of gasoline tanks and the rearrangement of pump islands.

PREMISES AFFECTED—81-22 Rockaway Boulevard, southwest corner of 82nd Street and 81-09 to 81-17 95th Avenue, Block 9010, Lot 26, Woodhaven, Borough of Queens.

Laid over from November 5, 1958, date to be set, for applicant to file revised plans as to accessory building and for inspection and decision; hearing closed; set for January 20, 1959, then to February 10, 1959, for further consideration after applicant has considered adopting the plans previously approved by the Board in 1946, which were not constructed.

741-57-BZ

APPLICANT—Dominick Salvati and Son, for Andrew Trenchina, owner.

SUBJECT—Application October 16, 1957—decision of the Borough Superintendent under Section 7c of the Zoning Resolution, to permit in a retail and residence use district, the erection of a one-story masonry extension to an existing one-story building to provide adequate facilities for the established cement block manufacturing shop.

PREMISES AFFECTED—1564 Hylan Boulevard southeast corner of Burgher Avenue, Block 3368, Lot 15, Dongan Hills, Borough of Richmond.

Laid over from September 30, 1958; date to be set; for inspection and decision; hearing closed; then set for December 19, 1958; the premises were inspected by a Committee of the Board; then to January 6, 1959, for applicant to furnish the Board with full information as to the establishment of the present use; then to January 20, 1959, for applicant to submit revised plans, permit numbers and dates. The premises were inspected by a committee of the Board which questioned the legality of location and size of existing building and area of premises in use; then to February 10, 1959, for applicant to submit revised plans.

143-42-BZ—Vol. II

APPLICANT—Moritz Simon, for 511 Realty Corp., owner; Scully Walton, Inc., lessee.

SUBJECT—Application reopened December 2, 1958—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence and unrestricted use district, the use of the first floor of the East 72nd Street building and extending through to East 73rd Street in an existing factory building as a garage for the storage of more than five (5) ambulances, oxygen and showroom on East 72nd Street and storage and factory in the rear portion on East 73rd Street.

PREMISES AFFECTED—511-519 East 72nd Street, north side, 198 feet east of York Avenue and 510-518 East 73rd Street, Block 1484, Lot 9, Borough of Manhattan.

Laid over from January 27, 1959, to February 10, 1959, for inspection and decision; hearing closed.

553-58-BZ

APPLICANT—Max Wechsler of Wechsler and Schimenti, for Fraydun Construction Co., owner.

SUBJECT—Application filed September 22, 1958—decision of the Borough Superintendent, under sections 7c, 7A and 21 of the Zoning Resolution, to permit in a local retail and residence use district, a one story extension to an existing four-story multiple dwelling with basement and cellar and the change in occupancy of the basement floor from apartments to restaurant with storage, office and restrooms in the cellar, the proposed show windows and signs are within 75 feet of a residence use district and the proposed extension exceeds the permitted area.

PREMISES AFFECTED—355 East 50th Street, north side,

CALENDAR

85 feet west of 1st Avenue, Block 1343, Lot 23, Borough of Manhattan.

Laid over from January 6, 1959, to January 27, 1959, for inspection and decision; hearing closed; then to February 10, 1959, for decision; at request of applicant so the owner may be present.

554-58-A

APPLICANT—Max Wechsler of Wechsler and Schimenti, for Fraydun Construction Co., owner.

SUBJECT—Application filed September 22, 1958—Appeal from a decision of the Borough Superintendent—exit and rear yard.

PREMISES AFFECTED—355 East 50th Street, north side, 85 feet west of 1st Avenue, basement and 1st floor, Block 1343, Lot 23, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

FEBRUARY 10, 1959, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, February 10, 1959, at 2 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:*

324-58-SM

APPLICANT—Sheffield Division Armco Steel Corporation, owner.

SUBJECT—Application May 22, 1958—Sheffield High Strength Bolts, approval of.

330-58-A

APPLICANT—Jack Fein, for Otto Van Glahn, owner.

SUBJECT—Application May 23, 1958—Appeal from a decision of the Borough Superintendent, re exit stairs.

PREMISES AFFECTED—1325-27 Broadway, north side, 83 feet, 11 inches, east of Grove Street, Block 3321, Lot 59, Borough of Brooklyn.

378-58-A

APPLICANT—Noah N. Sherman, for Karo Film Corp., owner; Bonded Film Storage Co., Inc., lessee.

SUBJECT—Application June 17, 1958—Appeal from a decision of the Borough Superintendent, re: sprinklers.

PREMISES AFFECTED—42-53 21st Street, east side, 59.87 feet north of 43rd Avenue, Block 427, Lot 24, Long Island City, Borough of Queens.

561-58-A

APPLICANT—Rudolf C. P. Boehler, for 210 W. 42nd St. Corp., owner; Hartnett National Music Studios, lessee.

SUBJECT—Application filed September 26, 1958—Appeal from a decision of the Borough Superintendent—music school on 3rd floor.

PREMISES AFFECTED—210-212 West 42nd Street, south side, 100 feet 5 inches west of 7th Avenue, 3rd floor, Block 1013, Lot 37, Borough of Manhattan.

627-57-A

APPLICANT—American Can Company, owner.

SUBJECT—Application September 4, 1957—Appeal from an order and a decision of the Fire Commissioner re use of oil as heat transfer medium, not of approved type.

PREMISES AFFECTED—102-184 43rd Street, south side, from 1st to 2nd Avenues and from 43rd to 44th streets, Block 726, Lot 1, Borough of Brooklyn.

333-58-A

APPLICANT—Philip Freshman for Isaac Baron, owner.

SUBJECT—Application May 16, 1958—Appeal from a decision of the Borough Superintendent, re structure area—ventilating and air conditioning.

PREMISES AFFECTED—1613-35 East 16th Street east side, 100 feet, south of Avenue P, Block 6779, Lot 69, Borough of Brooklyn.

639-58-A

APPLICANT—Lee Schoen, for A. E. A. Realty Corp., owner.

SUBJECT—Application November 6, 1958—Appeal from a decision of the Borough Superintendent, re exits, entrance to fire tower, etc.

PREMISES AFFECTED—224-226 West 47th Street, south side, 141 feet. 3½ inches west of Broadway, Block 1018, Lot 44, Borough of Manhattan.

20-59-A

APPLICANT—Morris Hannes for Franklin Warehouse and Movers, Incorporated, owner.

SUBJECT—Application January 8, 1959—Appeal from a decision of the Borough Superintendent re exterior stairs should comply with Labor Law; counterbalanced stairs not acceptable.

PREMISES AFFECTED—88-90 Gold Street and 1-5 Ferry Street, northeast corner, Block 104, Lot 31, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

FEBRUARY 17, 1959, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, February 17, 1959, at 10 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:*

431-58-BZ

APPLICANT—Anthony M. Salvati, for Fred Di Donna, owner.

SUBJECT—Application July 17, 1958—decision of the Borough Superintendent, under Section 7c of the Zoning Resolution, to permit in a local retail use district, in an existing three story and cellar structure presently occupied as a store and wet wash laundry on the first floor with apartments on the second and third floors, the extension of the laundry facilities to include shirt pressing.

PREMISES AFFECTED—568 17th Street and 1701-1709 10th Avenue, southeast corner, Block 878, Lot 4, Borough of Brooklyn.

479-39-BZ—Vol. III

APPLICANT—Haus and Bresin, for Lakeden Realty Corp., owner.

SUBJECT—Application reopened October 21, 1958 as Vol. III—decision of the Borough Superintendent, under Sections 7f and 7i of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, office, sale of accessories, minor repairs with hand tools only, non-automatic auto wash and the parking and storage of more than five (5) motor vehicles all for a temporary term of fifteen (15) years.

PREMISES AFFECTED—184-194 Ludlow Street and 207-215 East Houston Street, southeast corner, Block 412, part of Lot 53, Borough of Manhattan.

663-58-BZ

APPLICANT—Leonard F. Rothkrug, for Northern Studios, Inc., owner.

SUBJECT—Application November 14, 1958—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a residence use district, the change in use from stables and storage to a factory for manufacturing of metal products with accessory office and caretaker's apartment in another building on the same lot formerly used as a one family dwelling all for a temporary term of ten (10) years.

PREMISES AFFECTED—25-52 Crescent Street, west side, 140.76 feet north of Astoria Avenue, Block 872, Lot 76, Astoria, Borough of Queens.

CALENDAR

664-58-A

APPLICANT—Leonard F. Rothkrug, for Northern Studios, Inc., owner.

SUBJECT—Application November 14, 1958—Appeal from a decision of the Borough Superintendent, re egress, frame structure, business use.

PREMISES AFFECTED—25-52 Crescent Street, west side, 140.76 feet north of Astoria Avenue, Block 872, Lot 76, Astoria, Borough of Queens.

659-58-BZ

APPLICANT—George H. Colin, for Cities Service Oil Co., owner.

SUBJECT—Application November 3, 1958—decision of the Borough Superintendent, under Section 7c of the Zoning Resolution, to permit in a business use district, the reconstruction of an existing gasoline service station, retail sales, and minor motor vehicle repairs by extending the uses to include car laundry and lubritorium, and by erecting a new accessory building, installing additional gasoline tanks and a new pump island.

PREMISES AFFECTED—1398-1410 Eastern Parkway, northeast corner of Pitkin Avenue, Block 1475, Lot 35, Borough of Brooklyn.

68-36-BZ—Vol. IV

APPLICANT—Lama, Proskauer and Prober, for 10 Brighton 11th Street Corp. and New York City Transit Authority, owners; Waldbaum 21, Inc., lessee.

SUBJECT—Application reopened January 6, 1959 as Vol. IV—re decision of the Borough Superintendent, under Section 7c of the Zoning Resolution, to permit in a business and residence use district, the change in use of an existing public garage, motor repairs, lubritorium, and parking in the open area to a supermarket, stores, loading and unloading area, parking of patrons and employees cars—no fee to be charged, and a sign in the residential portion of the plot.

PREMISES AFFECTED—14-48 Brighton 11th Street, west side, 59 feet, 9½ inches south of Neptune Avenue, Block 7516, Lots 2375 and part of 2370, Borough of Brooklyn.

169-49-BZ—Vol. II

APPLICANT—Joshua Brown, for Staten Island Oil Co., Inc., owner.

SUBJECT—Application reopened April 15, 1958—as Vol. II—decision of the Borough Superintendent, under Section 7c of the Zoning Resolution, to permit in a residence use district, the reconstruction of a present gasoline service station and to continue the present uses such as office, lubritorium, sale of auto accessories, car wash—non automatic, minor auto repairs with hand tools only and the parking of more than five (5) motor vehicles waiting to be serviced.

PREMISES AFFECTED—5270 Amboy Road, southeast corner of Arbutus Avenue, Block 6523, Lot 80, Huguenot, Borough of Richmond.

17-59-A

APPLICANT—Joshua Brown for Staten Island Oil Company, Incorporated, owner.

SUBJECT—Application January 9, 1959—filed pursuant to Section 35, General City Law re premises in bed of a mapped street—Proposed widening of Amboy Road.

PREMISES AFFECTED—5270 Amboy Road, southeast corner of Arbutus Avenue, Block 6523, Lot 80, Huguenot, Borough of Richmond.

525-58-BZ

APPLICANT—Charles M. Spindler, for Helen Bartelucci, Kuni Rickel and Louise S. Grimm, owners.

SUBJECT—Application September 10, 1958—decision of the Borough Superintendent, under Sections 7e and 7h of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service

station, lubrication, auto washing—non automatic, office, sale of accessories, minor repairs with hand tools only, safety inspection station and the parking and storage of motor vehicles for a stated term of fifteen (15) years.

PREMISES AFFECTED—43-01 to 43-09 (43-07 official) Astoria Boulevard and 23-11 to 23-21 43rd Street, northeast corner, Block 780, Lot 80 (tentative), Astoria, Borough of Queens.

294-44-BZ—Vol. IV

APPLICANT—Albert B. Bauer, for Department of Public Works, City of New York, owner.

SUBJECT—Application reopened December 2, 1958 as Vol. IV—decision of the Borough Superintendent, under Sections 7a and 7e of the Zoning Resolution, to permit in a residence use district, the erection of a Central Laundry building for City hospitals in the Borough of Brooklyn which will be used conjunctively with the existing Kingston Avenue Hospital and Kings County Hospital.

PREMISES AFFECTED—645 Kingston Avenue, northeast corner of Winthrop Street, Block 4812, part of Lot 1, Borough of Brooklyn.

703-58-BZ

APPLICANT—A. L. Seiden, for Sea Crest Inc., owner; Sylvan Parking Co., and Abraham Dollinger, lessees.

SUBJECT—Application December 3, 1958—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a restricted retail use district, the maintenance of a parking lot for more than five (5) motor vehicles of the pleasure car type.

PREMISES AFFECTED—65 West 55th Street, north side, 152.8 feet east of Avenue of the Americas (6th), Block 1271, Lot 7, Borough of Manhattan.

514-45-BZ—Vol. II

APPLICANT—Leonard F. Rothkrug, for D. D. Blackman, Inc., owner; Ethical Products, Inc., lessee.

SUBJECT—Application reopened April 29, 1958 as Vol. II—decision of the Borough Superintendent, under Section 7c of the Zoning Resolution, to permit in a manufacturing and retail use district, the change in use from garage for more than five (5) motor vehicles and automobile salesroom and incidental repair shop—previously granted by the Board, to manufacture of metal products, assembly of machines and machine parts with accessory spraying, welding and loading and unloading.

PREMISES AFFECTED—2339-2351 Bedford Avenue and 2302 Tilden Avenue, southeast corner, Block 5135, Lot 1, Borough of Brooklyn.

515-45-A—Vol. II

APPLICANT—Leonard F. Rothkrug, for D. D. Blackman, Inc., owner; Ethical Products, Inc., lessee.

SUBJECT—Application reopened April 29, 1958 as Vol. II—Appeal from a decision of the Borough Superintendent, re exits, vertical opening between floors, etc.

PREMISES AFFECTED—2339-2351 Bedford Avenue and 2302 Tilden Avenue, southeast corner, Block 5135, Lot 1, Borough of Brooklyn.

468-27-BZ—Vol. II

APPLICANT—Henry J. Nurick, for Shell Oil Co., owner.

SUBJECT—Application reopened November 25, 1958 as Vol. II—decision of the Borough Superintendent, under Section 7c of the Zoning Resolution, to permit in a business use district, the reconstruction of an existing gasoline service station by erecting a new accessory building for use as office, salesroom, lubritorium, minor motor vehicle repairs, car washing and to provide parking for cars awaiting service, the proposed reconstruction to relocate the pump islands and increase the size of the existing curb cuts.

PREMISES AFFECTED—6414-6420 Fort Hamilton Parkway and 945 65th Street, northwest corner, Block 5743, Lot 26, Borough of Brooklyn.

CALENDAR

881-54-BZ—Vol. II

APPLICANT—Charles M. Spindler, for Shell Oil Co., owner.

SUBJECT—Application reopened October 28, 1958—decision of the Borough Superintendent, under Section 7c of the Zoning Resolution, to permit in a retail and residence use district, the erection of a two bay extension to an existing gasoline service station, accessory building, a pylon and a sign and a refuse storage bin, the proposed extension does not provide a rear yard.

PREMISES AFFECTED—218-10 Northern Boulevard, south side, from Springfield Boulevard to 218th Street, 45-02 to 45-12 Springfield Boulevard and 45-01 to 45-09 218th Street, Block 7338, Lot 10, Bayside, Borough of Queens.

584-58-BZ

APPLICANT—Lama, Proskauer and Prober, for Menora Caterers Inc.

SUBJECT—Application October 10, 1958—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution to permit in a residence use district, the maintenance of a parking lot for the parking of patrons' cars in conjunction with the Masonic Temple located on the corner plot.

PREMISES AFFECTED—1362-1364 50th Street, south side, 140 feet west of 14th Avenue, Block 5649, Lots 32 and 33, Borough of Brooklyn.

609-58-BZ

APPLICANT—M. Martin Elkind, for Marie Roody, owner.

SUBJECT—Application October 24, 1958—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot for the parking and storage of more than five (5) motor vehicles.

PREMISES AFFECTED—40-14 80th Street, west side, 100 feet south of Roosevelt Avenue, Block 1490, Lot 12, Jackson Heights, Borough of Queens.

514-58-BZ

APPLICANT—Tobias Goldstone, for Brooklyn Savings Bank, owner.

SUBJECT—Application September 2, 1958—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a restricted retail use district, the maintenance of a parking lot for the parking and storage of more than five (5) motor vehicles for patrons of the adjoining bank and public parking.

PREMISES AFFECTED—135 Pierrepont Street, northeast corner of Clinton Street, Block 239, part of Lot 9, Borough of Brooklyn.

572-58-BZ

APPLICANT—Ingram S. Carner, for Sutbro's Realty Corporation, owner; Shell Oil Company, lessee.

SUBJECT—Application October 3, 1958—decision of the Borough Superintendent, under Sections 7f, 7i and 7A of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, office, sale of auto accessories, car washing—non automatic, minor automobile repairs with hand tools only, lubricatorium, storage and parking and storage of more than five (5) motor vehicles waiting to be serviced for a stated term of fifteen (15) years.

PREMISES AFFECTED—2472-2484 Knapp Street and 3111-3121 Avenue Y, northwest corner, Block 7429, part of Lot 16, Borough of Brooklyn.

606-58-BZ

APPLICANT—Randolph M. Smith, for Anthony and Ernest Caputo, owners.

SUBJECT—Application October 23, 1958—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a residence use district, the main-

tenance of a parking lot for the parking and storage of more than five (5) motor vehicles on a monthly and transient basis.

PREMISES AFFECTED—370-372 Lefferts Avenue, southside, 416 feet, 23/8 inches east of Nostrand Avenue, Block 1330, Lots 21 and 22, Borough of Brooklyn.

390-57-BZ—Vol. II

APPLICANT—Herman Horowitz, for Jacob Perlow, Samuel J. Landau and Joseph G. Blum, owners.

SUBJECT—Application reopened December 2, 1958 as Vol. II—decision of the Borough Superintendent, under Section 19B(d) of the Zoning Resolution, to permit in a local retail and residence use district, the erection of a Class A multiple dwelling without the required garage or parking spaces for passenger motor vehicles.

PREMISES AFFECTED—69-75 West 9th Street and 422-430 Avenue of The Americas, northeast corner, Block 573, Lots 1 and 3, Borough of Manhattan.

125-57-BZ

APPLICANT—James E. Vassalotti, for Max Kirsch, Inc., owner.

SUBJECT—Application February 18, 1957—decision of the Borough Superintendent, under sections 7e and 7h of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubricatorium, minor auto repairs, storage, offices and sales, car washing and parking and storage of motor vehicles.

PREMISES AFFECTED—9501-9515 Sea View Avenue and 1645-1655 East 95th Street, northeast corner, Block 8298, Lot 7, Borough of Brooklyn.

157-57-BZ

APPLICANT—Fred C. Dahlem and Victor E. Block, for Jacob Starr, owner.

SUBJECT—Application March 1, 1957—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot for the parking and storage of more than five (5) motor vehicles.

PREMISES AFFECTED—1191-1195 Woodycrest Avenue, west side, 140 feet north of West 167th Street, Block 2515, Lot 53, Borough of The Bronx.

137-56-BZ

APPLICANT—Leonard F. Rothkrug, for Frank Ward, owner.

SUBJECT—Application reopened May 28, 1957 and restored to docket—(decision of the borough superintendent) under sections 7h and 7c of the zoning resolution, to permit in a residence and local retail use district, the maintenance of a parking lot for the non transient parking of motor vehicles, pleasure car type.

PREMISES AFFECTED—238-240 McDougal street, south side, 100 feet east of Rockaway avenue, Block 1534, Lot 7, Borough of Brooklyn.

Laid over from June 25, 1957, date to be determined after applicant consults with adjoining owners; for decision; hearing closed; now set for February 17, 1959.

565-57-BZ

APPLICANT—Charles M. Spindler, for Leopold Gerinsky and Thomas J. O'Brien, owners.

SUBJECT—Application July 26, 1957—decision of the Borough Superintendent, under sections 7e, 7f, 7i, and 7A of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, auto laundry—non automatic, lubricatorium, office, accessory sales, minor repairs with hand tools only, safety inspection station, parking and storage of more than five (5) motor vehicles with curb cuts within 75 feet of a residence use district for a stated term of fifteen (15) years.

PREMISES AFFECTED—5832-5848 Broadway and 196-

CALENDAR

198 West 239th Street, southeast corner, Block 3271, Lots 193, 194, 195, 196, 197 and 198, Borough of The Bronx.

Laid over from January 28, 1958, to February 18, 1958, for applicant to consult Department of Buildings with respect to Section 21A; then to March 18, 1958, for inspection and decision; hearing closed, then laid over pending Court action, reviewing denial by the Board of a similar application on property across the street from subject site, Block 3414, Lot 340, under Cal. No. 510-39-BZ; date for decision to be determined; then set for February 17, 1959.

474-58-BZ

APPLICANT—Harry A. Yarish, for 98 Sterling Place Realty Corp., owner.

SUBJECT—Application July 31, 1958—decision of the Borough Superintendent, under Sections 7c and 21 of the Zoning Resolution, to permit in a residence use district, the extension in use of an existing one story building, occupied as a garage for more than five (5) cars, to include auto repair shop and gasoline selling facilities by the installation of twelve tanks and six pumps.

PREMISES AFFECTED—98-114 Sterling Place, south side, 235 feet, 5 inches west of 7th Avenue, Block 945, Lot 21, Borough of Brooklyn.

Laid over from January 13, 1959, to February 17, 1959, for inspection and decision; hearing closed.

578-58-BZ

APPLICANT—Murray Stockman, for Violet Camack and Gertrude Greenblatt, owners.

SUBJECT—Application October 7, 1958—decision of the Borough Superintendent, under sections 7e, 7f and 7i of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, non automatic auto laundry and minor auto repairs with hand tools only for adjustment with incidental parking of motor vehicles awaiting repairs or service for a term of fifteen (15) years.

PREMISES AFFECTED—1085 Morris Park Avenue, northwest corner of Haight Avenue, Block 4130, Lots 33, 34 and 35, Borough of The Bronx.

Laid over from December 9, 1958, to December 16, 1958, for inspection and decision; hearing closed; then to January 13, 1959, for owner to report as to possibility of selling the premises for a conforming use, now under negotiations; then to February 17, 1959, at the request of the applicant to negotiate for the sale of the premises.

HARRIS H. MURDOCK, *Chairman.*

FEBRUARY 17, 1959, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, February 17, 1959, at 2 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters.

243-53-SM

APPLICANT—L. Sonneborn Sons, Inc., owner.

SUBJECT—Application March 30, 1953—Trimix, admixture for concrete, approval of.

49-55-SA

APPLICANT—Magic Chef, Incorporated, owner.

SUBJECT—Application January 10, 1955—Magic Chef Space Heaters (gas-fired) Models GH-30, GH-31, GH-135, GH-235, GH-50, GH-51, GH-70 and GH-71, approval of.

713-56-SM

APPLICANT—The Transwall Coated Products, Div. of Bemis Bros. Bag Co., owner.

SUBJECT—Application August 2, 1956—BemisWall or TransWall Folding Doors or Partitions, approval of.

801-56-SA

APPLICANT—Carrier Corporation, owner.

SUBJECT—Application October 23, 1956—Carrier Series 22F Cooling Tower, approval of.

822-56-SM

APPLICANT—Joanna Western Mills Company, owner.

SUBJECT—Application November 13, 1956—UV490-12FRC and UV490-12FRM (flame resistant vinyl coated cotton fabric for folding doors), approval of.

892-56-SA

APPLICANT—Sears, Roebuck & Company, for Temco Inc., owner.

SUBJECT—Application December 13, 1956—Kenmore 138.-536020, 138.535035A, 138.537555T, 138.537570T, 138.556-030A, 138.557545T and 138.557560T, approval of.

356-57-SM

APPLICANT—Joseph Platzker, for American Biltrite Rubber Company, owner.

SUBJECT—Application April 16, 1957—Amtico Vinyl Tile Flooring, approval of.

423-57-SM

APPLICANT—Gilford Leather Co., for Interchemical Corp., Div. Cotan, owner.

SUBJECT—Application May 15, 1957—Cotan Cohyde Wall Coverings (to be marketed also by Gilford Leather Co., as Caribou, Tahiti Strawtex, Golden Glow, Gilcolite Antique, Gilcolite Leather Grain, Shantung, Luxor, Linentex, Savoy Basket, Harlequin, Grass Cloth, Sequin and Flax Antique), approval of.

795-57-SM

APPLICANT—R. M. Hollingsheed Corporation, owner.

SUBJECT—Application October 21, 1957—Cocoon Sprayable Vinyl Plastic Coating, approval of.

1023-57-SM

APPLICANT—Barrett Div. of Allied Chemical & Dye Corporation, owner.

SUBJECT—Application December 24, 1957—Barrett Insulating Wallboard, plank and tile, approval of.

26-58-SM

APPLICANT—Finetex Inc., owner.

SUBJECT—Application January 3, 1958—Fire Retardant SR, approval of.

73-58-SM

APPLICANT—Construction Products Company, owner.

SUBJECT—Application February 3, 1958—Construction Products Chute Door, approval of.

106-58-SA

APPLICANT—Janitrol Div., Surface Combustion Corporation, owner.

SUBJECT—Application February 26, 1958—Janitrol Series SC-75 Gas Conversion Burner, approval of.

313-58-SA

APPLICANT—Hayes Furnace Mfg. & Supply Company, owner.

SUBJECT—Application May 19, 1958—Hayes Gas-Fired Duct Furnace, Models 80-SED-E to 600-SED-E and 80-SED-S to 600-SED-S, approval of.

720-58-SA

APPLICANT—Per-Fab Company, Inc., owner.

SUBJECT—Application December 9, 1958—Per-Fab Heat Transfer System, approval of.

1013-47-SM

APPLICANT—Porete Manufacturing Company, owner.

SUBJECT—Application reopened November 5, 1958 for

CALENDAR

amendment of resolution as to additional width of plank—re Porex Plank Roof Deck 2 inch and 3 inch Planks; previously approved.

334-53-SA

APPLICANT—Surface Combustion Corporation, owner.
SUBJECT—Application reopened May 6, 1958 for amendment of resolution as to additional model of gas-fired space heater—re Janitrol Gas-fired Conditioner Series FHS-25, Models 65, 90, 125 and 150; previously approved.

336-55-SA

APPLICANT—Metalmaster Corporation, owner.
SUBJECT—Application reopened January 13, 1959 for amendment of resolution as to additional trade name—re A-1 & B-1, A1-5 & B1-5, AS2 & BS2, A1-1 & B1-1, A-2 & B2, A1-6 & B1-6, A1-2 & B1-2, A2-1 & B2-1, A2-2 & B2-2, A1-3 & B1-3, B1-3 & B3, AS2-1 & BS2-1 Oil Burners, Models B-15, BS2-1 and B2, marketed by Edwards Eng. Company under trade name of Spi-Rol-Fin, Models BS201 and BS, S-11 S-1, S-2 S-21 and S-3, Utica Oil Burner, Models A-11, A-1, A-2 and A-3; Percoflash Mfg. Corp. by trade name Percoflash and Delta Heating Corp. as Delta P-1, P-2 and P-3; and Metalmaster Oil Burner and Silent Heat Distributing Corp. Oil Burner Models AA-1, A-2, A-3 and A-11; previously approved.

566-55-SA

APPLICANT—FlorLift Corporation, owner.
SUBJECT—Application reopened February 5, 1957 for amendment of resolution as to additional use—re Florlift, Models A and B; previously approved.

505-57-SA

APPLICANT—Edwards Engineering Corporation, owner.
SUBJECT—Application reopened December 2, 1958 for amendment of resolution as to change of trade name—Spi-Rol-Fin Gold Crown Gas-fired Boiler, Hot Water Models 600G and 750G; previously approved.

859-57-SA

APPLICANT—American La-France Corporation, owner.
SUBJECT—Application reopened January 6, 1959 for amendment of resolution as to additional trade name—re American La-France Dry Chemical Extinguishers, Models PDC-2A, PDC-5, PDC-10, PDC-20 and PDC-30; previously approved.

305-58-A

APPLICANT—Samuel Carr, for Willa Realty Co., owner.
SUBJECT—Application May 13, 1958—Appeal from a decision of the Borough Superintendent, re egress.
PREMISES AFFECTED—35 West 21st Street, north side, 372 feet east of Avenue of The Americas, Block 823, Lot 19, Borough of Manhattan.

183-58-A

APPLICANT—Power and Hopkins, for Mabel Curran, owner.
SUBJECT—Application March 31, 1958—Appeal from a decision of the Borough Superintendent, re conversion of 2 story and cellar, frame, two-family dwelling to three families.
PREMISES AFFECTED—1600 Hering Avenue, northeast corner of Pierce Avenue, Block 4113, Lot 38, Borough of The Bronx.

586-58-A

APPLICANT—Abraham Grossman, for Seymour Nathan, owner.
SUBJECT—Application October 10, 1958—Appeal from a decision of the Borough Superintendent, re egress, fire escape, etc.
PREMISES AFFECTED—101-103 Wooster Street, west side, 125 feet north of Spring Street, Block 501, Lot 28, Borough of Manhattan.

963-54-A

APPLICANT—Robert Gottlieb, for Meprin Realty Corp., owner.
SUBJECT—Application December 15, 1954—Appeal from a decision of the Borough Superintendent—re egress.
PREMISES AFFECTED—369 3rd Avenue, east side, 49 feet 4½ inches south of East 27th Street, Block 907, Lot 57, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

FEBRUARY 25, 1959, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Wednesday morning, February 25, 1959, at 10 o'clock, at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:*

614-58-BZ

APPLICANT—Nathan Lubroth for City of New York, Department of Water Supply, Gas and Electricity, owner; Jerome Fine, doing business as West 92nd Street Parking Corp., lessee.
SUBJECT—Application October 27, 1958—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a non-transient parking lot for the parking and storage of more than five (5) motor vehicles.
PREMISES AFFECTED—105-107 West 90th Street, north side, 100 feet west of Columbus Avenue and 104-106 West 91st Street, Block 1221, Lot 28, Borough of Manhattan.

Laid over from January 27, 1959, to February 25, 1959, owner to consult with the Commissioner of Water Supply, Gas and Electricity.

615-58-BZ

APPLICANT—Nathan Lubroth, for City of New York, Department of Water Supply, Gas and Electricity, owner; Jerome Fine, doing business as West 92nd Street Parking Corp., lessee.
SUBJECT—Application October 27, 1958—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a business and residence use district, the maintenance of a non-transient parking lot for the parking and storage of more than five (5) motor vehicles.

PREMISES AFFECTED—101-115 West 92nd Street, 660-664 Columbus Avenue, northwest corner and 108-118 West 93rd Street, Block 1223, Lot 25, Borough of Manhattan.

Laid over from January 27, 1959 to February 25, 1959, owner to consult with the Commissioner of Water Supply, Gas and Electricity.

346-58-BZ

APPLICANT—Victor G. Madonia, for Joseph Scarapicchia, owner.
SUBJECT—Application June 2, 1958—decision of the Borough Superintendent, under sections 7e and 7a of the Zoning Resolution, to permit in a local and residence use district, for a term of fifteen (15) years the erection and maintenance of a gasoline service station and automatic auto laundry with minor auto repairing, office, salesroom, storage room and the parking of motor vehicles awaiting service.

PREMISES AFFECTED—232-01 to 232-19 Linden Blvd (232-11 official), north side from 232nd St. to 233rd St., 116-67 to 116-75 232nd St., 116-72 to 116-82 233rd St., Block 11333, Lot 1, Cambria Heights, Borough of Queens.

Laid over from January 27, 1959, to February 25, 1959, at request of applicant in view of possible sale of premises.

CALENDAR

335-58-BZ

APPLICANT—Lama, Proskauer and Prober for Park South Building Corp., owner.

SUBJECT—Application May 27, 1958—decision of the Borough Superintendent under section 7e of the Zoning Resolution, to permit in a residence use district, the change in use of an existing building now used for restaurant and doctor's office on the first floor and apartments on second to sixth floors to restaurant and doctors office on first floor and doctors and commercial offices for a stated term of twenty (20) years.

PREMISES AFFECTED—24/28 Central Park South, South Side, 275 feet, west of Grand Army Plaza. Block 1274, Lot 57, Borough of Manhattan.

336-58-A

APPLICANT—Lama, Proskauer and Prober for Park South Building Corp., owner.

SUBJECT—Application May 27, 1958—Appeal from a decision of the Borough Superintendent, re doctor's offices, commercial offices and restaurant—live load, height limits, egress.

PREMISES AFFECTED—24/28 Central Park So., south side, 275 feet, west of Grand Army Plaza and Central Park South, Block 1274, Lot 57, Borough of Manhattan.

78-58-BZ

APPLICANT—Gilbert Lazerus, for Helen Kraft, Morris Maran and Billiou Corp., owners.

SUBJECT—Application February 24, 1958—decision of the Borough Superintendent, under sections 7e and 7h of the Zoning Resolution, to permit in a residence use district, the construction and maintenance, for a term of fifteen (15) years, of a gasoline service station with lubritorium, incidental car washing (non-automatic), minor motor vehicle repairs with hand tools only—no welding or spraying, office, sale and storage of auto accessories and parking of more than five (5) motor vehicles awaiting service with incidental ground signs.

PREMISES AFFECTED—142-02 to 142-14 (142-10) Horace Harding Expressway, 61-13 to 61-19 Main Street, southeast corner and 142-01 to 142-09 61st Road, Block 6411, Lot 34, Kew Gardens Hills, Borough of Queens.

749-58-BZ

APPLICANT—Samuel Rosenblum for Eva M. Trytell, owner.

SUBJECT—Application December 19, 1958—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the erection of a one story building for use as a day camp in conjunction with a proposed nursery school.

PREMISES AFFECTED—166-33 Powells Cove Boulevard, north side 1034.87 feet east of 161st Street, Block 4574, Lot 103, Whitestone, Borough of Queens.

603-58-BZ

APPLICANT—Anthony M. Salvati, for Burgerama, Inc., owner.

SUBJECT—Application October 20, 1958—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a business and residence use district, at an existing drive-in restaurant, the extension of employee and patron parking into the residence portion of the premises.

PREMISES AFFECTED—4-26 Dahill Road and 3301-3313 Fort Hamilton Parkway, southwest corner, Block 5303, Lot 59, Borough of Brooklyn.

563-58-BZ

APPLICANT—Henry Nordheim, for Max Steinberg, Jacob Greenman, Robert Grundt and Andrew Catapano, owners.

SUBJECT—Application September 29, 1958—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district,

the maintenance of a parking lot for parking and storage of more than five (5) motor vehicles.

PREMISES AFFECTED—341-349 East 34th Street, north side, 110 feet west of 1st Avenue, Block 940, Lots 24, 25, 26, 27 and 28, Borough of Manhattan.

292-58-BZ

APPLICANT—Leonard F. Rothkrug, for Oneibern Realty Corp., owner; Esso Standard Oil Co., lessee.

SUBJECT—Application May 12, 1958—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a local retail use district, the erection of a gasoline service station, lubritorium, minor auto repairs, car washing (non-automatic), office, sale and the accessory parking of cars awaiting service all for a temporary term of fifteen (15) years.

PREMISES AFFECTED—826 East 233rd Street, southeast corner of Bussing Avenue, Block 4857, Lot 44, Borough of The Bronx.

672-58-A

APPLICANT—Leonard F. Rothkrug, for Oneibern Realty Corp., owner; Esso Standard Oil Co., lessee.

SUBJECT—Application November 21, 1958—filed pursuant to section 35, General City Law re proposed structure in bed of a mapped street—proposed widening of Bussing Avenue.

PREMISES AFFECTED—836 East 233rd Street, southeast corner of Bussing Avenue, Block 4857, Lot 44, Borough of The Bronx.

587-58-BZ

APPLICANT—John F. Fitzsimons, for George and Eugene Capuozzo, owners.

SUBJECT—Application October 14, 1958—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in an unrestricted use, D area district, an extension to an existing building so as to cover more than the permitted area.

PREMISES AFFECTED—95-14 Sutphin Boulevard, west side, 100 feet south of Atlantic Avenue, Block 10026, Lot 12, Jamaica, Borough of Queens.

537-58-BZ

APPLICANT—Lama, Proskauer and Prober, for Atlas Holding Corp., owner.

SUBJECT—Application September 11, 1958—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a retail use district, in an existing two story structure presently occupied by a movie theatre and eleven stores, the use of two stores for a wholesale dry cleaning establishment.

PREMISES AFFECTED—32-34 West Mt. Eden Avenue, southwest corner of Inwood Avenue, Block 2865, Lot 53, Borough of The Bronx.

660-58-BZ

APPLICANT—Charles M. Spindler, for Amato Racine, owner.

SUBJECT—Application November 18, 1958—decision of the Borough Superintendent, under sections 7f, 7i and 7e of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, auto washing (non-automatic), office, sale of accessories, minor repairs with hand tools only, safety inspection station and the parking and storage of motor vehicles all for a temporary term of fifteen (15) years.

PREMISES AFFECTED—3540 Boston Road and 3520 Mickle Avenue, southeast corner, Block 4724, Lot 61, Borough of The Bronx.

605-58-BZ

APPLICANT—Tobias Goldstone, for Anthony Sessa, Executor and Trustee of Estate of Gaetano Farina, owner; Walbaums Inc., lessee.

SUBJECT—Application October 23, 1958—decision of the

CALENDAR

Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a business and residence use district, in an existing one story building occupied as a retail food market, the use of that portion located in the residence use district for the storage of packaged merchandise. PREMISES AFFECTED—1694 Church Avenue, south side, 215 feet, 9 inches east of Buckingham Road, Block 5097, Lot 76, Borough of Brooklyn.

653-58-BZ

APPLICANT—Leonard F. Rothkrug, for Rocco and Concetta Migliorelli, owners; Gulf Oil Co., lessee. SUBJECT—Application November 14, 1958—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station with accessory minor auto repairs, car washing (non-automatic), office, sale and parking of cars awaiting servicing all for a temporary term of fifteen (15) years. PREMISES AFFECTED—2985 Edson Avenue, southwest corner of Adea Avenue, Block 4797, Lot 1, Borough of The Bronx.

594-58-BZ

APPLICANT—Lama, Proskauer and Prober, for 533 Remsen Realty Corp., owner. SUBJECT—Application October 16, 1958—decision of the Borough Superintendent, under sections 7e and 21 of the Zoning Resolution, to permit in a business use district, on a plot with an existing one story garage for five (5) trucks, storage of fuel tanks, oil burner parts tanks, gasoline for occupants use and the parking of employees cars, the erection of a new one story structure for use as a motor vehicle repair shop with body and fender work, incidental painting and spraying, wheel alignment and brake testing, the proposed new building will exceed the permitted area coverage. PREMISES AFFECTED—523-533 Remsen Avenue, east side, 240 feet north of Church Avenue, Block 4687, Lot 19, Borough of Brooklyn.

645-58-BZ

APPLICANT—Leonard F. Rothkrug, for Yerna J. Kauffman, owner. SUBJECT—Application November 12, 1958—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot (non-transient)—pleasure type only for daily use by officers and employees of the Kings Highway Savings Bank and for evening use by the officers of the Avenue "R" Temple for a term of five (5) years. PREMISES AFFECTED—1717 East 16th Street, east side, 120 feet south of Quentin Road, Block 6799, Lot 85, Borough of Brooklyn.

763-58-BZ

APPLICANT—Samuel Rosenblum for Louis Denberg and Alexander Hirsch, owners. SUBJECT—Application December 30, 1958—decision of the Borough Superintendent under sections 19B(d) and 21 of the Zoning Resolution, to permit in a retail, B area, district, the erection of a nineteen (19) story multiple dwelling without the required garage or parking space, the proposed structure exceeds the permitted area coverage. PREMISES AFFECTED—1-3 East 14th Street and 69 5th Avenue, northeast corner, Block 842, Lots 1, 5 and part of Lot 7, Borough of Manhattan.

602-58-BZ

APPLICANT—Anthony M. Salvati, for Gelray Corporation, owner. SUBJECT—Application October 20, 1958—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the

change in occupancy of an existing one story building from public garage to bowling alleys with cocktail lounge, luncheonette and snack bar.

PREMISES AFFECTED—2425-2435 Cropsey Avenue, northeast corner of Bay 37th Street, Block 6892, Lot 7, Borough of Brooklyn.

595-58-BZ

APPLICANT—Henry C. Brucker, for Nichola and Santa Todero, owners. SUBJECT—Application October 17, 1958—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a residence use, G-1 area district, the change in occupancy of an existing dwelling from one family to two families. PREMISES AFFECTED—111-07 225th Street, east side, 41.64 feet south of 111th Avenue, Block 11209, Lot 15, Queens Village, Borough of Queens.

1051-21-BZ—Vol. IV

APPLICANT—Lama, Proskauer and Prober for D & L Truck Renting Corporation, owner. SUBJECT—Application reopened July 1, 1958 as Vol. IV—decision of the Borough Superintendent under section 7e and 7i of the Zoning Resolution, to permit on a plot partly in business and partly in residence use district, the erection and maintenance of a one story extension to an existing building and extend the present use of garage for trucks and repair shop to include body and fender work, incidental painting and spraying, welding and storage of parts. PREMISES AFFECTED—1820-1832 Cropsey Avenue and 231-245 Bay 19th Street, southwest corner, Block 6464, Lot 16, Borough of Brooklyn.

21-59-A

APPLICANT—Kenneth W. Milnes, for Frank and Wesley Van Hoesen, owners. SUBJECT—Application January 8, 1959—appeal from a decision of the Borough Superintendent—re curb cuts in bed of mapped street—proposed widening of Amboy Road. PREMISES AFFECTED—3701 Amboy Road, northwest corner of Old Amboy Road, Block 4645, Lot 100, Great Kills, Borough of Richmond.

696-24-BZ—Vol. II

APPLICANT—Leonard F. Rothkrug, for Singer and Carlton, Inc., owners. SUBJECT—Application reopened September 30, 1958 as Vol. II—decision of the Borough Superintendent, under sections 7i and 7e of the Zoning Resolution, to permit in a manufacturing and residence use district, the change in occupancy from public garage, previously granted by the board to public garage, motor vehicle repair shop, touch up painting and spraying lubrication, gasoline tanks and pumps, welding, storage of parts and office, all for a temporary term of ten (10) years. PREMISES AFFECTED—1317-1327 36th Street and 123-139 Louisa Street, northeast corner, Block 5312, Lot 6, Borough of Brooklyn.

Laid over from January 27, 1959, to February 25, 1959, for inspection and decision; hearing closed.

557-58-BZ

APPLICANT—Lama, Proskauer and Prober, for Abraham Rosenberg, Rebecca Rosenberg, Sylvia Rosenberg, Shirley Firkser, Marvin Friedman and Ruth Gould, owners. SUBJECT—Application filed September 24, 1958—decision of the Borough Superintendent, under sections 7f, 7i and 7e of the Zoning Resolution, to permit in a business and residence use district, on the business portion of the premises, the erection and maintenance of a gasoline service station with accessory uses of lubritorium, minor auto repairs, car wash, storage room, office and sales

CALENDAR

and the parking and storage of motor vehicles, all for a temporary term of fifteen (15) years.

PREMISES AFFECTED—88-01 to 88-15 (official 88-09) Liberty Avenue and 103-11 to 103-19 88th Street, northeast corner, Block 9108, Lots 19, 22, 25, 28 and 29, Ozone Park, Borough of Queens.

Laid over from January 27, 1959, to February 25, 1959, for inspection and decision; hearing closed.

338-46-BZ—Vol. II

APPLICANT—Charles M. Spindler, for Peteling Realty Corp., owner.

SUBJECT—Application reopened October 28, 1958 as Vol. II—decision of the Borough Superintendent, under sections 7f and 7i of the Zoning Resolution, to permit in a business use district, on a plot presently occupied as a used car sales lot, the erection of a one story building for use as an automobile showroom with incidental motor vehicle repairs, sale and display of new and used cars, parking and storage of motor vehicles and a gasoline service station with lubrication, non-automatic auto washing, accessory sales and auto safety inspection station all for a temporary term of twenty (20) years.

PREMISES AFFECTED—1504-1526 Coney Island Avenue, west side, 100 feet north of Avenue L, Block 6536, Lots 30 and 34, Borough of Brooklyn.

Laid over from January 27, 1959, to February 25, 1959, for inspection and decision; hearing closed.

510-58-BZ

APPLICANT—Matthew and Lucy Macchio, owners.

SUBJECT—Application August 22, 1958—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in an E-1 area district, the erection of a two family dwelling with less than the required set back from the side street.

PREMISES AFFECTED—1301 Astor Avenue, northeast corner of Wilson Avenue, Block 4381, Lot 8, Borough of The Bronx.

Laid over from January 27, 1959, to February 25, 1959, for inspection and decision; hearing closed.

223-31-BZ—Vol. II

APPLICANT—Patrick D. Concagh, for American Oil Company, owner.

SUBJECT—Application reopened October 28, 1958 as Vol. II—decision of the Borough Superintendent, under sections 7c, 7i and 7a of the Zoning Resolution, to permit in a business and residence use district, the extension and relocation of an existing gasoline service station and to permit the accessory uses of lubrification, car wash non-automatic, minor repair with hand tools only and accessory parking of cars waiting to be serviced.

PREMISES AFFECTED—2871-2875 Baisley Avenue and 3319-3333 East Tremont Avenue, northwest corner, Block 5333, Lots 1, 4 and 110, Borough of The Bronx.

Laid over from January 27, 1959, to February 25, 1959, for inspection and decision; hearing closed.

1079-25-BZ—Vol. II

APPLICANT—Leonard F. Rothkrug, for Madeline Scime, doing business as Mels Automatic Transmission Co., owner.

SUBJECT—Application reopened September 30, 1958 as Vol. II—decision of the Borough Superintendent, under section 7i of the Zoning Resolution, to permit in a business use district the change in occupancy of an existing public garage for more than five (5) cars previously granted by the Board to motor vehicle repair shop principally automatic transmission repairs for a temporary term of ten (10) years.

PREMISES AFFECTED—915-925 65th Street, north side, 90 feet west of Fort Hamilton Parkway, Block 5743, Lot 31, Borough of Brooklyn.

Laid over from January 27, 1959, to February 25, 1959, for inspection and decision; hearing closed.

504-58-BZ

APPLICANT—Julius S. Rapson, for Stephen E. Korpanty, owner.

SUBJECT—Application August 26th 1958—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a G-1 area district, the maintenance of a one family dwelling that encroaches on the required setbacks from the street line, these encroachments are due to proposed street widenings.

PREMISES AFFECTED—244-25 130th Avenue, northwest corner of Hook Creek Boulevard, Block 12891, Lot 10, Rosedale, Borough of Queens.

Laid over from January 27, 1959, to February 25, 1959, for inspection and decision; hearing closed.

486-58-BZ

APPLICANT—Ingram S. Carner, for J. and A. Brenneis, Inc., owner.

SUBJECT—Application August 14, 1958—decision of the Borough Superintendent, under sections 7c and 7i of the Zoning Resolution, to permit in a retail use district the change in use of the existing building and premises from stores, auto showroom and service station for owners cars only to store for sale and storage of auto accessories, motor vehicle repair shop no painting or spraying and parking of more than five cars waiting to be serviced on the unbuilt portion of the premises.

PREMISES AFFECTED—35-19 Leavitt Street, east side, 101.10 feet north of Northern Boulevard, Block 4961, Lot 7, Flushing, Borough of Queens.

Laid over from January 27, 1959, to February 25, 1959, for inspection and decision; hearing closed.

643-58-BZ

APPLICANT—Lama, Proskauer and Prober, for The Greenpoint Savings Bank, owner.

SUBJECT—Application November 10, 1958—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a retail and residence use district, the extension of the present parking lot from the retail portion into the residential portion of the plot for use of the patrons of the bank, no fee to be charged.

PREMISES AFFECTED—5102-5124 Church Avenue and 356-366 East 52nd Street, southwest corner and 397-409 East 51st Street, Block 4699, Lot 1, Borough of Brooklyn.

Laid over from January 27, 1959, to February 25, 1959, for inspection and decision; hearing closed.

267-49-BZ—Vol. III

APPLICANT—Multer, Nova and Seymour, for Aaron Bring Chevrolet Company, Inc. owner; Gold Medal Candy Corp., lessee.

SUBJECT—Application reopened November 13, 1957, as Vol. III—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a residence and business-1 use district, the change of use of a present building from a public garage to storage warehouse finished and boxed candy products.

PREMISES AFFECTED—2920 West 20th Street, west side, 140 feet south of Mermaid Avenue, Block 7059, Lot 26, Borough of Brooklyn.

Laid over from January 27, 1959, to February 25, 1959, for inspection and decision; hearing closed.

851-57-A

APPLICANT—Multer, Nova and Seymour for Gold Medal Candy Corp., lessee; Aaron Bring Chevrolet Co., Inc., owner.

SUBJECT—Application November 1, 1957—Appeal from a decision of the Borough Superintendent, re use of Class 4 Building—change of use from garage to storage warehouse.

PREMISES AFFECTED—2920 West 20th Street, west side, 140 feet south of Mermaid Avenue, Block 7059, Lot 26, Borough of Brooklyn.

CALENDAR

389-58-BZ

APPLICANT—Ludwig P. Bono, for Young Israel of Pelham Parkway, owner.

SUBJECT—Application June 24, 1958—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a C area district, the erection of an addition and extension to a present basement synagogue structure occupying more than the permitted area.

PREMISES AFFECTED—2120-2126 Barnes Avenue and 800-818 Lydig Avenue, southeast corner, Block 4293, Lot 31, Borough of The Bronx.

Laid over from January 27, 1959, to February 25, 1959, for inspection and decision; hearing closed.

HARRIS H. MURDOCK, *Chairman*.

FEBRUARY 25, 1959, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Wednesday afternoon, February 25, 1959, at 2 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:*

449-58-A

APPLICANT—Haus and Bresin, for Frank Fernandez, owner.

SUBJECT—Application July 23, 1958—Appeal from a decision of the Borough Superintendent re: Class 4 construction, business use, stairs, etc.

PREMISES AFFECTED—25 Tompkins Avenue, east side, 75 feet south of Hopkins Street, Block 1726, Lot 5, Borough of Brooklyn.

626-58-A

APPLICANT—William H. Byrne of Byrne Associates, Inc., for American Bank Note Co., owner.

SUBJECT—Application October 29, 1958—Appeal from a decision of the Borough Superintendent, re Class 3 construction, over 4 stories in height.

PREMISES AFFECTED—74 Broad Street, southwest corner of Marketfield Street, Block 11, Lot 17, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman*.

MARCH 3, 1959, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning March 3, 1959, at 10 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:*

402-40-BZ

APPLICANT—Agnes M. Hall, owner.

SUBJECT—Application reopened January 20, 1959 for consideration as to extension of time to complete, expired July 24, 1957—decision of the Borough Superintendent, previously granted on condition under section 7c of the Zoning Resolution, permitting in a residence use, F area district, the erection and maintenance of a building to be used as an auto laundry, lubritorium, office and boiler room in conjunction with a gasoline service station on a plot previously occupied as a gasoline service station.

PREMISES AFFECTED—144-39 to 144-47 Farmers Boulevard, southeast corner of South Conduit Avenue, Block 4517, Lot 1, and part of Lot 3, Springfield, Borough of Queens.

289-58-BZ

APPLICANT—Leo Kornbluth, for Allwyn Contracting Co., Inc., owner.

SUBJECT—Application May 9, 1958—decision of the Borough Superintendent, under Sections 7e, 7f, 7i and 7A of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, minor repairs with hand tools only,

non-automatic auto laundry, office, storage and sales of auto accessories, parking of more than five (5) motor vehicles waiting for service for a stated term of (15) years.

PREMISES AFFECTED—398-410 Kings Highway, southwest corner of Kings Place, Block 6678, Lots 73, 75 and 77, Borough of Brooklyn.

Laid over from September 30, 1958, to October 15, 1958, for inspection and decision; hearing closed; then to December 16, 1958, at request of applicant to investigate possible conforming use, which might result in withdrawal of this application; premises have been inspected; then to January 13, 1959, at the request of the applicant; then to March 3, 1959, at the request of applicant pending negotiations for the sale of the property.

280-58-BZ

APPLICANT—James E. Vassalotti, for L. L. F. Realty Co., Inc., owner.

SUBJECT—Application May 5, 1958—decision of the Borough Superintendent, under sections 7e and 7h of the Zoning Resolution, to permit in a residence use district, the erection of two (2) one-story buildings to be used as public market and stores with loading and unloading and the parking of patrons cars—no fee to be charged.

PREMISES AFFECTED—1555-1581 Rockaway Parkway, east side, 379 feet south of Flatlands Avenue and 1162-1174 East 98th Street, Block 8205, Lot 11, Borough of Brooklyn.

Laid over from December 9, 1958, to January 20, 1959, for inspection and decision; hearing closed; then to March 3, 1959, for further consideration after applicant advises the Board as to the proposed tenant who shall have signed an agreement to occupy the premises.

HARRIS H. MURDOCK, *Chairman*

MARCH 10, 1959, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, March 10, 1959, at 10 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matter:*

19-57-BZ

APPLICANT—Reginald S. Hardy, for Frances P. Headley and Seena Prastien, owners.

SUBJECT—Application January 15, 1957—decision of the Borough Superintendent, under sections 7f, 7i and 7A of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry (non-automatic), motor vehicle repair shop, for minor repairs (hand tools only), and with show windows within 75 feet of residence use district.

PREMISES AFFECTED—1790-1820 Utica Avenue and 4914-4924 Avenue J, southwest corner, Block 7797, Lots 47, 49, 50 and 51, Borough of Brooklyn.

Laid over from July 16, 1957, to July 23, 1957, for inspection and decision; hearing closed; then to December 17, 1957, for further consideration by the Board after community building has been developed; then to May 20, 1958, for report at that time as to the condition in connection with the proposed community house in Block 7775 opposite the proposed gasoline station; and for determination by the Board as to procedure thereafter; then to June 17, 1958, for inspection and decision; hearing closed; also for applicant to advise the Board the status of the construction of proposed Community House; then to July 8, 1958, at request of the applicant to permit him to examine plans filed for the nearby Community House and to report to the Board what such plans call for and the status of proposed structure and for decision; then to September 23, 1958, for applicant to report to the Board as to his examination of plan and the status of the proposed structure under the building now

CALENDAR

planned to be located in similar location; then to October 28, 1958, for information as to status of Community Center opposite and as to ownership; then to November 25, 1958, at the request of the applicant to furnish the Board with information as to the proposed community center; then to January 27, 1959, for further consideration and decision; then to March 10, 1959, for decision; at request of applicant.

HARRIS H. MURDOCK, *Chairman.*

MARCH 17, 1959, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, March 17, 1959, at 10 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:

492-27-BZ—Vol. II

APPLICANT—Ingram S. Carner, for Howard Realty Corporation, owner.

SUBJECT—Application reopened January 27, 1959 for consideration as to amendment of resolution and extension of time to complete—expired December 11, 1957—decision

of Borough Superintendent, previously granted on condition under sections 7c and 21 of the Zoning Resolution, permitting in a business use district, the change in occupancy from gasoline service station to gasoline service station, sales office, lubritorium, brake testing, wheel alignment and extension of existing structure.

PREMISES AFFECTED—1134-1144 East New York Avenue and 2-12 East 98th Street, southwest corner, Block 4600, Lot 7, Borough of Brooklyn.

844-47-BZ

APPLICANT—Ingram S. Carner, for Max Kirsch, owner.

SUBJECT—Application reopened January 27, 1959 for consideration as to extension of term of variance—expired December 16, 1957—decision of the Borough Superintendent, previously granted on condition, under section 7f of the Zoning Resolution, permitting in a business use district, for a term of years, the erection and maintenance of a gasoline service station, lubritorium and auto laundry.

PREMISES AFFECTED—9701-9715 Ditmars Avenue and 731-739 Rockaway Parkway, northeast corner, Block 8115, Lots 6 and 8, Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

MINUTES

REGULAR MEETING

TUESDAY MORNING, JANUARY 27, 1959, 10 A.M.

Present: Chairman Murdock, Commissioner Kleinert, and Commissioner Foley.

The minutes of the regular meetings of the Board held on Tuesday morning and afternoon, January 13, 1959 were approved as printed in the Bulletin of January 20, 1959, Vol. 44, No. 3

696-24-BZ—Vol. II

APPLICANT—Leonard F. Rothkrug, for Singer and Carlton, Inc., owners.

SUBJECT—Application reopened September 30, 1958 as Vol. II—decision of the Borough Superintendent, under Sections 7i and 7e of the Zoning Resolution, to permit in a manufacturing and residence use district, the change in occupancy from public garage, previously granted by the board, to public garage, motor vehicle repair shop, touch up painting and spraying lubrication, gasoline tanks and pumps, welding, storage of parts and office, all for a temporary term of ten (10) years.

PREMISES AFFECTED—1317-1327 36th Street and 123-139 Louisa Street, northeast corner, Block 5312, Lot 6, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: Sol Nathan and Ellis Katzman.

ACTION OF BOARD—Laid over to February 25, 1959, at 10 A. M. for inspection and decision; hearing closed.

1079-25-BZ—Vol II

APPLICANT—Leonard F. Rothkrug, for Madeline Scime, doing business as Mels Automatic Transmission Co., owner.

SUBJECT—Application reopened September 30, 1958 as Vol. II—decision of the Borough Superintendent, under Section 7i of the Zoning Resolution, to permit in a business use district the change in occupancy of an existing public garage for more than five (5) cars previously granted by the Board to Motor Vehicles repair shop, principally automatic transmission repairs, for a temporary term of ten (10) years.

PREMISES AFFECTED—915-925 65th Street, north side, 90 feet west of Fort Hamilton Parkway, Block 5743, Lot 31, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: None.

ACTION OF BOARD—Laid over to February 25, 1959, at 10 A. M. for inspection and decision; hearing closed.

223-31-BZ—Vol. II

APPLICANT—Patrick D. Concagh, for American Oil Company, owner.

SUBJECT—Application reopened October 28, 1958 as Vol. II—decision of the Borough Superintendent, under Sections 7c, 7i and 7a of the Zoning Resolution, to permit in a business and residence use district, the extension and relocation of an existing gasoline service station and to permit the accessory uses of lubritorium, car wash, non-automatic, minor repair with hand tools only and accessory parking of cars waiting to be serviced.

PREMISES AFFECTED—2871-2875 Baisley Avenue and 3319-3333 East Tremont Avenue, northwest corner, Block 5333, Lots 1, 4 and 110, Borough of The Bronx.

APPEARANCES—

For Applicant: P. D. Concagh.

For Opposition: None.

ACTION OF BOARD—Laid over to February 25, 1959, at 10 A. M. for inspection and decision; hearing closed.

143-42-BZ—Vol. II

APPLICANT—Moritz Simon, for 511 Realty Corp., owner; Scully Walton, Inc., lessee.

SUBJECT—Application reopened December 2, 1958—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a residence and unrestricted use district, the use of the first floor of the East 72nd Street building and extending through to East 73rd Street in an existing factory building as a garage for the storage of more than five (5) ambulances, oxygen and showroom on East 72nd Street and storage and factory in the rear portion on East 73rd Street.

PREMISES AFFECTED—511-519 East 72nd Street, north side, 198 feet east of York Avenue and 510-518 East 73rd Street, Block 1484, Lot 9, Borough of Manhattan.

MINUTES

APPEARANCES—

For Applicant: Moritz Simon.

For Opposition: Edward Girard.

ACTION OF BOARD—Laid over to February 10, 1959, at 10 A. M. for inspection and decision; hearing closed.

338-46-BZ—Vol. II

APPLICANT—Charles M. Spindler, for Peteling Realty Corp., owner.

SUBJECT—Application reopened October 28, 1958 as Vol. II—decision of the Borough Superintendent, under Sections 7f and 7i of the Zoning Resolution, to permit in a business use district, on a plot presently occupied as a used car sales lot, the erection of a one story building for use as an automobile showroom with incidental motor vehicle repairs, sale and display of new and used cars, parking and storage of motor vehicles and a gasoline service station with lubrication, non-automatic auto washing, accessory sales and auto safety inspection station, all for a temporary term of twenty (20) years.

PREMISES AFFECTED—1498-1526 Coney Island Avenue, west side, 100 feet north of Avenue L, Block 6536, Lots 30 and 34, Borough of Brooklyn.

APPEARANCES—

For Applicant: Charles M. Spindler.

For Opposition: Joseph Greene, M. J. Kates, C. Frank Ortloff, Maxwell J. Hamburger, Morris B. Kravitz, Isidore E. Witkin, Harold F. Nolan, David Morrison, Esthelle Gordon, Archie Gordon, Lou Klein and Samuel Rubin.

ACTION OF BOARD—Laid over to February 25, 1959, at 10 A. M. for inspection and decision; hearing closed.

267-49-BZ—Vol. III

APPLICANT—Multer, Nova and Seymour, for Aaron Bring Chevrolet Company, Inc. owner; Gold Medal Candy Corp., lessee.

SUBJECT—Application reopened November 13, 1957, as Vol. III—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a residence and business-1 use district, the change of use of a present building from a public garage to storage warehouse for finished and boxed candy products.

PREMISES AFFECTED—2920 West 20th Street, west side, 140 feet south of Mermaid Avenue, Block 7059, Lot 26, Borough of Brooklyn.

APPEARANCES—

For Applicant: A. W. Charles.

For Opposition: None.

ACTION OF BOARD—Laid over to February 25, 1959, at 10 A.M. for inspection and decision; hearing closed.

851-57-A

APPLICANT—Multer, Nova and Seymour for Gold Medal Candy Corp., lessee; Aaron Bring Chevrolet Co., Inc., owner.

SUBJECT—Application November 1, 1957—Appeal from a decision of the Borough Superintendent, re use of Class 4 Building—change of use from garage to storage warehouse as described in Calendar Number 267-49-BZ—Vol. III.

PREMISES AFFECTED—2920 West 20th Street, west side, 140 feet south of Mermaid Avenue, Block 7059, Lot 26, Borough of Brooklyn.

APPEARANCES—

For Applicant: A. W. Charles.

ACTION OF BOARD—Laid over to February 25, 1959, at 10 A. M. for inspection and decision; hearing closed.

1002-55-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Abraham Rosenberg, Rebecca Rosenberg, Sylvia Rosenberg and Shirley Firkser, Marion Friedman, and Ruth Gould, owners.

SUBJECT—Application reopened May 20, 1958 as Vol. II—decision of the Borough Superintendent, under Sections 7f, 7e and 7i of the Zoning Resolution, to permit in a retail and residence use district, the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs, car washing, office and sales.

PREMISES AFFECTED—113-14 to 113-20 Rockaway Boulevard (113-16 official) and 114-24 to 114-30 114th Street, southwest corner, Block 11705, Lots 36, 37, 38, 39 and 40, Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: James E. Vassalotti.

For Opposition: None.

ACTION OF BOARD—Laid over to September 22, 1959, at 10 A. M. for further consideration and decision after adjacent race track is operating; hearing closed.

19-57-BZ

APPLICANT—Reginald S. Hardy, for Frances P. Headley and Seena Prastien, owners.

SUBJECT—Application January 15, 1957—decision of the Borough Superintendent, under Sections 7f, 7i and 7A of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry, non-automatic, motor vehicle repair shop, for minor repairs, hand tools only, and with show windows within 75 feet of residence use district.

PREMISES AFFECTED—1790-1820 Utica Avenue and 4914-4924 Avenue J, southwest corner, Block 7797, Lots 47, 49, 50 and 51, Borough of Brooklyn.

APPEARANCES—

For Applicant: R. S. Hardy.

For Opposition: None.

ACTION OF BOARD—Laid over to March 10, 1959, at 10 A. M. for decision at request of applicant; hearing previously closed.

109-58-BZ

APPLICANT—Robert J. Crinnion, for Jarvis Corp., owner.

SUBJECT—Application March 7, 1958—decision of the Borough Superintendent, under Sections 7e and 7h of the Zoning Resolution, to permit in a local retail and residence use district, the erection and maintenance of a gasoline service station with accessory uses of lubritorium, auto washing, non-automatic, minor repairs with hand tools only, office, sale and storage of auto accessories and parking of more than five (5) motor vehicles, all for a stated term of fifteen (15) years.

PREMISES AFFECTED—3032 Middleton Road, south side, from Jarvis to Hollywood Avenues, Block 5401, Lot 1, Borough of The Bronx.

APPEARANCES—

For Applicant: Thomas P. Crinnion.

For Opposition: None.

For Administration: John J. Saunders, Board of Education.

ACTION OF BOARD—Laid over to February 3, 1959, at 10 A. M. for applicant to furnish the Board with information as to the requirements of Section 21a, as to distances from schools, playgrounds and parks and for decision; hearing previously closed.

117-58-BZ

APPLICANT—John J. Lynch and James J. Lyons, Jr., for 60 Duane Street Corp., owner.

SUBJECT—Application February 21, 1958—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a business and residence use district, the maintenance of a parking lot for the parking and storage of more than five (5) motor vehicles to extend into the residence portion of the premises.

PREMISES AFFECTED—928-932 Simpson Street, east side, 83.8 feet south of East 163rd Street, Block 2723, Lot 36, Borough of The Bronx.

MINUTES

APPEARANCES—

For Applicant: John J. Lynch and James J. Lyons, Jr.
For Opposition: None.

ACTION OF BOARD—Laid over to February 3, 1959, at 10 A. M. for further consideration and decision; hearing previously closed.

346-58-BZ

APPLICANT—Victor G. Madonia, for Joseph Scarapicchia, owner.

SUBJECT—Application June 2, 1958—decision of the Borough Superintendent, under Sections 7e and 7a of the Zoning Resolution, to permit in a local and residence use district, for a term of fifteen (15) years, the erection and maintenance of a gasoline service station and automatic auto laundry with minor auto repairing, office, salesroom, storage room and the parking of motor vehicles awaiting service.

PREMISES AFFECTED—232-01 to 232-19 Linden Boulevard (232-11 official), north side from 232nd Street to 233rd Street, 116-67 to 116-75 232nd Street, 116-72 to 116-82 233rd Street, Block 11333, Lot 1, Cambria Heights, Borough of Queens.

APPEARANCES—

For Applicant: Victor G. Madonia.

For Opposition: None.

ACTION OF BOARD—Laid over to February 25, 1959, at 10 A. M. at request of applicant in view of possible sale of premises.

389-58-BZ

APPLICANT—Ludwig P. Bono, for Young Israel of Pelham Parkway, owner.

SUBJECT—Application June 24, 1958—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in a C area district, the erection of an addition and extension to a present basement synagogue structure occupying more than the permitted area.

PREMISES AFFECTED—2120-2126 Barnes Avenue and 800-818 Lydig Avenue, southeast corner, Block 4293, Lot 31, Borough of The Bronx.

APPEARANCES—

For Applicant: Ludwig P. Bono, Rabbi Schulim Rubin and David I. Block.

For Opposition: None.

ACTION OF BOARD—Laid over to February 25, 1959, at 10 A. M. for inspection and decision; hearing closed.

486-58-BZ

APPLICANT—Ingram S. Carner, for J. and A. Brenneis, Inc., owner.

SUBJECT—Application August 14, 1958—decision of the Borough Superintendent, under Sections 7c and 7i of the Zoning Resolution, to permit in a retail use district the change in use of the existing building and premises from stores, auto showroom and service station for own cars only to store for sale and storage of auto accessories, motor vehicle repair shop, no painting or spraying, and parking of more than five cars waiting to be serviced on the unbuilt portion of the premises.

PREMISES AFFECTED—35-19 Leavitt Street, east side, 101.10 feet north of Northern Boulevard, Block 4961, Lot 7, Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Ingram S. Carner.

For Opposition: None.

ACTION OF BOARD—Laid over to February 25, 1959, at 10 A. M. for inspection and decision; hearing closed.

488-58-BZ

APPLICANT—Charles A. Buckley, Jr., for Judson Estates, Inc., owner.

SUBJECT—Application August 15, 1958—decision of the

Borough Superintendent, under Section 7h, of the Zoning Resolution, to permit in a local retail and residence use district, the maintenance of a parking lot for the parking and storage of more than five (5) motor vehicles.

PREMISES AFFECTED—1314-1330 Merriam Avenue, east side, 100 feet, north of West 169th Street, Block 2531, Lot 5, Borough of The Bronx.

APPEARANCES—

For Applicant: Charles A. Buckley, Jr.

For Opposition: None.

ACTION OF BOARD—Laid over to February 3, 1959, at 10 A. M.; applicant to file revised plans showing existing conditions and grades; hearing previously closed.

504-58-BZ

APPLICANT—Julius S. Rapson, for Stephen E. Korpanty, owner.

SUBJECT—Application August 26th, 1958—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in a G-1 area district, the maintenance of a one family dwelling that encroaches on the required setbacks from the street line, these encroachments are due to proposed street widenings.

PREMISES AFFECTED—244-25 130th Avenue, northwest corner of Hook Creek Boulevard, Block 12891, Lot 10, Rosedale, Borough of Queens.

APPEARANCES—

For Applicant: Julius S. Rapson and Stephen E. Korpanty.

For Opposition: None.

ACTION OF BOARD—Laid over to February 25, 1959, at 10 A. M. for inspection and decision; hearing closed.

510-58-BZ

APPLICANT—Matthew and Lucy Macchio, owners.

SUBJECT—Application August 22, 1958—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in an E-1 area district, the erection of a two family dwelling with less than the required setback from the side street.

PREMISES AFFECTED—1301 Astor Avenue, northeast corner of Wilson Avenue, Block 4381, Lot 8, Borough of The Bronx.

APPEARANCES—

For Applicant: P. D. Concagh, Matthew Macchio and Lucy Macchio.

For Opposition: Nathan M. Markowitz, Barnet Joseph, Robert F. Hewson, John Porco, Muriel Joseph, Hilda Schwartz, Celia Weiss, Charlotte Lazar, Raffaella Pennacchia, Ruth Boebinder, Donoto Botsile, Frank Romeo, Harry Weiss, Aaron Shube and Pasquale Forgiione.

ACTION OF BOARD—Laid over to February 25, 1959, at 10 A. M. for inspection and decision; hearing closed.

553-58-BZ

APPLICANT—Max Wechsler of Wechsler and Schimenti, for Fraydun Construction Co., owner.

SUBJECT—Application filed September 22, 1958—decision of the Borough Superintendent, under Sections 7c, 7A and 21 of the Zoning Resolution, to permit in a local retail and residence use district, a one story extension to an existing four-story multiple dwelling with basement and cellar and the change in occupancy of the basement floor from apartments to restaurant with storage, office and restrooms in the cellar, the proposed show windows and signs are within 75 feet of a residence use district and the proposed extension exceeds the permitted area.

PREMISES AFFECTED—355 East 50th Street, north side, 85 feet west of 1st Avenue, Block 1343, Lot 23, Borough of Manhattan.

APPEARANCES—

For Applicant: Max Wechsler.

For Opposition: None.

MINUTES

ACTION OF BOARD—Laid over to February 10, 1959, at 10 A. M. for decision; at request of applicant so the owner may be present; hearing previously closed.

554-58-A

APPLICANT—Max Wechsler of Wechsler and Schimenti, for Fraydun Construction Co., owner.

SUBJECT—Application filed September 22, 1958—Appeal from a decision of the Borough Superintendent—exit and rear yard.

PREMISES AFFECTED—355 East 50th Street, north side, 85 feet west of 1st Avenue, basement and 1st floor, Block 1343, Lot 23, Borough of Manhattan.

APPEARANCES—

For Applicant: Max Wechsler.

ACTION OF BOARD—Laid over to February 10, 1959, at 10 A. M. for decision; at request of applicant for owner to be present; hearing previously closed.

557-58-BZ

APPLICANT—Lama, Proskauer and Prober, for Abraham Rosenberg, Rebecca Rosenberg, Sylvia Rosenberg, Shirley Firkser, Marvin Friedman and Ruth Gould, owners.

SUBJECT—Application filed September 24, 1958—decision of the Borough Superintendent, under Sections 7f, 7i and 7e of the Zoning Resolution, to permit in a business and residence use district, on the business portion of the premises, the erection and maintenance of a gasoline service station with accessory uses of lubritorium, minor auto repairs, car wash, storage room, office and sales and the parking and storage of motor vehicles, all for a temporary term of fifteen (15) years.

PREMISES AFFECTED—88-01 to 88-15 (official 88-09) Liberty Avenue and 103-11 to 103-19 88th Street, northeast corner, Block 9108, Lots 19, 22, 25, 28 and 29, Ozone Park, Borough of Queens.

APPEARANCES—

For Applicant: James E. Vassalotti and R. S. Hardy.

For Opposition: Joseph P. Addabbo.

ACTION OF BOARD—Laid over to February 25, 1959, at 10 A. M. for inspection and decision; hearing closed.

614-58-BZ

APPLICANT—Nathan Lubroth for City of New York, Department of Water Supply, Gas and Electricity, owner; Jerome Fine, doing business as West 92nd Street Parking Corp., lessee.

SUBJECT—Application October 27, 1958—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a non-transient parking lot for the parking and storage of more than five (5) motor vehicles.

PREMISES AFFECTED—105-107 West 90th Street, north side, 100 feet west of Columbus Avenue and 104-106 West 91st Street, Block 1221, Lot 28, Borough of Manhattan.

APPEARANCES—

For Applicant: Nathan Lubroth and Jerome Fine.

For Opposition: Dennis J. Mahon, Richard E. Coven, Julius J. Venusti, C. J. Cammarata, N. Y. C. Housing Authority, Samuel Bodian, Park Dept., Leo Bachman, Wolf Tyson, Rev. Joseph P. Flanagan, Ralph Frazier, J. M. Conroy, R. W. Scheulen, Dept. of Water Supply and Howard K. Rothenberg.

ACTION OF BOARD—Laid over to February 25, 1959, at 10 A. M.; owner to consult with the Commissioner of Water Supply, Gas and Electricity.

615-58-BZ

APPLICANT—Nathan Lubroth, for City of New York, Department of Water Supply, Gas and Electricity, owner; Jerome Fine, doing business as West 92nd Street Parking Corp., lessee.

SUBJECT—Application October 27, 1958—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a business and residence use district, the maintenance of a non-transient parking lot for the parking and storage of more than five (5) motor vehicles.

PREMISES AFFECTED—101-115 West 92nd Street, 660-664 Columbus Avenue, northwest corner and 108-118 West 93rd Street, Block 1223, Lot 25, Borough of Manhattan.

APPEARANCES—

For Applicant: Nathan Lubroth and Jerome Fine.

For Opposition: David E. Ollarsh, Jacob R. Heller, Samuel R. Greenwald, R. W. Scheulen, Dept. of Water Supply and Samuel Bodian, Park Dept.

For Administration: John J. Saunders, Board of Education.

ACTION OF BOARD—Laid over to February 25, 1959, at 10 A. M.; owner to consult with the Commissioner of Water Supply, Gas and Electricity.

643-58-BZ

APPLICANT—Lama, Proskauer and Prober, for The Greenpoint Savings Bank, owner.

SUBJECT—Application November 10, 1958—decision of the Borough Superintendent, under Section 7c of the Zoning Resolution, to permit in a retail and residence use district, the extension of the present parking lot from the retail portion into the residential portion of the plot for use of the patrons of the bank, no fee to be charged.

PREMISES AFFECTED—5102-5124 Church Avenue and 356-366 East 52nd Street, southwest corner and 397-409 East 51st, Block 4699, Lot 1, Borough of Brooklyn.

APPEARANCES—

For Applicant: James E. Vassalotti.

For Opposition: None.

ACTION OF BOARD—Laid over to February 25, 1959, at 10 A. M. for inspection and decision; hearing closed.

402-42-BZ—Vol. II

APPLICANT—Charles M. Spindler, for Frank A. Flinker, owner; Standard Tex and Kalsomine Co., owner.

SUBJECT—Application reopened April 29, 1958 as Vol. II—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a business use district, the continuance and extension in area of a paint mixing plant.

PREMISES AFFECTED—2540 Atlantic Avenue, displayed, (2542-2544 Atlantic Avenue official) and 47 Williams Avenue, southwest corner, Block 3683, Lot 23, Borough of Brooklyn.

APPEARANCES—

For Applicant: Charles M. Spindler.

For Opposition: None.

ACTION OF BOARD—Application granted on condition. THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert and Commissioner Foley..... 3

Negative 0

Absent: Commissioner Sleeper 1

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on April 29, 1958 subject to regular procedure, to consider extension of occupancy; and

WHEREAS, a public hearing was held on this application on September 30, 1958 after due notice by publication in the Bulletin; laid over to January 27, 1959, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site and Atlantic Avenue are in a business use, A area, class 1 height district; Williams Avenue and Alabama Avenue are in business and unrestricted use, A area, class 1 height districts; Liberty Avenue is in an unrestricted use, A area, class 1 height district; and

MINUTES

WHEREAS, the decision of the Borough Superintendent, dated March 13, 1958 acting on Alt. Applic. No. 279-58, reads:

"1. Proposed change of occupancy and extension of use, in a Business Zone, for office, sales area, storage and paint mixing is contrary to Art. II, PP. 4a, Subsection 25 and Art. II, PP. 6 of the Zoning Resolution and not in accordance with the Board of Standards and Appeals variance granted under Cal. #402-42-BZ."

and

WHEREAS, the applicant states that the premises consist of a plot, 44 feet 11¾ inches frontage by 99 feet 5 inches in depth; that it is proposed to continue the occupancy of a paint mixing plant in the corner building at Number 2540 Atlantic Avenue and also to extend its use into the adjoining building at Number 2544 Atlantic Avenue; and

WHEREAS, the applicant states that the corner building known as Number 2540 Atlantic Avenue was the subject of a variance under Cal. No. 402-42-BZ which expired October 14, 1944; that the owner Frank Flinker, doing business as Standard Tex Kalsomine Company, was the former tenant in the corner building at Number 2540 Atlantic Avenue in 1942, when the original appeal was granted; that he subsequently purchased the corner building and also the adjoining building at Number 2544 Atlantic Avenue; that these two buildings are now under one lot and block number and an opening has been created, making the two former buildings, one building; and

WHEREAS, the applicant contends that the operation as per the original grant under volume I is still being continued; that through an oversight the Fire Department continued to issue permits until the issuance of a Fire Department Order Number 6414-7, dated October 11, 1957; that this appeal is being taken from a Building Department Objection dated March 13, 1958; that as the operation is being continued substantially as heretofore granted by the Board, with the exception of increased quantities of oils being stored, it is requested that this appeal be granted for a temporary term of fifteen years; and

WHEREAS, the applicant states that the present owner has held title to the property since October 15, 1954; that the assessed valuation of land is \$5,300 and of the building \$11,700 making a total of \$17,000; that the building was erected in 1902 and 1919; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application should be granted as to the additional building provided that such additional building shall be only used for storage and that there shall be a fire door in each opening between the present and proposed additional building; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision e of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7e for a term of ten years to permit an extension consisting of an additional lot and building as proposed and as shown on plans filed with this application marked "Received March 27, 1958", 3 sheets, *on condition* that the additional building shall be used as proposed for storage and that the doors from the present corner building to the additional building, where shown at side and rear, shall be equipped with fire-proof self-closing doors; that the materials stored and used in the paint mixing plant shall be maintained to the satisfaction of the Fire Commissioner and that such fire-fighting equipment shall be installed as the Fire Commissioner shall direct; that the building shall not be further increased in height or area; and that all permits shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

657-55-BZ—Vol. II

APPLICANT—Gustave Goldman, for Joseph Ventola, owner.

SUBJECT—Application reopened October 28, 1958 as Vol. II—decision of the Borough Superintendent, under 7c and 21 of the Zoning Resolution, to permit in a residence use, D area district, the erection of a one story extension without the required rear yard and extend the present uses of restaurant, bar, grill and cabaret and patron's parking no fee being charged.

PREMISES AFFECTED—1012-1022 Ralph Avenue, west side, 45 feet south of Snyder Avenue, Block 4731, Lot 42, Borough of Brooklyn.

APPEARANCES—

For Applicant: Gustave Goldman.

For Opposition: None.

For Administration: John J. Saunders, Board of Education.

ACTION OF BOARD—Application denied.

THE VOTE—

Affirmative 0

Negative: Chairman Murdock, Commissioner Kleinert and Commissioner Foley 3

Absent: Commissioner Sleeper 1

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on October 28, 1958 subject to regular procedure; and

WHEREAS, a public hearing was held on this application on January 13, 1959 after due notice by publication in the Bulletin; laid over to January 27, 1959, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site, Ralph Avenue, Snyder Avenue, East 59th Street and Tilden Avenue are in a residence use, D area, class 1 height district; that as of July 25, 1916 the premises were in a business use district and received its present use designation on January 18, 1951; and

WHEREAS, the decision of the Borough Superintendent, dated September 2, 1958 acting on Alt. Applic. No. 2269-57, reads:

"1. Extending business use in a residential use district is contrary to Art. 2, Sect. 3 of the Zoning Resolutions.

2. Rear yard required as per Art. 4, Sect. 17 of Zoning Resolutions."

and

WHEREAS, the applicant states that the premises consist of a plot, 95 feet frontage by 100 feet in depth, presently developed with a building at the northerly end of the premises, of class 3 construction, two stories in height, having a frontage of 20 feet and a depth of 60 feet 2 inches, and a one story extension at the rear having a width of 20 feet and a depth of 39 feet 10 inches; that the building was erected before 1936 and altered under Alt. Applic. No. 2468-36 and Certificate of Occupancy No. 113593-A; that at the time of this alteration the premises were part of lot 39 and the location, as shown in the Certificate of Occupancy, is for said lot which starts 45 feet south of Snyder Avenue and formerly had a frontage of 60 feet on Ralph Avenue in lieu of its present 35 feet; that the first floor of the premises is occupied as a restaurant, bar and cabaret and the second floor as a one family dwelling; that part of the premises for a distance of 40 feet south of the present building is used for the parking of more than five motor vehicles and was installed under Alt. Applic. No. 4799-48 and Certificate of Occupancy No. 123259; that it is proposed to erect a new one story extension having a frontage of 12 feet and a depth of 66 feet, of class 3 construction, to be used for a kitchen and toilets; that the existing use of the premises—restaurant, bar, grill and cabaret, will be continued in the present building; that it is also proposed to extend the parking of patrons' cars—no fee to be charged; and

WHEREAS, the applicant states that as the building is highly modern in design, it will improve the appearance of the community; that the parking to be provided will avoid

MINUTES

any undue parking conditions to affect the area; that although Ralph Avenue is zoned for residence use, the present stores on lots 37 and 1 of block 4731 and the present legal use of restaurant, bar and cabaret and the parking of more than five motor vehicles on the site in question, have removed a strict residential aspect of Ralph Avenue and render the proposal entirely in keeping; that the site is adjoined at the rear of three private garages on lots 28, 30 and 31, so that the leaving of a rear yard would be of no benefit to the adjoining lots, or the block; that the present building on the site now legally extends to the rear lot line, so that a continuation of the building at the rear lot line will not affect the block any more than the present extension; that lot 39 adjoining to the north, is owned by the owner of the site in question, so that said lot is not affected; and

WHEREAS, the applicant contends that the new proposed extension is at the southwest corner of the building; that the rest of the open area will be used for parking of patrons' cars; that the Health Department has asked the owner if he could change the location of kitchen and toilets and improve their conditions, and therefore this application was filed; and

WHEREAS, the applicant states that the present owner has held title to the property since November 5, 1945 and December 15, 1954; that the assessed valuation of land is \$10,000 and of the building \$12,000 making a total of \$22,000; that the building was erected in 1936; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application should not be granted to permit extension of the business use into the residence district; and

WHEREAS, the Board found that there was no justification for the exercise of discretion to grant a zoning variance under Section 7, Subdivision c of the Zoning Resolution; and

WHEREAS, the Board found that the applicant failed to substantiate a basis to warrant exercise of discretion to grant under Section 21 of the Zoning Resolution and was therefore not entitled to relief on the grounds of practical difficulty or unnecessary hardship.

Resolved, that the decision of the Borough Superintendent, acting on Alt. App. 2269-57, Objection No. 1 and 2 be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

969-57-BZ—Vol. II

APPLICANT—Morris Hannes, for Henry Payson, owner; T and D Club, Inc., owner.

SUBJECT—Application reopened December 9, 1958 as Vol. II—decision of the Borough Superintendent, under sections 7b and 7c of the Zoning Resolution, to permit in a retail and residence use district, the construction of a one story extension on the first floor of the present building and extend the restaurant facilities granted by the board under Volume I on April 8, 1958.

PREMISES AFFECTED—134-136 East 40th Street, south side, 87 feet east of Lexington Avenue, Block 895, Lots 67 and 68, Borough of Manhattan.

APPEARANCES—

For Applicant: Morris Hannes.

For Opposition: None.

ACTION OF BOARD—Resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert and Commissioner Foley	3
Negative:	0
Absent: Commissioner Sleeper	1

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on December 9, 1958 subject to regular procedure; and

WHEREAS, a public hearing was held on this application on January 27, 1959 after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site, East 40th Street and East 39th Street are in retail and residence use, B area, class 1½ and class 2 height districts; Lexington Avenue and Third Avenue are in a retail use, B area, class 1½ height district; and

WHEREAS, the decision of the Borough Superintendent, dated November 19, 1958 acting on Alt. Applic. No. 1760-58, reads:

"1. Proposed restaurant extension on first floor further than granted by the BSA into residence use district is not permitted. Cal. #969-57-BZ, Art. II Sec. 3 Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 37 feet frontage by 74 feet 1 inch in depth; and

WHEREAS, the applicant states that the Board, at its hearing on April 8, 1957, originally granted the use as restaurant on the cellar and first floor which is located in the residence portion of this building as restaurant; that this building is partly in a residence and partly in a retail district; that upon completion of Alt. Applic. No. 1717-57, Certificate of Occupancy No. 49727 was issued on October 27, 1958 for these premises, showing that the cellar was used for restaurant and boiler room, and the first floor as restaurant and bar as per Cal. No. 969-57-BZ; that the T. & D. Club, Inc., the operator of the restaurant, found that the capacity during lunch period was entirely inadequate for the persons desiring to use its facilities, and requests additional seating capacity and place for an air conditioning unit; that the depth of this lot is only 74 feet 1 inch, which is about 25 percent less than the average size of a normal depth of lot, so it is proposed to extend the easterly portion of the building a distance of 16 feet 10 inches beyond the easterly rear wall on the first floor, so that the extension will be only 4 feet 8 inches beyond the rear of the westerly wall on the first floor; that in this case, in a B area district, the permitted area of coverage is 360 square feet; that it is proposed to occupy only about 316 square feet, which is less than 90 percent of the permitted area, by this extension; and

WHEREAS, the applicant states that the present owner has held title to the property since April 12, 1956 and that the building was erected prior to 1916; and

WHEREAS, the premises and surrounding area were previously inspected by a committee of the Board.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on April 8, 1958, by adding thereto:

"that in the event the owner desires to extend the building at the rear as now proposed and indicated on plans filed with the application marked, 'Received December 5, 1958,' 3 sheets, and 'December 18, 1958,' 2 sheets, such extension may be permitted under sections 7b and 7c as a further one story extension to the restaurant and one story in height and that all permits shall be obtained, including a Certificate of Occupancy for the entire restaurant premises, superseding Certificate of Occupancy No. 49727 and all work completed within the requirements of Section 22A of the Zoning Resolution."

991-57-BZ

APPLICANT—Julius S. Rapson, for Rosedale Park Homes, Inc., owner.

SUBJECT—Application December 30, 1957—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a G-1 area district, the erection of a one family dwelling without the required front yard and within twenty feet of the rear lot line.

PREMISES AFFECTED—129-45 Brookville Boulevard, northeast corner of 130th Avenue, Block 12889, Lot 1, Rosedale, Borough of Queens.

MINUTES

APPEARANCES—

For Applicant: Julius S. Rapson.

For Opposition—None.

ACTION OF BOARD—Application granted on condition.

THE VOTE:

Affirmative: Chairman Murdock, Commissioner Kleinert
and Commissioner Foley 3
Negative 0
Absent: Commissioner Sleeper 1

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on January 6, 1959 after due notice by publication in the Bulletin; laid over to January 27, 1959, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site, Brookville Boulevard, 129th Avenue, 130th Avenue and 24th Street are in a residence use, G-1 area, class ½ height district; and

WHEREAS, the decision of the Borough Superintendent, dated December 27, 1957 acting on N.B. Applic. No. 4222-57, reads:

"1. The erection of a bldg. in a G-1 area district nearer than 15 feet to the street line of any mapped street is contrary to Art. IV Sec. 16-c(b) Zoning Resolution.

2. The erection of a bldg. in a G-1 area district nearer than 20 feet to the rear line of the lot is contrary to Art. IV Sec. 16-c(d) Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 32.66 feet frontage by 124.16 feet in depth, irregular; that it is proposed to build a one story frame dwelling, 26 feet front and 45 feet deep; and

WHEREAS, the applicant states that there is a proposed widening of ten feet along 130th Avenue; that the owner has had several requests for homes in this area and was able to secure two small plots at a City tax sale and they have been combined to form this plot, now known as lot 1 in block 12889; that individually, these two small plots were of no value for any kind of a building, but combined they make a reasonable plot, with the exception of the proposed widening; that this plot is now larger than the average in the neighborhood, but not of a shape that would permit building according to the Zoning Resolution; that the building as proposed will have approximately the same setback as the other buildings in the block; that after the widening, none of them will have the required front yard for a G-1 area; that in order to get the setback that is now proposed, it was necessary to set the building ten feet off the rear line instead of the twenty feet required under paragraph (d); that the rear lot line adjoins a one car masonry garage approximately five feet from the westerly line of the site in question; and

WHEREAS, the applicant contends that it would be practically impossible to build on the two individual lots and it is a hardship attempting to build on this plot with the proposed widening; that this building will be in line with most of the other buildings along that block, and the building will in all other respects conform to the requirements of the Building Code and the zoning requirements for a G-1 area; and

WHEREAS, the applicant states that the present owner has held title to the property since April 5, 1957 and that the assessed valuation of land is \$1,700; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee finds that the odd shape of the lot permits compliance as to side yards and more than meets the requirements as to front yard, and on the street side the requirements are substantially complied with because of the fact that the area is wide at one end and less wide at the other, and the rear yard is similarly wider at one point than the other; that what has been proposed should be accepted as a substitute for the

strict requirements of the Code and recommends that the application should be granted on condition; and

WHEREAS, the Board found that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21 of the Zoning Resolution, and is therefore entitled to relief as to area on the grounds of practical difficulty.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the area district regulations of the Zoning Resolution and that the application be and it hereby is granted under Section 21 as to area to permit the location of the building in the G-1 area district nearer to the lot lines, as proposed and as indicated on plans filed with this application marked "Received December 30, 1957", 4 sheets, and "November 12, 1958", two sheets, on condition that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that the building shall not be increased in area; and that all permits shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

523-58-BZ

APPLICANT—Charles M. Spindler, for Robert Maller and Selma Quinton, owners.

SUBJECT—Application September 5, 1958—decision of the Borough Superintendent, under sections 7e, 7f, and 7c of the Zoning Resolution, to permit partly in a retail and partly in a residence use district, the erection and maintenance of a gasoline service station, auto washing, non-automatic, office and accessory sales, minor repairs with hand tools only, auto safety inspection station and parking and storage of cars awaiting service all for a temporary term of fifteen (15) years.

PREMISES AFFECTED—117-30 to 117-48 Farmers Boulevard (117-36 official) and 187-22 to 187-34 Baisley Boulevard, southwest corner, Block 12448, Lot 31, Hollis, Borough of Queens.

APPEARANCES—

For Applicant: Charles M. Spindler.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE:

Affirmative: Chairman Murdock, Commissioner Kleinert
and Commissioner Foley 3
Negative: 0
Absent: Commissioner Sleeper 1

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on January 13, 1959 after due notice by publication in the Bulletin; laid over to January 27, 1959, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site, Farmers Boulevard and Baisley Boulevard are in retail and residence use, D and E-1 area, Class ½ height districts; Riverthorn Street is in a residence use, E-1 area, class ½ height district; 118th Road is in a residence use, E-1 area, class ½ height district; that as of July 25, 1916 the entire property was zoned as a business district, D area district and a one times height district; that on January 21, 1947 the present retail and residence designation became effective; that on June 30, 1952 the residence part of the property was placed in an E-1 area district and the entire property was placed in a class ½ height district; that there are no zoning amendments pending at the present time; and

WHEREAS, the decision of the Borough Superintendent, dated August 15, 1958 acting on N.B. Applic. No. 2185-58, reads:

"1. Proposed gasoline service station, auto washing (non-automatic), office and accessory sales, minor repairs with hand tools only and parking and storage of cars awaiting service and auto safety inspection station located partly in a retail and partly in a residence use district is contrary to Art. II Sec. 3 and 4A of the Zoning Resolution.

MINUTES

2. Proposed ground signs are contrary to Art. II Sec. 3 and Sec. 4A of the Z. R."

and

WHEREAS, the applicant states that the premises consists of a plot, 191.45 feet frontage by 87.18 feet in depth; that it is proposed to erect a modern gasoline service station; and

WHEREAS, the applicant states that the site is presently improved with a one story refreshment type of building; that this building was built in 1954 and was used for approximately two years, when the lessee went into bankruptcy being unable to operate profitably; that after a vacancy of some months, it was leased to Homeyer-Ford Agency who operated as an auto sales room and the vacant lot used for sale of used cars; that they vacated the building in approximately one year, also not finding it feasible to continue its operation as a sales agency; that the building again remained vacant for some time, and it is presently being operated on a temporary basis as a refreshment stand; that the entire plot is presently fenced and paved and used as a parking lot in conjunction with the building on the plot; and

WHEREAS, the applicant contends that the property has not been able to be put to a profitable use as evidenced by former tenants relinquishing their leases; that Farmers Boulevard is a wide, important north-south artery, very heavily travelled and Baisley Boulevard is a heavily travelled east-west artery terminating at Farmers Boulevard; that it would not be economically feasible to improve the site for store property as Linden Boulevard, which is but a short block north of the site, is the shopping area for the neighborhood; that there are presently some stores opposite the site, both on Baisley Boulevard and on Farmers Boulevard; that the neighborhood consists almost exclusively of one and two family dwellings and there would be no support for further stores in the area, the area being amply served with the Linden Boulevard shopping area; that there are other gas stations within the area—the Texaco Station on Farmers Boulevard, southeast corner of 117th Road, directly opposite the site, which was the subject of a variance under Cal. No. 115-52-BZ and also a Gulf station on Farmers Boulevard, northeast corner of Linden Boulevard; that adjoining the site on Baisley Boulevard is the O'Leary Funeral Home; that the owner has been experiencing financial difficulties; that there is a need for a modern service station the building of which would occupy but a small portion of the plot, thereby allowing ample light and air for the surrounding area; that it is not feasible to develop the site with a conforming store use; and

WHEREAS, the applicant states that the present owners have held title to the property since April 15, 1954; that the assessed valuation of land is \$12,000 and of the building \$7,000 making a total of \$19,000; that the building was erected in 1954; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommends that the application should be granted on condition; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision e of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7e for a term of fifteen years to permit the premises to be occupied as a gasoline service station and lawful accessory uses substantially as proposed and as indicated on plans filed with this application marked "Received September 5, 1958", 4 sheets, *on condition* that all buildings and uses and structures now on the premises shall be removed and the premises shall be leveled substantially to the grade of Farmers Boulevard and Baisley Boulevard and shall be constructed and arranged as indicated on such plans above cited; that the accessory building shall be of the design, arrangement and location as indicated and shall be faced with face brick

on all sides; that there shall be no cellar under the building, which shall comply in all other respects with the requirements of the Building Code as to construction; that pumps shall be of a low approved type erected not nearer than 15 feet to the street building line of Farmers Boulevard and not nearer than 15 feet to the present building line of Baisley Boulevard; that if and when a portion of the premises are acquired by the City of New York for street widening purposes the pumps shall be removed and reset so as not to be nearer than 15 feet to the street building line of Baisley Boulevard as then determined; that gasoline storage tanks shall not exceed twelve 550 gallon approved tanks; that on the interior lot lines there shall be erected a woven wire fence of the chain link type not less than five feet six inches in height, erected on a masonry base, with suitable terminating posts at the present building lines; that planting shall be maintained where indicated with suitable planting materials and protected with a concrete curbing not less than eight inches in height and six inches in width; that the balance of the premises where not occupied by the accessory building and pumps shall be paved with concrete or asphaltic pavement; that curb cuts shall be restricted to three curb cuts to Farmers Boulevard, one 30 feet in width and two 25 feet in width, where shown, and two curb cuts to Baisley Boulevard not over 30 feet in width each where shown, with no portion of any curb cut nearer than five feet to a side lot line as prolonged; that sidewalks and curbing abutting the premises shall be reconstructed or repaired to the satisfaction of the Borough President; that at the intersection there shall be constructed and maintained a block of concrete extending for five feet along each street from the intersection and not less than 12 inches in height; that signs shall be restricted to permanent signs attached to the facade of the accessory building and to the illuminated globes of the pumps excluding all roof signs and temporary signs and advertising devices but permitting the erection within the intersection of one post standard for supporting a sign, which may be illuminated, and which may have two leaves, one extending over the building line of Baisley Boulevard, and one over the building line of Farmers Boulevard, for a distance of not more than four feet, each for advertising only the brand of gasoline on sale; that such portable fire-fighting appliances shall be maintained as the Fire Commissioner shall direct; that under Section 7e there may be parking and storage of motor vehicles awaiting service and auto inspection, for a similar term; that under Section 7i for a similar term there may be minor repairs with hand tools only; including the auto inspection requirements, maintained solely within the accessory building; and that all permits shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution and in accordance with resolution adopted this day under Calendar Number 524-58-A.

524-58-A

APPLICANT—Charles M. Spindler, for Robert Maller and Selma Quinton, owners.

SUBJECT—Application September 5, 1958—Appeal from a decision of the Borough Superintendent—re premises in bed of mapped street, proposed widening of Baisley Boulevard.

PREMISES AFFECTED—117-30 to 117-48 Farmers Boulevard (117-36 official) and 187-22 to 187-34 Baisley Boulevard, Block 12448, Lot 31, Hollis, Borough of Queens.

APPEARANCES—

For Applicant: Charles M. Spindler.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert and Commissioner Foley	3
Negative	0
Absent: Commissioner Sleeper	1

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated August 15, 1958, on N.B. Applic. 2185/58, reads:

MINUTES

"3. Building located in bed of mapped street is contrary to Sec. 35 of Gen. City Law."

and

WHEREAS, the applicant states that the premises consist of a lot 191.45 feet by 87.18 feet, irregular, located in retail and residence use, D and E-1 areas, class 1/2 height district, upon which there exists a 1 story, 15 feet high, class 3 building, 24 feet by 25 feet, used and occupied since 1954 as a refreshment stand and parking; that it is now proposed to alter the premises and change its use to a gasoline service station, proposed work and occupancy were fully described under Calendar Number 523-58-BZ; that it is proposed to widen the south side of Baisley Boulevard about 17 feet 6 inches; that this appeal is filed to permit the ingress and egress to the proposed gasoline station over the proposed street widening of Baisley Boulevard; that to permit the erection of the gasoline pumps 15 feet from the present lot line; that when Baisley Boulevard is widened to its mapped width, the pumps will be relocated to conform to the requirements of the Board; and

WHEREAS, the Borough President in letter of December 19, 1958 proposes change in pump layout to meet Board's requirements after street widening is completed; and

WHEREAS, the premises were inspected by a committee of the Board, which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, acting on NB App. 2185/58, Objection No. 3 be and it hereby is *modified* under the powers vested in the Board by Section 35 of the General City Law, and that the appeal be and it hereby is *granted*, to permit the use of the portion of the premises proposed to be incorporated into the bed of the mapped street, where shown, *on condition* that such portion of the premises shall be used only as a concreted apron and no building shall be erected thereon; that in the event that a portion of the premises is acquired by the City of New York for street purposes the payment for land shall be in accordance with the determination of the Court for the land so taken; that in such event the street is so widened, the pumps adjacent to Baisley Boulevard shall be moved so as to be not nearer than 15 feet to the new street building line, and that the sign permitted under the resolution adopted this day under Cal. No. 523-58-BZ shall similarly be moved to be within an equivalent location on the reduced plot.

531-58-BZ

APPLICANT—Lama, Proskauer and Prober, for Louis Loria, owner.

SUBJECT—Application September 9, 1958—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, on a plot with an existing two-story dwelling, the use of the un-built upon portion of the premises for a parking lot for the parking and storage of more than five (5) motor vehicles for a temporary term of five years.

PREMISES AFFECTED—170-180 McKinley Avenue and 408-414 Autumn Avenue, southwest corner, Block 4170, Lot 21, Borough of Brooklyn.

APPEARANCES—

For Applicant: James E. Vassalotti.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert and Commissioner Foley 3

Negative: 0

Absent: Commissioner Sleeper 1

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on January 13, 1959 after due notice by publication in the Bulletin; laid over to January 27, 1959, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site and Autumn Avenue are in a residence use, C area, class 1 height district; McKinley

Avenue and Hill Street are in local retail and residence use, C area, class 1 height districts; Crescent Street is in a local retail use, C area, class 1 height district; that as of July 25, 1916 the premises were in a business use district and received the present residence use designation on May 15, 1941; and

WHEREAS, the decision of the Borough Superintendent, dated August 14, 1958 acting on Alt. Applic. No. 2426-58, reads:

"1. Proposed parking and storage of more than five (5) motor vehicles on the unoccupied portion of a lot located within a Residence use district is contrary to Art. II Sect. 3 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 91 feet 4 1/4 inches frontage by 75 feet 1/8 inch in depth, now developed with a two story building of class 4 construction, having a frontage of 21 feet, a depth of 54 feet 8 inches and now occupied as a dwelling; that the open area of the plot is now being used for parking of cars; that it is proposed to use the open area of the plot 61 feet 4 1/4 inches by 75 feet 1/8 inch for the parking and storage of motor vehicles for a temporary period of five years; that said open area is now enclosed with a 6 foot high woven wire fence with a 10 foot gate at Autumn Avenue and a 12 foot curb cut opposite; and

WHEREAS, the applicant states that Department of Buildings records do not indicate any new building application; that under Alt. Applic. No. 2991-43 the building was converted to two families and Certificate of Occupancy No. 110345 was issued for use as two families; that the parking of cars is illegal; and

WHEREAS, the applicant contends that there are many homes in this congested area without parking facilities, and since alternate side of street parking has been put into effect, a serious parking situation has occurred in this area; that there is a non-conforming use of parking in block 4180, lot 18, which is directly opposite the site, and there is also a non-conforming use of 7 garages opposite the site in block 4169, lot 29; and

WHEREAS, the applicant states that the present owner has held title to the property since January 17, 1958; that the assessed valuation of land is \$7,200 and of the building \$7,800 making a total of \$15,000; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application should be granted on condition; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision h of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7h for a term of five years to permit the premises to be occupied, where not built upon, for the parking and storage of motor vehicles, as proposed and as shown on plans filed with this application marked "Received September 9, 1958", 4 sheets, *on condition* that such portion of the premises shall be leveled substantially to the grade of the abutting streets and shall be constructed and arranged as indicated on plans above cited; that the premises shall be leveled and surfaced with clean gravel or steam cinders and treated with a binder and properly rolled; that there shall be erected on the exterior lot lines, where shown, and along the interior lot lines, where indicated, a woven wire fence of the chain link type on a masonry base to a total height of not less than five feet six inches; that proper bumpers shall be maintained for the protection of such fences at all points, except that the present woven wire fence of greater height may be retained, if in good condition satisfactory to the Borough Superintendent; that all planting, and other material, now on the plot to be used for parking shall be removed; that signs shall be restricted to a sign attached to the fence advertising the parking

MINUTES

and storage use and the rates to be charged and such other information as may be required by the Commissioner of Licenses; that such sign shall not exceed five square feet and shall not be illuminated and shall be located adjacent to the gate to Autumn Avenue to be used for entrance and egress not over ten feet in width and with curb cut opposite not exceeding 12 feet in width; that such fence shall be fitted with gates of construction similar to the fence which shall normally be kept closed when cars are not entering or exiting from the premises; that sidewalks and curbing abutting the premises shall be reconstructed or repaired to the satisfaction of the Borough President; that such portable fire-fighting appliances shall be maintained as the Fire Commissioner shall direct; and that all permits shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

Adjourned: 2:45 P.M.

JOSEPH J. DOYLE, *Chief Clerk.*

REGULAR MEETING

TUESDAY AFTERNOON JANUARY 27, 1959, 2 P.M.

Present: Chairman Murdock, Commissioner Kleinert and Commissioner Foley.

169-57-SM

APPLICANT—Masonite Corporation, owner.
SUBJECT—Application February 19, 1957—Masonite Shadowvent Siding (10 inch and 12 inch width), approval of.
APPEARANCES—

For Applicant: S. B. Mathews, Jr.

ACTION OF BOARD—Material approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert and Commissioner Foley 3
Negative: 0
Absent: Commissioner Sleeper 1

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Calendar Number 169-57-SM.

Subject: Masonite Shadowvent Siding (10" and 12" widths.)

Masonite Corporation, Chicago, Illinois, filed February 19, 1958, an application with the Board of Standards and Appeals of Masonite Shadowvent Siding (10" and 12" widths) for use in New York City under provision of C26-191.0 of the Administrative Building Code.

Purpose

The material is to be used as an exterior wall-finish on class IV buildings.

Description

Masonite Shadowvent Siding is 1/4" Tempered Presdwood factory cut for lap siding application and grooved on the bottom edge to receive an .019 inch gauge aluminum channel mounting strip. Siding is not nailed. The strip is provided with holes for the escape of moisture vapor. The siding is humidified at the factory for exterior use.

Inspection and Test

Sample of the material was examined at the Board of Standards and Appeals by Ass't Engr. John A. Darts.

Recommendation

On the basis of the sample examined and data filed by the applicant, the Committee on Test recommends the approval of Masonite Shadowvent Siding (10" and 12" widths) for voluntary use on Class 4 buildings in New York City under the provisions of C26.191.0 of the Administrative Building Code on condition that each carton or bill of lading

be stamped or labeled "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 169-57-SM".

(Sgd.) SAMUEL L. BECKER,
Director,

JOHN A. DARTS,
Asst. Engr.,

GEORGE F. SKLENARIK,
Asst. Engr.,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this material in accordance with the above report.

170-57-SM

APPLICANT—Masonite Corporation, owner.
SUBJECT—Application February 19, 1957—Masonite Panelgroove and Ridgegroove Siding, approval of.

APPEARANCES—

For Applicant: S. B. Mathews, Jr.

ACTION OF BOARD—Material approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert and Commissioner Foley 3
Negative: 0
Absent: Commissioner Sleeper 1

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Calendar Number 170-57-SM.

Subject: Masonite Panelgroove and Ridgegroove Siding.

Masonite Corporation, Chicago, Illinois, filed February 19, 1957, an application with the Board of Standards and Appeals for approval of Masonite Panelgroove and Ridgegroove Siding for use in New York City under the provisions of C26-191.0 of the Administrative Building Code.

Purpose

As panel siding on exterior walls of class 4 buildings.

Description

Masonite Panelgroove and Ridgegroove Siding are 5/16" in thickness with 3/8" wide, 1/10" deep grooves, parallel to the long dimension of the panel. The panels have shiplap edges in the long direction. These products are available in 4'-0"-3/4" widths and lengths up to 16'. Ridgegroove is distinguished from Masonite Panelgroove by vertical surface striations. Both products are in three different groove patterns.

Inspection and Test

Samples were examined by Assistant Engineer John A. Darts, Committee on Test, at the Board of Standards and Appeals and found to be suitable for siding on exterior walls.

Recommendation

On the basis of the examination and the data filed by the applicant, the Committee on Test recommends the approval of Masonite Panelgroove and Ridgegroove Siding for voluntary use on class 4 buildings in New York City under the provisions of C26-191.0 of the Administrative Building Code on condition that each carton or bill of lading be stamped or labeled "Approved by the Board of Standard and Appeals for use in New York City under Calendar Number 170-57-SM".

(Sgd.) SAMUEL L. BECKER,
Director,

JOHN A. DARTS,
Asst. Engr.,

GEORGE F. SKLENARIK,
Asst. Engr.,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this material in accordance with the above report.

MINUTES

171-57-SM

APPLICANT—Masonite Corporation, owner.
SUBJECT—Application February 19, 1957—Masonite Ridgeline Siding, approval of.

APPEARANCES—

For Applicant: S. B. Matthews, Jr.

ACTION OF BOARD—Material approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klei-
ert and Commissioner Foley 3
Negative: 0
Absent: Commissioner Sleeper 1

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Calendar Number 171-57-SM.

Subject: Masonite Ridgeline Siding (formerly Ridgewood).

Masonite Corporation, Chicago, Illinois, filed February 19, 1957, an application with the Board of Standards and Appeals for approval of Masonite Ridgeline Siding for use in New York City under the provisions of C26-191.0 of the Administrative Building Code.

Purpose

The material is to be used as panel and lap siding on exterior walls of class 4 buildings.

Description

These panels are tempered hardwood, having nominal width of 4 feet and designed for vertical application.

5/16" Masonite Panelgroove Siding.

1/4" and 5/16" Masonite Tempered Presdwood Panel.

1/4" Masonite Ridgewood Panel.

Inspection and Test

Samples of the material were examined by Assistant Engineer John A. Darts, Committee on Test, at the Board of Standards and Appeals.

Recommendation

On the basis of the samples examined and the data on file by the applicant, the Committee on Test recommends the approval of Masonite Ridgeline Siding (formerly Ridgewood) for voluntary use on Class 4 buildings in New York City under the provisions of C26-191.0 of the Administrative Building Code on condition that each carton or bill of lading be stamped or labeled "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 171-57-SM".

(Sgd.) SAMUEL L. BECKER,
Director,

JOHN A. DARTS,
Asst. Engr.,
GEORGE F. SKLENARIK,
Asst. Engr.,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this material in accordance with the above report.

1092-47-SM

APPLICANT—Brooklyn Bridle Iron & Steel Corporation, owner.

SUBJECT—Application for consideration—reopening for test and report—re City Concrete Filled Steel Column (heavy weight); previously approved.

APPEARANCES—

For Applicant: Abraham S. Werner.

ACTION OF BOARD—Application reopened for test and report.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klei-
ert and Commissioner Foley 3
Negative: 0
Absent: Commissioner Sleeper 1

531-56-SM

APPLICANT—Russell, Burdsall & Ward Bolt & Nut Company, owner.

SUBJECT—Application for consideration—reopening as to change of marking—re Empire (E) High Strength Bolts for Structural Steel Connections; previously approved.

APPEARANCES—

For Applicant: H. J. McCarthy.

ACTION OF BOARD—Application reopened for report as to change of markings.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klei-
ert and Commissioner Foley 3
Negative: 0
Absent: Commissioner Sleeper 1

635-54-SM

APPLICANT—Virginia Metal Products, Inc., owner.

SUBJECT—Application July 26, 1954—Virginia Metal Products Inc., Surface Metal Raceways single sheet and cellular metal floor raceway, approval of.

APPEARANCES—

For Applicant: H. B. FitzGerald.

ACTION OF BOARD—Application withdrawn on the understanding that Surface Metal Raceways have never been constructed by the Virginia Metal Products Inc. and there is no intention to do so at the present time.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klei-
ert and Commissioner Foley 3
Negative: 0
Absent: Commissioner Sleeper 1

146-55-SA

APPLICANT—L. B. Cavi and Villante, for L. J. Cavi, owner.

SUBJECT—Application February 14, 1955—The CAVI-CANSCRAPE-ALL Garbage sterilizer, approval of.

APPEARANCES—

For Applicant: Harry Cavi.

ACTION OF BOARD—Application withdrawn at the request of applicant.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klei-
ert and Commissioner Foley 3
Negative: 0
Absent: Commissioner Sleeper 1

601-54-SA

APPLICANT—Ajax Machine and Water Cooler Corp., owner.

SUBJECT—Application July 16, 1954—Ajax Filter, Model 34WP, water filter, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed for lack of prosecution.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klei-
ert and Commissioner Foley 3
Negative: 0
Absent: Commissioner Sleeper 1

606-54-SA

APPLICANT—Despatch Oven Co., owner.

SUBJECT—Application July 21, 1954—Commander Bake Oven gas-fired, Models 12, 18, 24, 32, 36 and 40, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed for lack of prosecution.

MINUTES

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klein-
ert and Commissioner Foley 3
Negative: 0
Absent: Commissioner Sleeper 1

610-54-SA

APPLICANT—Despatch Oven Co., owner.
SUBJECT—Application July 21, 1954—Baker Boy Bake
Oven electric heated, Models 4, 8, 12 and 18, approval of.
APPEARANCE—

For Applicant: None.

ACTION OF BOARD—Application dismissed for lack of
prosecution.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klein-
ert and Commissioner Foley 3
Negative: 0
Absent: Commissioner Sleeper 1

622-54-SA

APPLICANT—Magic Chef, Inc., owner.
SUBJECT—Application July 22, 1954—Magic Chef Con-
version Oil Burners, Model OCB-55-1, OCB-55-2, OCB-
55-3 and OCB-55-4, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed for lack of
prosecution.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klein-
ert and Commissioner Foley 3
Negative: 0
Absent: Commissioner Sleeper 1

623-54-SA

APPLICANT—Magic Chef, Inc., owner.
SUBJECT—Application July 22, 1954—Magic Chef Forced
Air Oil Burner, Models OFV85, OFV105, OFV130 Oil
Vertical Hi-Low Boys and OFC85, OFC105 and OFC130
Oil Counterflow Units, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed for lack of
prosecution.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klein-
ert and Commissioner Foley 3
Negative: 0
Absent: Commissioner Sleeper 1

624-54-SA

APPLICANT—Magic Chef, Inc., owner.
SUBJECT—Application July 22, 1954—Magic Chef Gas
Conversion Burner, Models GCB-8, GCB-12, GCB-12-1,
GCB-12-2, GCB-16, GCB-16-1 and GCB-16-2, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed for lack of
prosecution.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klein-
ert and Commissioner Foley 3
Negative: 0
Absent: Commissioner Sleeper 1

625-54-SA

APPLICANT—Magic Chef, Inc., owner.
SUBJECT—Application July 22, 1954—Magic Chef Gas
Vertical Hi-Low Boy, Models GFV60, GFV81, GFV100,
GFV120, GFV140, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed for lack of
prosecution.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klein-
ert and Commissioner Foley 3
Negative: 0
Absent: Commissioner Sleeper 1

626-54-SA

APPLICANT—Magic Chef, Inc., owner.
SUBJECT—Application July 22, 1954—Magic Chef Gas
Horizontal Furnace, Models GFH60, GFH81, GFH100,
GFH120 and GFH140, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed for lack of
prosecution.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klein-
ert and Commissioner Foley 3
Negative: 0
Absent: Commissioner Sleeper 1

627-54-SA

APPLICANT—Magic Chef, Inc., owner.
SUBJECT—Application July 22, 1954—Magic Chef Con-
version Burner gas-fired Model GCB200, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed for lack of
prosecution.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klein-
ert and Commissioner Foley 3
Negative: 0
Absent: Commissioner Sleeper 1

628-54-SA

APPLICANT—Julius Aderer Inc., for Torch Flux Inc.,
owner.
SUBJECT—Application July 23, 1954—Aderer Fluxer
vapor fluxing device, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed for lack of
prosecution.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klein-
ert, Commissioner Foley 3
Negative: 0
Absent: Commissioner Sleeper 1

629-54-SA

APPLICANT—Overhead Heaters of New York, for
Siemon Manufacturing Co., owner.
SUBJECT—Application July 26, 1954—Siemon Power Flame
Burner, Gas-fired Conversion Burner, Models BFG-750E,
BFG-1000E, BFG-1600E, BFG-2200E, BFG-3000E, BFG-
4500E, BFG-6000E and BFG-9000E, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed for lack of
prosecution.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klein-
ert, Commissioner Foley 3
Negative: 0
Absent: Commissioner Sleeper 1

749-54-SA

APPLICANT—Sunbeam Air Conditioner Division of
American-Standard Corp., owner.
SUBJECT—Application August 19, 1954—Sunbeam Winter-
line Oil-fired Winter Air Conditioner, Models 1402-OB,
1404-OB and 1406-OB, approval of.

MINUTES

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed for lack of prosecution.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klein-ert, Commissioner Foley 3
Negative: 0
Absent: Commissioner Sleeper 1

750-54-SA

APPLICANT—Sunbeam Air Conditioner Division of American-Standard Corp., owner.

SUBJECT—Application August 19, 1954—Sunbeam Winter-glo Oil-fired Winter Air Conditioner, Models 1202-OB, 1203-OB, 1204-OB, 1205-OB and 1206-OB, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed for lack of prosecution.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klein-ert, Commissioner Foley 3
Negative: 0
Absent: Commissioner Sleeper 1

751-54-SA

APPLICANT—Sunbeam Air Conditioner Division of American-Standard Corp., owner.

SUBJECT—Application August 19, 1954—Sunbeam Shawnee Gas-fired Gravity Furnace, Models SGA-65, SGA-80, SG-105, SG-120 and SG-140, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed for lack of prosecution.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klein-ert, Commissioner Foley 3
Negative: 0
Absent: Commissioner Sleeper 1

752-54-SA

APPLICANT—Sunbeam Air Conditioner Division of American-Standard Corp., owner.

SUBJECT—Application August 19, 1954—Sunbeam Mohawk Gas-fired Winter Air Conditioner, Models K-80, K-100, K-120, K-180, K-150, K-200, K-240 and K-300, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed for lack of prosecution.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klein-ert, Commissioner Foley 3
Negative: 0
Absent: Commissioner Sleeper 1

753-54-SA

APPLICANT—Sunbeam Air Conditioner Division of American-Standard Corp., owner.

SUBJECT—Application August 19, 1954—Sunbeam Winter-glo Gas-fired Winter Air Conditioners, Models 1202-G, 1204-G and 1206-G, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed for lack of prosecution.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klein-ert, Commissioner Foley 3
Negative: 0
Absent: Commissioner Sleeper 1

754-54-SA

APPLICANT—Sunbeam Air Conditioner Division of American-Standard Corp., owner.

SUBJECT—Application August 19, 1954—Sunbeam Winter-line Gas-fired Counterflow Winter Air Conditioner, Models 1402-G, 1404-G and 1406-G, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed for lack of prosecution.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klein-ert, Commissioner Foley 3
Negative: 0
Absent: Commissioner Sleeper 1

755-54-SA

APPLICANT—Sunbeam Air Conditioner Division of American-Standard Corp., owner.

SUBJECT—Application August 19, 1954—Sunbeam Navaho Gas-fired Floor Furnace, Models SF-25, SF-35 and SF-50, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed for lack of prosecution.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klein-ert, Commissioner Foley 3
Negative: 0
Absent: Commissioner Sleeper 1

756-54-SA

APPLICANT—Sunbeam Air Conditioner Division of American-Standard Corp., owner.

SUBJECT—Application August 19, 1954—Sunbeam Westmoreland Oil-fired Winter Air Conditioner, Models B-1127-BA, B-1134-BC, -18½, B-1134-BC-18¾ and B-1134-BC-21¾, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed for lack of prosecution.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klein-ert and Commissioner Foley 3
Negative: 0
Absent: Commissioner Sleeper 1

757-54-SA

APPLICANT—Sunbeam Air Conditioner Division of American-Standard Corp., owner.

SUBJECT—Application August 19, 1954—Sunbeam New Wyandotte Gas-fired Winter Air Conditioner, Models GUA-75-DZ, GUA-50-DZ, GUA-100-DZ and GUA-125-Z, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed for lack of prosecution.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klein-ert and Commissioner Foley 3
Negative: 0
Absent: Commissioner Sleeper 1

MINUTES

758-54-SA

APPLICANT—Sunbeam Air Conditioner Division of American-Standard Corp., owner.

SUBJECT—Application August 19, 1954—Sunbeam New Wyandotte Gas-fired Winter Air Conditioner, Models GUA-50, GUA-75, GUA-100, GUA-125, GUA-150, GUA-175 and GUA-200, approval of.

APPEARANCES—

For Applicant—None.

ACTION OF BOARD—Application dismissed for lack of prosecution.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert and Commissioner Foley 3

Negative: 0

Absent: Commissioner Sleeper 1

759-54-SA

APPLICANT—Sunbeam Air Conditioner Division of American-Standard Corp., owner.

SUBJECT—Application August 19, 1954—Sunbeam Seneca Gas-fired Winter Air Conditioner, Models SL-85, SL-105, SL-125 and SL-150, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed for lack of prosecution.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert and Commissioner Foley 3

Negative: 0

Absent: Commissioner Sleeper 1

761-54-SA

APPLICANT—Sunbeam Air Conditioner Division of American-Standard Corp., owner.

SUBJECT—Application August 19, 1954—Sunbeam New Wyandotte Gas-fired Winter Air Conditioner, Models GUA-50-D, GUA-75-D, and GUA-100-D, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed for lack of prosecution.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert and Commissioner Foley 3

Negative: 0

Absent: Commissioner Sleeper 1

762-54-SA

APPLICANT—Sunbeam Air Conditioner Division of American-Standard Corp., owner.

SUBJECT—Application August 19, 1954—Sunbeam Wyandotte Gas-fired Winter Air Conditioner, Models SUA-55, SUA-70, SUA-85, SUA-105 and SUA-125, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed for lack of prosecution.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert and Commissioner Foley 3

Negative: 0

Absent: Commissioner Sleeper 1

782-54-SM

APPLICANT—Structural Safety Devices, Inc., owner.

SUBJECT—Application September 1, 1954—Sailor's Safety Safety Hook for scaffolds, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed for lack of prosecution.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert and Commissioner Foley 3

Negative: 0

Absent: Commissioner Sleeper 1

827-54-SA

APPLICANT—Amana Refrigeration, Inc., owner.

SUBJECT—Application October 23, 1954—Amana Air Conditioners, Models 50A-1, 75A-2, 75A-3, 100A-3, 100-A-3A, 50B-2, 75B-2, 75B-3, 100B-3, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed for lack of prosecution.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert and Commissioner Foley 3

Negative: 0

Absent: Commissioner Sleeper 1

840-54-SM

APPLICANT—Universal Stone Corp., owner.

SUBJECT—Application October 25, 1954—Glenstone, applied with mortar in manner similar to tile, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed for lack of prosecution.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert and Commissioner Foley 3

Negative: 0

Absent: Commissioner Sleeper 1

845-54-SM

APPLICANT—The Ruberoid Co., owner.

SUBJECT—Application October 22, 1954—Wallrite Gypsum Wallboard, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed for lack of prosecution.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert and Commissioner Foley 3

Negative: 0

Absent: Commissioner Sleeper 1

846-54-SM

APPLICANT—The Ruberoid Co., owner.

SUBJECT—Application October 22, 1954—Ruberoid Cement Fibred Wallboard, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed for lack of prosecution.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert and Commissioner Foley 3

Negative: 0

Absent: Commissioner Sleeper 1

MINUTES

902-54-SM

APPLICANT—GR Products Inc., owner.
SUBJECT—Application November 22, 1954—Soundex Series F, movable partitions, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed for lack of prosecution.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Foley 3
Negative: 0
Absent: Commissioner Sleeper 1

923-54-SM

APPLICANT—Attalla Pipe and Foundry Co., Inc., owner.
SUBJECT—Application November 30, 1954—CNI Pipe Fittings, for plumbing lines, wastes, stacks, vents, etc., approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed for lack of prosecution.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Foley 3
Negative: 0
Absent: Commissioner Sleeper 1

924-54-SM

APPLICANT—Burlington Mills, Inc., owner.
SUBJECT—Application November 28, 1954—Bur-Tex Vinylap, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed for lack of prosecution.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Foley 3
Negative: 0
Absent: Commissioner Sleeper 1

947-54-SM

APPLICANT—Roger H. Corbetta Construction Co., owner.
SUBJECT—Application December 7, 1954—Corbetta Construction Co., Insulated Precast Concrete Sandwich Panels spandrel and Panel Wall construction, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed for lack of prosecution.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Foley 3
Negative: 0
Absent: Commissioner Sleeper 1

949-54-SM

APPLICANT—Precast Building Sections, Inc., owner.
SUBJECT—Application December 7, 1954—Precast Building Sections Co., Precast Concrete Sandwich Panel, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed for lack of prosecution.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Foley 3
Negative: 0
Absent: Commissioner Sleeper 1

962-54-SM

APPLICANT—William H. Gilligan, for Truscon Steel Division of Republic Steel Corp., owner.

SUBJECT—Application December 9, 1954—Truscon Inserts, slotted, adjustable and trapped, to be set in concrete floors or brick walls for support, etc., approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed for lack of prosecution.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Foley 3
Negative: 0
Absent: Commissioner Sleeper 1

980-54-SM

APPLICANT—Fyr-Larm Co., Inc., owner.

SUBJECT—Automatic Fyr-Larm Whistles, Models H-53 and C-54 fire detection and warning devices, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed for lack of prosecution.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Foley 3
Negative: 0
Absent: Commissioner Sleeper 1

1007-54-SA

APPLICANT—Magic Chef Inc., owner.

SUBJECT—Application December 13, 1954—Magic Chef Space Heater, pot type, Models OH14, OH27, OH34, OH40, OH41, OH55, OH57, OH66 and OH80, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed for lack of prosecution.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Foley 3
Negative: 0
Absent: Commissioner Sleeper 1

324-58-SM

APPLICANT—Sheffield Division Armco Steel Corporation, owner.

SUBJECT—Application May 22, 1958—Sheffield High Strength Bolts, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Laid over to February 10, 1959, at 2 P.M. for decision; hearing previously closed.

401-56-A

APPLICANT—John J. Tricarico, for Nicholas Fileccia, owner.

SUBJECT—Application May 15, 1956—filed pursuant to section 310 of the Multiple Dwelling Law for variation of

MINUTES

Section 28, subdivision 2, of the Multiple Dwelling Law re yard requirements.

PREMISES AFFECTED—339 South 1st Street (rear), north side, 113 feet west of Keap Street, Block 2398, Lot 21, Borough of Brooklyn.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert and Commissioner Foley 3

Negative: 0

Absent: Commissioner Sleeper 1

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent dated April 25, 1956, on N.B. App. 2658-55, reads:

"1. Two buildings on the same lot of a Multiple Dwelling. The yard requirements are contrary to Sec. 28, subd. 2, M.D.L."

and

WHEREAS, the applicant states that the building in question, located on the rear of the lot is one story, 8 feet 8 inches in height, 18 feet front, by 12 feet 4 inches in depth, of class 4 construction, erected prior to 1901, located on the rear of a lot 19 feet front by 70 feet in depth in a business use, B area, Class 1½ height district and used and occupied since 1950 as a tool shed and proposed to be changed to one story 8 feet 8 inches in height 18 feet front by 12 feet 4 inches in depth in class 3 construction and used and occupied as a tool shed; and

WHEREAS, Violation 151-51, issued by the Division of Housing was for violation of Section 302 of the Multiple Dwelling Law in that a one story frame structure 18 feet by 10 feet by 8 feet 8 inches in height has been erected and Item No. 13 a violation issued by the Division of Housing August 18, 1954, states that in violation of Section 309 of the Multiple Dwelling Law the premises are maintained as a nuisance with conditions which are dangerous to human life or detrimental to health; and

WHEREAS, the applicant states that there is a one story cinder block tool shed, 18 feet in width by 12 feet 4 inches in depth and 9 feet in height located at the rear of the lot; and

WHEREAS, the applicant states that the lot is 19 feet front by 70 feet in depth with an existing 3 story multiple dwelling on the front of the lot having a frontage of 19 feet by 35 feet in depth, of brick construction, erected prior to 1901; and

WHEREAS, the applicant states that the present owner purchased the property in September, 1950 at which time there was an existing wood shed used for tool storage in the same location and was dilapidated and in need of repair; that about October, 1950 he demolished the existing shed and rebuilt of the same dimensions with concrete block retaining the old roof; that the reconstruction was done in ignorance of the regulations; and

WHEREAS, the applicant contends that as there has been no material change in the area of the rear yard and as the use and size of the shed is the same as that previously existing and as each and every one of the surrounding buildings have an existing shed in the rear yard, the light and ventilation of no building will be adversely affected; it is requested that the Board grant this application; and

WHEREAS, the premises was inspected by a committee of the Board and the committee recommended that the application should be granted on condition.

Resolved, that the decision of the Borough Superintendent, dated April 25, 1956, acting on N.B. App. 2658/55, Objection No. One be and it hereby is *modified* and that the appeal be and it hereby is *granted* to permit continuation of a tool shed on the rear of the lot as proposed and as indicated on plans filed with this application marked "Received May 15, 1956," one sheet, *on condition* that the building shall be classified as an accessory building and not a second building on the lot; that the distance between the accessory building and the

multiple dwelling shall be sufficient for the requirements of the rear yard.

739-58-A

APPLICANT—Alex Danin, for Cord-Meyer Development Co., owner; Sound Vista Property Sections 1 through 9 inclusive, lessees.

SUBJECT—Application December 1, 1958—filed pursuant to section 35, of the General City Law re erection of buildings partly in bed of mapped streets—14th, 18th and 23rd Avenues, 217th Street and proposed widening of Bell Boulevard.

PREMISES AFFECTED—214-05 14th Avenue, 214-15 and 214-35 18th Avenue, 214-14 and 214-34 18th Avenue, 214-10, 214-30 and 214-11 and 214-31 23rd Avenue; 14-20, 14-40, 16-10 and 16-30 217th Street; 16-01 to 16-25 Bell Boulevard; 14-25, 15-05 and 15-55 Bell Boulevard; Block 5938, Lot 50, Block 5943, Lots 2, 10, 20, 30, 40 and 50, Block 5952, Lots 2 and 50 and Block 5956, Lots 2 and 50; Sound Vista Property, Sections 1 through 9, inclusive, Bayside, Borough of Queens.

APPEARANCES—

For Applicant: Alex Danin and Charles H. Mulligan, Jr.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert and Commissioner Foley. 3

Negative: 0

Absent: Commissioner Sleeper 1

THE RESOLUTION—

Whereas, the decision of the Borough Superintendent, dated November 19, 1958, on N.B. Applic, 1315 to 1332/58 inclusive, reads:

"IM. Portion of lot extended into a mapped street cannot be counted as unoccupied space or area of lot in computing floor area of building as shown on plot plan filed. Sec. 16 A Zon. Res."

and

WHEREAS, the applicant states that permission has been sought, pursuant to Section 35 of the General City Law, to make use of the area of the portions of the premises, within the lines of mapped streets, as shown on Alt. Map 3613 adopted February 26, 1954; and

WHEREAS, the applicant states that the premises consists of approximately 50 acres, divided into 12 contiguous lots (12 zoning lots) located in a residence use, F-1 area, class ½ height district, upon which it is proposed to erect 18 six story class A Multiple Dwellings and to reserve 1 lot for recreational facilities and 1 lot for semi-public religious building purposes; that the development will be constructed under Federal National Housing Act provisions and will comprise 1080 middle-income apartments; that each of the lots is partly within the bed of the mapped streets; that none of the buildings will be constructed in the bed of any of the mapped streets; that the mapped streets will be improved and dedicated to the City; and

WHEREAS, the applicant contends that those portions of the lots which are not in the bed of the mapped streets are adequate for height, light and ventilation requirements of the Multiple Dwelling Laws; and

WHEREAS, the applicant states that the adoption of Alt. Map 3613 was contingent upon execution of agreements with the City, wherein it was agreed that the applicants will improve and then dedicate to the City, all mapped streets adopted by Alt. Map 3613 at no cost to the City; that the applicant will file sewer plans, to be approved by the President of the Borough of Queens and construct all necessary sewers to serve the entire area comprising the subject of this application; that the applicant dedicates to the City sites for the construction of public schools and various parcels of land for extension of an existing park area and the enlargement of an area adjoining Cross Island Parkway; that in accordance with these agreements the sewers were designed sufficient to take in the sewerage of many of the homes in a large area surrounding the vicinity of the

MINUTES

development; that the streets in the area were substantially widened in the planning for a large development, all at the cost and expense of the applicant; that commitments were made to the Federal Housing Administration and to the City for the reservation of areas for semi-public use; that additional commitments made to the Federal Housing Administration for the reservation of areas for swimming pool, sports and club facilities; and

WHEREAS, the applicant contends that if this application is granted less than 12.5% of the entire site will be occupied by buildings, the remainder being devoted to landscaping, playgrounds and other recreational facilities; that the granting of this application will make possible favorable orientation of the buildings, the inclusion of outdoor facilities and enhance the appearance of the development and the entire neighborhood; and

WHEREAS, the premises were inspected by a committee of the Board, which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, acting on NB App. 1315 to 1332/58, inclusive, Objection No. IM be and it hereby is *modified* under the powers vested in the Board by Section 35 of the General City Law, and that the appeal be and it hereby is *granted*, to permit the premises within the bed of a mapped street to be unoccupied but counted as within the area of each zoning lot in computing the floor area of the building for each such lot as shown on plans filed with this appeal marked "Received December 1, 1958", (bound folder of plans), *on condition* that in all other respects the buildings and occupancy shall comply with all laws, rules and regulations applicable thereto.

438-58-A

APPLICANT—Lama, Proskauer and Prober, for Rag Realty Corp., owner.

SUBJECT—Application July 18, 1958—Appeal from an order and a decision of the Fire Commission re: sprinkler system, etc.

PREMISES AFFECTED—66 Greene Street, east side, 201 feet, 3 inches north of Broome Street, Block 485, Lot 5, Borough of Manhattan.

APPEARANCES—

For Applicant: James E. Vassolotti.

ACTION OF BOARD—Appeal withdrawn at the request of the owner to comply.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klei-	
ert and Commissioner Foley	3
Negative:	0
Absent: Commissioner Sleeper	1

374-58-A

APPLICANT—Simon B. Zelnik, for J. E. Lobert, owner.

SUBJECT—Application June 20, 1958—Appeal from a decision of the Borough Superintendent—re construction.

PREMISES AFFECTED—148 West 57th Street, south side, 225 feet east of 7th Avenue, Block 1009, Lot 55, Borough of Manhattan.

APPEARANCES—

For Applicant—Leon Rosenbaum.

ACTION OF BOARD—Laid over to February 3, 1959, at 2 P. M. for statement from applicant as to prosecution of appeal.

449-58-A

APPLICANT—Haus and Bresin, for Frank Fernandez, owner.

SUBJECT—Application July 23, 1958—Appeal from a decision of the Borough Superintendent re: Class 4 construction, business use, stairs, etc.

PREMISES AFFECTED—25 Tompkins Avenue, east side, 75 feet south of Hopkins Street, Block 1726, Lot 5, Borough of Brooklyn.

APPEARANCES—

For Applicant: Millard Bresin.

ACTION OF BOARD—Laid over to February 25, 1959, at 2 P. M., for inspection and decision; hearing closed.

586-58-A

APPLICANT—Abraham Grossman, for Seymour Nathan, owner.

SUBJECT—Application October 10, 1958—Appeal from a decision of the Borough Superintendent, re egress, fire escape, etc.

PREMISES AFFECTED—101-103 Wooster Street, west side, 125 feet north of Spring Street, Block 501, Lot 28, Borough of Manhattan.

APPEARANCES—

For Applicant: Abraham Grossman.

ACTION OF BOARD—Laid over to February 17, 1959, at 2 P. M., for applicant to file revised plans as to a suitable means of exit from the three buildings involved; hearing previously closed.

624-58-A

APPLICANT—Murray S. Bierer, for Bush Terminal Co., owner; Fein's Tin Can Co., Inc., lessee.

SUBJECT—Application October 24, 1958—Appeal from an order of the Fire Commissioner, re partitions separating cafeteria from factory.

PREMISES AFFECTED—Foot of 50th Street, 193.17 feet east of 1st Avenue, Bush Building 58, 5th floor; Block 725, part of Lot 1, Borough of Brooklyn.

APPEARANCES—

For Applicant: Murray S. Bierer.

ACTION OF BOARD—Laid over to February 3, 1959, at 2 P. M. at the request of applicant.

626-58-A

APPLICANT—William H. Byrne of Byrne Associates, Inc., for American Bank Note Co., owner.

SUBJECT—Application October 29, 1958—Appeal from a decision of the Borough Superintendent, re Class 3 construction, over 4 stories in height.

PREMISES AFFECTED—74 Broad Street, southwest corner of Marketfield Street, Block 11, Lot 17, Borough of Manhattan.

APPEARANCES—

For Applicant: A. T. Kniffen.

ACTION OF BOARD—Laid over to February 25, 1959, at 2 P. M., for inspection and decision; hearing closed.

652-58-A

APPLICANT—Abraham Grossman, for 31 West 9th Street Corporation, owner.

SUBJECT—Application November 14, 1958—filed pursuant to section 310 of the Multiple Dwelling Law for variation of section 177, subdivisions 1 and 3, re depth and grade of yard.

PREMISES AFFECTED—31 West 9th Street, north side, 413 ft. 6 inches west of 5th Avenue, Block 573, Lot 60, Borough of Manhattan.

APPEARANCES—

For Applicant: Abraham Grossman.

ACTION OF BOARD—Laid over to February 3, 1959, at 2 P. M., for inspection and decision; hearing closed.

311-46-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Socony-Mobil Oil Company, owner.

MINUTES

SUBJECT—Application for consideration—reopening for amendment of resolution—re Application, decision of the Borough Superintendent; previously granted on condition, under section 7c of the Zoning Resolution, to permit in a business and residence use district, the maintenance of the existing gasoline service station, lubritorium, auto laundry, minor auto repairs, office and sale of accessories, boiler room, dealer training room and storage and heater room and to change the use of that portion of the premises occupied as a used car sales lot to a parking lot for the parking and storage of more than five (5) motor vehicles and to relocate the pump islands, install new pumps and add one additional curb cut.

PREMISES AFFECTED—165-01 to 165-17 (165-01 official) Hillside Avenue and 87-45 to 87-53 165th Street, northeast corner, Block 9837, Lots 10 and 13, Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: James E. Vassalotti.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert and Commissioner Foley 3
Negative: 0
Absent: Commissioner Sleeper 1

THE RESOLUTION—

WHEREAS, this application was amended by the Board as Vol. III, on October 21, 1958, on certain conditions; and

WHEREAS, the applicant requested a further amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 26, 1950, as thereafter *amended* by resolutions adopted through October 21, 1958, only in so far as it refers to the chain link fence now existing between the gas station and the proposed extension for parking, and to permit the omission of such fence; and that the fence existing on the front of the parking lot on the building line of Hillside Avenue may also be removed; that the wording:

“that during the term of this variance the premises shall be occupied for no use other than as herein permitted;”

is hereby deleted from the resolution adopted by the Board on October 21, 1958; *on condition* that in all other respects the resolution above cited shall be complied with. (Alt. 302/58)

171-53-BZ—Vol. I

APPLICANT—Samuel Rosenblum, for Pacwest Realty Corp., owner.

SUBJECT—Application for consideration—reopening for amendment of resolution—re Application, decision of the Borough Superintendent; previously granted on condition, under sections 7e and 21 of the Zoning Resolution, permitting in a residence and business use B area district, the erection and maintenance of a business building without the required rear yard and using more than the area permitting in the residence use B area portion of plot and permitting the connection of first floors with adjoining building (Hotel Pierre).

PREMISES AFFECTED—662-666 Madison Avenue, 8-28 East 61st Street, southwest corner and 13-19 East 60th Street, Block 1375, Lots 10-13 inclusive and 56, 56½, 58, 60 and 61, Borough of Manhattan.

APPEARANCES—

For Applicant: Samuel Rosenblum.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert and Commissioner Foley 3
Negative: 0
Absent: Commissioner Sleeper 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. I, on July 28, 1953, on certain conditions; and

WHEREAS, the resolution was amended on January 24, 1956; and

WHEREAS, time to obtain permits and complete the work was extended from time to time and last extended on January 15, 1957; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 28, 1953, by adding thereto:

“that in the event the adjoining Hotel Pierre occupies several floors of this building, as tenants, as an extension of such Hotel, the proposed parking garage in this building may be occupied in addition to the tenants of such building by the tenants and patrons of Hotel Pierre, as shown on plans filed with this request for amendment marked ‘Received January 19, 1959’, 4 sheets, as passed by the Borough Superintendent under NB App. 16—1953, objection dated December 12, 1958, Objection No. 5.”

70-55-BZ

APPLICANT—Harry Silverman, for Eastern Cold Storage Insulation Company, Inc., owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired January 14, 1959—re Application, decision of the Borough Superintendent; previously granted on condition, under Sections 7c and 21 of the Zoning Resolution, permitting in a residence and business use, B area district, the change in use of cellar of 142 East 41st Street, Lot 44 from storage to storage garage and also provide openings in wall of building to east on Lot 41 and also to use the roof of building at 144-148 East 41st Street, Lot 41 for parking of cars; and permitting the extension of garage use into proposed newly excavated cellar and newly constructed fireproof roof at 145-147 East 40th Street, Lots 29 and 30, building to be reduced to 1 story and permitting the extension in rear of building using more than the area permitted.

PREMISES AFFECTED—142-148 East 41st Street and 145-147 East 40th Street, north side, 100 feet west of 3rd Avenue, Block 1295, Lots 29, 30, 41 and 44, Borough of Manhattan.

APPEARANCES—

For Applicant: Harry Silverman.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Foley 3
Negative 0
Absent: Commissioner Sleeper 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board on July 26, 1955, on certain conditions; and

WHEREAS, the resolution was amended from time to time and last amended on June 18, 1957; and

WHEREAS, time to obtain permits and complete the work was extended from time to time and last extended on January 14, 1958; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 18, 1957, as thereafter *amended* by resolutions adopted through January 14, 1958 only as to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

“that all permits required, including a certificate of occupancy, shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this amended resolution.” (Alt. App. 2047/54)

MINUTES

184-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Fanny Berger, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete, decision of the Borough Superintendent; previously granted on condition, under Section 7c of the Zoning Resolution, permitting in a business and unrestricted use district, the erection and maintenance of a gasoline service station, lubritorium, minor repairs, car washing, storage, office and sales, parking and storage of motor vehicles.

PREMISES AFFECTED—1980-1992 Ralph Avenue and 5911-5923 Avenue J, northwest corner, Block 7763, Lots 45 and 46, Borough of Brooklyn.

APPEARANCES—

For Applicant: James E. Vassalotti.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klei-
ert and Commissioner Foley..... 3
Negative 0
Absent: Commissioner Sleeper..... 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board on January 24, 1956, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended from time to time and last extended on February 4, 1958; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on January 24, 1956, as thereafter *amended* by resolutions adopted through February 4, 1958 only as to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that plans have been approved by the Department of Buildings, but no work has been started, that all permits required, including a certificate of occupancy, shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution." (N. B. App. 87/55)

172-16-BZ—Vol. II

APPLICANT—Herman Kron, for Banner Oil Company, Inc., owner.

SUBJECT—Application for consideration—reopening of Vol. II for restoration to docket—re Application, decision of the Borough Superintendent; previously withdrawn, under Sections 7c and 7h of the Zoning Resolution, to permit in a business and residence use district, the reconstruction of an existing gasoline service station, minor auto repairs with hand tools only, auto laundry, garage for more than 5 cars and parking and storage of more than 5 motor vehicles to be used in conjunction with the existing garage.

PREMISES AFFECTED—31-37 Church Avenue, north side, 100 feet east of Chester Avenue, Block 5313, Lots 34 and 38, Borough of Brooklyn.

APPEARANCES—

For Applicant: Herman Kron.

ACTION OF BOARD—Application reopened for restoration to docket, to consider revised plans.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klein-
ert and Commissioner Foley..... 3
Negative 0
Absent: Commissioner Sleeper..... 1

492-27-BZ—Vol. II

APPLICANT—Ingram S. Carner, for Howard Realty Corporation, owner.

SUBJECT—Application for consideration—reopening for amendment of resolution and extension of time to complete, which has expired December 11, 1957—re Application, decision of the Borough Superintendent; previously granted on condition, under sections 7c and 21 of the Zoning Resolution, permitting in a business use district, the change in occupancy from gasoline service station to gasoline service station, sales office, lubritorium, brake testing, wheel alignment and extension of existing structure.

PREMISES AFFECTED—1134-1144 East New York Avenue and 2-12 East 98th Street, southwest corner, Block 4600, Lot 7, Borough of Brooklyn.

APPEARANCES—

For Applicant: Ingram S. Carner.

ACTION OF BOARD—Application reopened and set for hearing on March 17, 1959, at 10 A. M., waiving all requirements except a new decision of the Borough Superintendent, which has been filed, and two publications in the Bulletin as notice.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klein-
ert and Commissioner Foley 3
Negative: 0
Absent: Commissioner Sleeper 1

328-32-BZ—Vol. III

APPLICANT—John L. Crisona, for Wexford Arms Realty Corporation, owner.

SUBJECT—Application for consideration—reopening as Vol. III subject to regular procedure—re Application, decision of the Borough Superintendent; previously withdrawn, under section 7f of the Zoning Resolution, permitting in a business use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry, sales and office.

PREMISES AFFECTED—28-05 to 28-21 Bayside Lane (official 28-11 Bayside Lane) northeast corner of 162-05 to 162-19 29th Avenue, Block 4890, Lot 80, Whitestone, Borough of Queens.

APPEARANCES—

For Applicant: Stuart Mitchell.

ACTION OF BOARD—Application reopened as Vol. III, subject to the regular procedure, previously withdrawn.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klein-
ert and Commissioner Foley 3
Negative: 0
Absent: Commissioner Sleeper 1

844-47-BZ

APPLICANT—Ingram S. Carner, for Max Kirsch, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired December 16, 1957—re Application, decision of the Borough Superintendent; previously granted on condition, under section 7f of the Zoning Resolution, permitting in a business use district, for a term of years, the erection and maintenance of a gasoline service station, lubritorium and auto laundry.

PREMISES AFFECTED—9701-9715 Ditmas Avenue and 731-739 Rockaway Parkway, northeast corner, Block 8115, Lots 6 and 8, Borough of Brooklyn.

APPEARANCES—

For Applicant: Ingram S. Carner.

ACTION OF BOARD—Application reopened and set for hearing on March 17, 1959, at 10 A. M., subject to the regular procedure, waiving all requirements except new decision of the Borough Superintendent, which has been filed, and two publications in the Bulletin as notice; the term of variance having expired on December 16, 1957.

MINUTES

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert and Commissioner Foley 3
Negative 0
Absent: Commissioner Sleeper 1

316-50-BZ—Vol. II

APPLICANT—Paul Friedman, for K. Bernard Weissman, owner; Opera Holding Corporation, lessee.

SUBJECT—Application for consideration—reopening as Vol. II subject to regular procedure—re Application, decision of the Borough Superintendent; previously withdrawn, under section 7f of the Zoning Resolution, to permit in a retail use district, the use of cellar and subcellar of proposed twelve story building as a non storage garage for more than five and less than two hundred motor vehicles.

PREMISES AFFECTED—1029-1039 Avenue of the Americas (6th), 100-106 West 39th Street, southwest corner and 103-105 West 38th Street, Block 814, Lots 32, 33 and 38 to 45 inclusive, Borough of Manhattan.

APPEARANCES—

For Applicant: Paul Friedman.

ACTION OF BOARD—Application reopened as Vol. II, subject to the regular procedure, including the filing with the Board of a determination by the City Planning Commission as to site disapproval of the location under the requirements of Section 21f of the Zoning Resolution.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert and Commissioner Foley 3
Negative: 0
Absent: Commissioner Sleeper 1

392-57-BZ

APPLICANT—Samuel S. Arlen, for Scalbert Associates, Morris & Morton Pickman, partners.

SUBJECT—Application for consideration—reopening for restoration to docket—re Application, decision of the Borough Superintendent; previously withdrawn, under sections 7e, 7h and 21 of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, car wash, non-automatic, auto repairs with hand tools only, office, storage, sales and parking of motor vehicles awaiting service with a business sign in a residence use district and a curb cut in excess of 30 feet.

PREMISES AFFECTED—221-11 Horace Harding Expressway, northeast corner of Springfield Boulevard, Block 7520, Lot 150, Bayside, Borough of Queens.

APPEARANCES—

For Applicant: C. J. Goldman.

For Opposition: Samuel Bodian for Park Dept. and Triborough Bridge and Tunnel Authority.

ACTION OF BOARD—Application reopened as Vol. II, subject to the regular procedure, previously withdrawn.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert and Commissioner Foley 3
Negative: 0
Absent: Commissioner Sleeper 1

Adjourned: 4:30 P.M.

JOSEPH J. DOYLE, *Chief Clerk.*

SPECIAL MEETING

FRIDAY MORNING, JANUARY 30, 1959, 10 A.M.

Present: Chairman Murdock, Commissioner Kleinert and Commissioner Foley.

765-58-A

APPLICANT—Goldwater & Flynn for 534 East 88th Street Corp., owner.

SUBJECT—Application December 30, 1958—Appeal from

a decision of the Borough Superintendent—re proposed alteration constitutes a new building.

PREMISES AFFECTED—532-534 East 88th Street, south side, 171 feet west of East End Avenue, Block 1584, Lots 33 and 34, Borough of Manhattan.

APPEARANCES—

For Applicant: David Kraus, Richard M. Goldwater and Simeon Rapaport.

For Opposition: Thomas V. Burke, Joseph J. Christian, Jack Linker and Solomon Sheer.

ACTION OF BOARD—Laid over from January 30, 1959, date to be set for further consideration and decision; hearing closed.

15-59-A

APPLICANT—61 Holding Corporation, owner.

SUBJECT—Application January 7, 1959—disapproval for tax abatement, alteration constitutes a new building.

PREMISES AFFECTED—832-836 Greenwich Street and 61 Horatio Street, northwest corner, Block 643, Lots 59, 60 and 61, Borough of Manhattan.

APPEARANCES—

For Applicant: Hyman I. Luster, Richard M. Goldwater, Max Wechsler and Leon P. Nagin.

For Opposition: Dan C. Horgan, Joseph J. Christian, Thomas V. Burke and Dr. Bernard Drapkin.

ACTION OF BOARD—Laid over from January 30, 1959, date to be set; for further consideration and decision; hearing closed.

Adjourned: 12:30 P.M.

JOSEPH J. DOYLE, *Chief Clerk.*

*CORRECTION

The minutes of the meeting of the Board of Standards and Appeals held on December 2, 1958, as they appeared in Bulletin No. 49, Vol. 43, hereby corrected to read as follows:

795-55—BZ

APPLICANT—Lama, Proskauer and Prober, for Sergeant Meyer Levin Memorial Hall Association, Inc., owner.

SUBJECT—Application for consideration—reopening for extension of time to complete—re Application, decision of the Borough Superintendent; previously granted on condition, under Section 7e of the Zoning Resolution, permitting in a residence use district, the use of a building for public function and meeting rooms.

PREMISES AFFECTED—1624 East 14th Street, west side, 180 feet south of Avenue P, Block 6776, Lot 16, Borough of Brooklyn.

APPEARANCES—

For Applicant: J. Vassalotti.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper.. 4

Negative: 0

Absent: Vice Chairman Keating..... 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board on July 9, 1957, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on December 10, 1957; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 9, 1957, only as to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

“that in view of the statement by the applicant that

MINUTES

plans have been approved by the Department of Buildings, that all permits required, including a certificate of occupancy, shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution." Alt. App. 2864/55.

* Correction—In premises affected, the Block number corrected to read "6776" instead of "676."

*CORRECTION

The minutes of the meeting of the Board of Standards and Appeals held on December 9, 1958, as they appeared in Bulletin No. 48, Vol. 43, hereby corrected to read as follows:

621-24-BZ—Vol. III

APPLICANT—Max Siegel, for Terin Garage Corp., owner.
SUBJECT—Application reopened November 18, 1958 for consideration as to extension of time to complete, expired May 22, 1957—decision of the Borough Superintendent, previously granted on condition, under section 7c of the Zoning Resolution, permitting in a *restricted retail* use district an existing three story garage, the additional parking of motor vehicles on the roof.

PREMISES AFFECTED—234-240 East 54th Street, south side, 100 feet west of 2nd Avenue, Block 1327, Lot 29, Borough of Manhattan.

APPEARANCES—

For Applicant: Max Siegel.

For Opposition: None.

ACTION OF BOARD—Time extended to complete the work.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Foley and Commissioner Sleeper.. 4

Negative: 0

Absent: Vice Chairman Keating 1

THE RESOLUTION—

WHEREAS, the applicant requested reopening of this application and extension of time, to obtain permits and complete the work, which had expired by time limitation on May 22, 1957; and

WHEREAS, this application was reopened on November 18, 1957 and set for hearing on December 9, 1958 at 10 A.M., subject to regular procedure, waiving all requirements except a new decision of the Borough Superintendent and two publications in the Bulletin; and

WHEREAS, a public hearing was held on this application on December 9, 1958 after due notice by publication in the Bulletin; and

WHEREAS, the decision of the Borough Superintendent, dated November 5, 1958 acting on amendment to Alt. Applic. No. 142-55, reads:

"6. More than one year has elapsed since Bd. of S. & A. action—this application must be referred back to the Bd. of S. & A. Sect. 22-A Zon. Resol.

7. The Bd. of S. & A. approval was obtained when the Zoning Use was "Business". The Use District is presently Restricted Retail—Bd. action is req'd on this point.

Increase in height of garage bldg, and use of roof for parking for motor vehicles is an extension of a non-conforming use in a Restricted Retail Use district. Art. II Sect. 4-B of the Zon. Resol."

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on May 22, 1956, only so far as it has reference to the time within which to obtain permits and complete the work, so that as amended this portion of the resolution shall read:

"that all permits required shall be obtained and all work completed within the requirements of Section

22A of the Zoning Resolution from the date of this *amended* resolution."

* Correction—The name of the applicant changed to *Max Siegel* and in the Subject, the use district changed to "*restricted retail*."

*CORRECTION

The minutes of the meeting of the Board of Standards and Appeals held on November 18, 1958, as they appeared in Bulletin No. 47, Vol. 43, hereby corrected to read as follows:

987-55-A

APPLICANT—Dorothy Clover, neighboring property owner.

OWNER OF PREMISES—Hanco Realty and Finance Corp.

SUBJECT—Application December 14, 1955—Appeal from a decision of the Borough Superintendent—re revocation of Certificate of Occupancy.

PREMISES AFFECTED—461 Forest Avenue, northwest corner of Hoyt Avenue, Block 136, Lot 49, Randall Manor, Borough of Richmond.

APPEARANCES—

For Applicant: None.

For Opposition: Albert Melniker, Daniel Cohen and Herbert G. Schapiro.

ACTION OF BOARD—Appeal dismissed *as applicant is no longer owner of premises in the area to qualify as an aggrieved party.*

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleintert and Commissioner Foley 4

Negative: 0

Absent: Commissioner Sleeper 1

* Correction—Action of the Board corrected as printed in italics.

*CORRECTION

The minutes of the meeting of the Board of Standards and Appeals held on December 2, 1958, as they appeared in Bulletin No. 49, Vol. 43, hereby corrected to read as follows:

180-58-SM

APPLICANT—Seelye, Stevenson, Value and Knecht, Agents for Nelson Stud Welding, Division of Gregory Industries, Inc., owner.

SUBJECT—Application March 31, 1958—Nelweld Shear Connector Studs, for composite steel and concrete, floor and roof construction, approval of.

APPEARANCES—

For Applicant: William A. Faiella.

ACTION OF BOARD—Material approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Foley and Commissioner Sleeper. 4

Negative: 0

Absent: Vice Chairman Keating 1

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Calendar Number 180-58-SM

Subject: Nelweld Shear Connector Studs for composite steel and concrete floor and roof construction.

Seelye, Stevenson, Value & Knecht for Nelson Stud Welding Division of Gregory Industries, Inc., filed March 31, 1958 an application with the Board of Standards and Appeals for approval of the Nelweld Shear Connector Stud under the provisions of C26-191.0 Administrative Building Code.

MINUTES

Purpose

The stud is a shear connector for composite steel and concrete floor and roof construction.

Description

The stud connector is essentially a round steel bar welded at one end to the "T" beam and having an upset end at the other. The stud resists horizontal shear by bending. The upset head, shank diameter plus $\frac{1}{2}$ inch, prevents relative movement of the slab in a vertical direction.

The studs are fastened to the steel structure by a stud welding gun which utilizes an electric arc welding process.

When installed the system consists of a structural steel beam, a reinforced concrete slab and the Nelweld Stud welded to the beam and solidly embedded into the concrete slab, thereby combining these three elements into one structural unit.

A composite beam consisting of a concrete slab joined to a steel section by shear connectors, is designed using the conventional transformed section theory of reinforced concrete design. This involves an investigation of the maximum flexural and shearing stresses in the beam. In a steel beam which is a homogeneous section, the neutral axis passes through the center of gravity of the beam. For the design and analysis of a composite beam, the concrete slab is transformed into an equivalent steel area. This equivalent steel is proportioned according to the ratio of the modulus of elasticity of the steel to concrete known as N . The composite beam is therefore made similar to a homogeneous steel beam.

Inspection and Test

The applicant has filed a complete analysis with computations of the composite section and has also submitted test reports of slippage and shear tests and comparative tests of the stud as against the spiral.

The formula evolved from the test for the design load on one stud connector and for the spacing of the stud connectors is as follows:

$$\text{Design Load} = \frac{Q_{uc}}{F.S.} = \frac{330d^2\sqrt{f_c}}{2.4}$$

$$\text{where } \frac{Q}{F.S.} = 330 d^2 \sqrt{f_c}$$

$$F.S. = 2.4$$

$$d = \text{Stud diameter}$$

$$f_c = \text{Concrete Stress}$$

Spacing

$$p = \frac{I_e}{MV_c} \times \frac{Q_{uc}}{F.S.}$$

Where p = pitch or spacing

I_e = Moment of Inertia of composite section with $N = 10$

V_c = Vertical shear acting on composite beam

M = Statical moment of transformed concrete area about neutral axis of composite section with $N = 10$.

The complete report of the University of Illinois is on file with and is part of the record.

Recommendation

On the basis of the data supplied by the applicant, the Committee on Test recommends the approval of the Nelweld Shear Connector *Studs* for composite steel and concrete floor and roof construction on the following conditions:

1. That all concrete and steel *stresses* shall be as provided for under the pertinent sections of the Administrative Building Code but in no event shall the maximum allowable stresses exceed those values as provided under Table I of C26-364.0.

2. That all concrete work shall comply with the requirements of Sub Article 5, C26-468.0, Reinforced Concrete Construction.

3. During construction, the beams and girders, when necessary, shall be provided with supports to carry all loads until the concrete has set so as to prevent pre-and other straining beyond the maximum deflection of $1/360$ of the span.

4. Where fire protection is required, the beam shall meet the requirements for Class I and Class II construction.

5. The depth of slab shall meet the requirements of C26-473.0 and the requirements of a T beam as set forth under C26-475.0 but in no event shall the top of the connector be less than 1 inch below the top of the unfinished slab or finished slab when poured monolithically.

6. The use of the beam shall be limited to a simple span with a maximum span of twenty-four times the depth of the beams from the top of slab to the bottom of steel, but not over 100 feet in any case.

7. The maximum live load shall not exceed 500 lbs. per square foot and loads in excess of 125 lbs. per square foot shall be based on use in Class I and Class II construction.

8. All work shall be performed under the supervision of the engineers of the company and all materials and workmanship shall meet the requirements of the Administrative Building Code and the Rules of the Board.

9. All plans filed with the Department of Buildings showing the proposed use of this system shall be stamped "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 180-58-SM" and all containers in which the studs are marketed shall be similarly marked.

(Sgd.) SAMUEL L. BECKER,
Director,

JOHN A. DARTS,
Assistant Engineer,

GEORGE F. SKLENARIK,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

* Correction—In the Report of Committee on Test, under the heading of *Inspection and Test*, certain figures corrected in the formula as indicated and under the heading of *Recommendation*, the word "Study" changed to "*Studs*" and the word "stress" changed to "*stresses*" all as indicated above, in italics.

*CORRECTION

The minutes of the meeting of the Board of Standards and Appeals held on December 9, 1958, as they appeared in Bulletin No. 50, Vol. 43, hereby corrected to read as follows:

312-58-BZ

APPLICANT—Abraham Grossman, for Mary Geogas, Executrix for Estate of Thomas Geogas, owner; Michael Lifson, lessee.

SUBJECT—Application May 19, 1958—decision of the Borough Superintendent, under section 7A of the Zoning Resolution to permit in a business use district, in an existing five (5) story and cellar structure, the relocation of the illuminating sign, an increase in the size of the show windows and a wall sign for use by the store that occupies the ground floor, the show windows and sign are within 75 feet of a residence use district.

PREMISES AFFECTED—466 West 23rd Street, south side, 46 feet east of 10th Avenue, Block 720, Lot 80, Borough of Manhattan.

APPEARANCES—

For Applicant: Abraham Grossman and Michael A. Lifson.

For Opposition: None.

MINUTES

ACTION OF BOARD—Application granted on condition.
THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klein-
ert, Commissioner Foley and Commissioner Sleeper.. 4
Negative: 0
Absent: Vice Chairman Keating 1

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on November 18, 1958 after due notice by publication in the Bulletin; laid over to December 9, 1958, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site and Tenth Avenue are in a business use, B area, class 2 height district; West 22nd Street and West 23rd Street are in business, residence and retail use, B area, class 2 height districts; Ninth Avenue is in a retail use, B area, class 2 height district; that this property was originally zoned as an unrestricted use district until November 13, 1936 when the use district was changed to business; that the height and area designations have not changed; and

WHEREAS, the decision of the Borough Superintendent, dated May 9, 1958 acting on Alt. Applic. No. 529-58, reads:

"A1. Proposed enlarging of show window and proposed installation of signs as noted on plan in a business use district that is located within 75' of a residential use district is contrary to Sec. 7A of the Zoning Res."

and

WHEREAS, the applicant states that the premises consist of a plot, 22 feet frontage by 98 feet 9 inches in depth, that the building was erected as a private dwelling, later used as a store and class B furnished rooms; that the existing store has been used as such for at least thirty years; that it is proposed to occupy the basement store in No. 466 West 23rd Street, and in order to occupy this store, it is necessary to increase the size of the display window and to relocate the present illuminated sign from No. 464 to No. 466 West 23rd Street; that it is also necessary to erect a wall sign over the display window; that all signs will comply with all requirements of the Zoning Resolution; and

WHEREAS, the applicant contends that an inspection of the neighborhood discloses the commercial character of the south side of West 23rd Street; that the site is 46 feet from Tenth Avenue, which is a commercial avenue, whereas the site is surrounded by stores—No. 464 is the location of the liquor store; No. 468—restaurant and bar, and No. 470—restaurant; that the neighborhood contains run down furnished room houses; that the enlarging of the display window with the construction of a modern store front will enhance the neighborhood; that the building to the east of No. 466, known as No. 464, is completely within the business use district and the building east of No. 464, and adjacent thereto, known as No. 462, is partially within the business use district; and

WHEREAS, the applicant states that the present owner has held title to the property since April 5, 1944; that the assessed valuation of land is \$22,000 and of the building \$9,000 making a total of \$31,000; that the building was erected in approximately 1880; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommends to permit the removal of the existing approved illuminated sign on the building at 464 West 23rd Street, Lot 79, to a similar position on the front of the building as proposed on Lot 80; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision A of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is granted under Section 7A paragraph d to permit enlargement of show window and the removal of the existing sign on the present building on Lot 79 to the position on Lot 80 as proposed and indicated

on plans filed with this application marked "Received May 19, 1958," 6 sheets and "October 22, 1958," 1 sheet, on condition that in all other respects the signs, building and occupancy shall comply with all laws, rules and regulations applicable thereto; that a sign flat against the wall over the show window may be permitted as indicated on plans above cited; and that all permits shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

* Correction—In the resolution, the words "*enlargement of show window and*" inserted as indicated in italics.

*CORRECTION

The minutes of the meeting of the Board of Standards and Appeals held on October 21, 1958, as they appeared in Bulletin No. 43, Vol. 43, hereby corrected to read as follows:

115-32-SA

APPLICANT—Wayne Home Equipment Company, Inc., owner.

SUBJECT—Application for reopening and amendment of resolution as to additional model "G" oil burner—re Wayne Oil Burner, Model OM and K; previously approved.

APPEARANCES—

For Applicant: John Thurston.

ACTION OF BOARD—Application reopened and resolution amended in accordance with the report of Committee on Test.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioner Klein-
ert, Commissioner Foley and Commissioner Sleeper.. 4
Negative: 0
Absent: Vice Chairman Keating 1

THE VOTE TO AMEND—

Affirmative: Chairman Murdock, Commissioner Klein-
ert, Commissioner Foley and Commissioner Sleeper.. 4
Negative: 0
Absent: Vice Chairman Keating 1

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Calendar Number 115-32SA.

Subject: Amendment to resolution as to additional model of oil burner.

Wayne Home Equipment Co., Inc., requested by letter dated July 3, 1958 that resolution adopted April 19, 1932 and amended through April 2, 1957 under Calendar 115-32-SA be amended so as to include an additional model oil burner.

Purpose

The appliance is a gun type oil burner.

Description

The requested model G is similar to the model K, previously approved, except that the model G is equipped with dual transformers.

The model G has been approved by the Underwriters Laboratories under MP 98.

Recommendations

The Committee on Test recommends that the resolution adopted April 19, 1932 and as amended through April 2, 1957 under Calendar Number 115-32-SA be reopened and amended so as to include the Wayne Oil Burner Model G and permission to market the above burner by the Burnham Corp. under the trade name of Burnham Oil Burner Model G; York-Shipley Inc. under the trade name of York Oil Burner Model G and by the Iron Fireman Oil Burner Model

3
University of Illinois Library
Serials Dept.
Urbana, Ill.

MINUTES

G on condition that the requirements of the resolution adopted April 19, 1932 under Calendar Number 115-32-SA be complied with.

(Sgd.) SAMUEL L. BECKER,
Director,
JOHN A. DARTS,
Ass't. Engr.,
GEORGE F. SKLENARIK,
Ass't Engr.,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolutions of April 19, 1932 through April 2, 1957 in accordance with the above report.

* Correction—Proper identification of model G and model K as indicated in several places in the Report of the Committee on Test, as printed above.

*CORRECTION

The minutes of the meeting of the Board of Standards and Appeals held on October 21, 1958, as they appeared in Bulletin No. 43, Vol. 43, hereby corrected to read as follows:

341-44-SM

APPLICANT—Research Products Corp., owner.
SUBJECT—Application for reopening and amendment of resolution as to extension of use—re Research Air Filter, Series No. 930, Dry Type; previously approved.

APPEARANCES—

For Applicant: A. W. Brown.

ACTION OF BOARD—Application reopened and resolution amended in accordance with the report of Committee on Test.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioner Klei-
ert, Commissioner Foley and Commissioner Sleeper.. 4
Negative: 0
Absent: Vice Chairman Keating 1

THE VOTE TO AMEND—

Affirmative: Chairman Murdock, Commissioner Klei-
ert, Commissioner Foley and Commissioner Sleeper.. 4
Negative: 0
Absent: Vice Chairman Keating 1

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Calendar Number 341-44-SM

Subject: Amendment to resolution as to extension of use.

Research Products Corporation, Madison, Wisconsin, requested by letter dated January 7, 1957 that the resolution

adopted November 14, 1944 under Calendar Number 341-44-SM be amended so as to include the Research Products Grease Filters *Series 930* under the provisions of C26-712.0.e and C19-165.3 Administrative Code.

Purpose

A filter for the prevention of excessive grease accumulation in kitchen range exhaust systems.

Description

The filter is an incombustible filter designed for installation in the hoods of kitchen range exhaust systems. The filter media is composed of laminations of corrosion resistant aluminum sheets, slit and expanded to an efficient baffle pattern. The filter frame is constructed of aluminum alloy with interlocking corners.

The filters are available in sizes up to 20 inches by 25 inches and are 2 inches in thickness.

The filters are to be cleaned by soaking in a solution of hot water suitable detergent. They should be thoroughly dried before replacing.

Inspection and Test

All details of construction were examined by Assistant Engineer J. A. Darts, Committee on Test.

Handbooks give the melting point of type 3S aluminum as over 1000°F.

Recommendation

On the basis of the data supplied by the applicant, the Committee on Test recommends that the resolution adopted November 4, 1944 under Calendar Number 341-44-SM be reopened and amended so as to include the Research Products Grease Filters *Series 930* for use under the requirements of C26-712.0.e and C19-165.3.a.b Administrative Code and provide that each filter bears a label permanently affixed reading "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 341-44-SM."

(Sgd.) SAMUEL L. BECKER,
Director,
JOHN A. DARTS,
Assistant Engineer,
GEORGE F. SKLENARIK,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of November 4, 1944 in accordance with the above report.

* Correction—in the Report of Committee on Test, after the name Research Products Grease Filter, "*Series 930*" inserted as indicated in italics.

BULLETIN

OF THE

BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

Issued under authority of Chapter 27, Section 665 of the Charter of the City of New York

Published weekly by the Board of Standards and Appeals at its office, 80 Lafayette Street, 9th Floor, Manhattan, New York 13, N. Y.

Vol. XLIV

Subscription
\$15.00 a year

February 10, 1959

Single Copies, 25 cents
By Mail, 30 cents

No. 6

DIRECTORY

BOARD OF STANDARDS AND APPEALS

HARRIS H. MURDOCK, Chairman
EDWIN W. KLEINERT, Vice Chairman
MAX H. FOLEY
HAROLD R. SLEEPER
HUGH P. FOX

SAMUEL L. BECKER, Director

JOSEPH J. DOYLE, *Chief Clerk*

OFFICE—80 Lafayette Street, 9th Floor, Manhattan, New York 13, N. Y.

TELEPHONE—WHitehall 3-3600, Extensions 2600-2609, 2769-2770 and 3020-3024.

Address all communications to the Chairman

CONTENTS

Docket.

Notice of Hearing Calendar.

Minutes of Regular Meeting, Tuesday Morning, February 3, 1959, Affecting Calendar Numbers 200-24-BZ—Vol. III, 752-29-BZ—Vol. IV, 18-37-BZ—Vol. IV, 635-49-BZ—Vol. II, 902-52-BZ—Vol. III, 707-56-BZ—Vol. II, 702-58-A, 782-56-BZ—Vol. II, 493-57-BZ, 494-57-A, 635-57-BZ, 918-57-BZ, 959-57-BZ, 471-58-BZ, 501-58-BZ, 539-58-BZ, 540-58-A, 573-58-BZ, 579-58-BZ, 620-58-BZ, 623-58-BZ, 644-58-BZ, 671-58-BZ, 729-52-BZ—Vol. II, 186-53-BZ—Vol. II, 117-58-BZ, 323-55-BZ, 324-55-A, 323-58-BZ, 146-38-BZ—Vol. II, 109-58-BZ, 249-58-BZ, 396-58-BZ, 409-58-BZ, 414-58-BZ, 488-58-BZ, 521-58-BZ, 535-58-BZ and 571-58-BZ.

Minutes of Regular Meeting, Tuesday Afternoon, February 3, 1959, Affecting Calendar Numbers 675-47-SM—Vol. II, 123-56-SA, 454-58-SA, 725-49-SA, 272-55-SA, 107-54-SM, 7-58-A, 724-51-A—Vol. III, 840-55-A, 286-58-A, 511-58-A, 591-58-A, 652-58-A, 747-58-A, 86-55-A—Vol. II, 374-58-A, 509-58-A, 534-58-A, 545-58-A, 617-58-A, 624-58-A, 25-59-A, 1293-39-BZ—Vol. II, 137-40-BZ—Vol. II, 304-41-BZ, 1071-40-BZ—Vol. II, 333-41-

PUBLIC HEARINGS

Tuesdays at 10 a.m. and 2 p.m.

Special meetings as published in this Bulletin.

All hearings are held at 80 Lafayette Street, 9th Floor, Borough of Manhattan.

NOTICE TO APPELLANTS AND APPLICANTS

No appeal or application will be entertained in connection with which court proceedings are pending or in progress, unless exception is granted by the chairman, nor accepted which is not filed within thirty days from the date of the action of the Administrative Official.

Any communication purporting to be an appeal or application shall be regarded as a mere notice of intention to seek relief until it is filed on the form required by the rules of this board.

Upon receipt of any such communication the writer will be supplied with the official forms for presenting his appeal or application.

At the time of filing an appeal or application, the appellant or applicant shall forward a signed notice of appeal addressed to the Administrative Official either Borough Superintendent of Buildings or Fire Commissioner and file with this board a duplicate of said notice.

Appellants and applicants are advised that their plans must indicate the points of the compass so as to establish the true location and position of the property, the subject of the appeal or application.

Appeals and applications will be simplified and disposition of same expedited by conforming to these directions.

HARRIS H. MURDOCK, *Chairman.*

BZ, 1070-41-BZ—Vol. II, 569-43-BZ, 712-47-BZ—Vol. II, 819-47-BZ—Vol. II, 668-48-BZ, 972-48-BZ, 668-50-BZ, 448-53-BZ, 722-53-BZ, 75-56-BZ, 269-56-BZ, 418-56-BZ, 470-56-BZ—Vol. II, 7-57-BZ, 77-57-BZ, 590-57-BZ, 725-57-BZ, 283-52-BZ—Vol. II, 189-52-BZ—Vol. II, 289-56-BZ—Vol. II and 302-55-BZ.

Minutes of Special Meeting, Friday Morning, February 6, 1959, Affecting Calendar Numbers 765-58-A and 15-59-A.

Corrections Affecting Calendar Numbers 74-35-BZ—Vol. II, 700-55-SA, 277-58-BZ and 472-58-BZ.

CALENDAR

DOCKET

New Cases filed up to February 3, 1959

Cal. No. Dept. Premises Affected

47-59-BZ—B.B.—12-18 College Place, east side, 77 feet 11 inches north of Live Lane, Block 236, Lot 43, Borough of Brooklyn, Alt. 2729-58—re extension to existing non-storage public garage for more than 5 cars, storage of plumbing supplies—residence use district.

48-59-A—B.B.—12-18 College Place, east side, 77 feet 11 inches north of Love Lane, Block 236, Lot 43, Borough of Brooklyn, Alt. 2729-58—re in class 3 building change of occupancy to garage, etc.

49-59-BZ—B.M.—500-520 West 120th Street and 1200-1218 Amsterdam Avenue, southwest corner, Block 1973, part of Lot 1, Borough of Manhattan, N.B. 158-58—re height of wall—residence use district.

50-59-BZ—B.R.—346 Sand Lane, southwest corner of Oceanside Avenue, Block 3491, Lot 85, South Beach, Borough of Richmond, N.B. 8-55—re erection of amusement building—retail use district.

51-59-A—B.B.—1-31 Hoyt Street, 203-227 Livingston Street, northeast corner, 10-28 Elm Place, northwest corner of Livingston Street, Block 157, Lot 1, Borough of Brooklyn, N.B. 600-58—re construction.

52-59-SM—Terraflor; to be used as wearing surface on floors, manufactured by Capco Chemical Corp., Material.

53-59-SM—Gold Bond Fire Shield Plaster, manufactured by National Gypsum Co., Material.

54-59-SM—Pur-Flo Filter, manufactured by Pur-Flo Filters Co., Material.

55-59-SA—Fitzgibbons 4000 Series Gas Boilers, Models 40G3, 40G4, 40G5 and 40G6, manufactured by Fitzgibbons Boiler Co., Inc., Appliance.

56-59-BZ—B.Q.—72-50 Austin Street, south side, 101.17 feet west of Ascan Avenue, Block 3255, Lot 65, Forest Hills, Borough of Queens, Alt. 171-59—re extension of retail market; area excessive, rear yard—retail use, D area district.

57-59-BZ—B.B.—864-880 Pennsylvania Avenue, west side, 95 feet south of Stanley Avenue, Block 4368, Lot 11, Borough of Brooklyn, Alt. 3372-57—re extension of manufacturing use; woodworking equipment—business use district.

58-59-A—B.B.—74 Nassau Avenue, south side, 79 feet, 9¼ inches east of Lorimer Street, Block 2679, Lot 5, Borough of Brooklyn, Alt. 299-58—re business use in class 4 construction.

59-59-BZ—B.Q.—76-02 113th Street, southeast corner of 76th Road, Block 2266, Lot 92, Forest Hills, Borough of Queens, Alt. 2363-58—re parking lot—residence use district.

60-59-A—B.Q.—157-11 Linden Boulevard and 148-44 158th Street, northwest corner, Block 12175, Lots 83, 86, 88 and 182, Jamaica, Borough of Queens; under Section 35, General City Law re proposed utilization of the portion of the lot which is in the bed of a mapped street for business entrance, N.B. 2798-58.

61-59-BZ—B.Bx.—1768 Hammersley Avenue, southwest corner of Wickham Avenue, Block 4774, Lot 9, Borough of The Bronx, Alt. 1137-59—re proposed extension of use—restaurant and bar; area excessive—residence use, D area district.

62-59-SA—Master Space Heaters, Models B-125, B-250 and B-400, manufactured by Master Vibrator Co., Appliance.

63-59-BZ—B.M.—214 East 52nd Street, south side, 180 feet east of 3rd Avenue, Block 1325, Lot 45, Borough of Manhattan, Alt. 1944-58—re change of use to storage, offices and model agency—residence use district.

64-59-BZ—B.Q.—108-15 Cross Bay Boulevard and 94-11 109th Avenue, northeast corner, Block 9165, Lot 291, Ozone Park, Borough of Queens, N.B. 3925-59—re erection and maintenance of office building; parking area for 4 cars—residence use district.

Restored to Docket

86-55-A—Vol. II—B.Bx.—1078 Kelly Street, east side, 89.32 feet south of East 167th Street, Block 2716, Lot 29, Borough of The Bronx, Alt. 1087-58—re synagogue and school in class 3 structure, etc.

283-52-BZ—Vol. II—B.Q.—272-06 to 272-10 Union Turnpike, southeast corner of Langdale Street, Block 8675, Lots 55, 57, 59 and 61, Bellerose, Borough of Queens, Alt. 2931-58—re extension of use for additional parking; curb cut—local retail and residence use district.

189-52-BZ—Vol. II—B.B.—602 Manhattan Avenue, east side, 200 feet south of Nassau Avenue, Block 2689, Lot 46, Borough of Brooklyn, N.B. 4-52—reopened for consideration as to extension of time to complete—re building (store) using more than the area permitted—business use, C area district.

289-56-BZ—Vol. II—B.Q.—45-42 162nd Street, west side, 400 feet south of 45th Avenue, Block 5440, Lot 61, Flushing, Borough of Queens, Alt. 2417-58—re extension of manufacturing into the cellar exceeds the 5% permitted—retail use district.

302-55-BZ—B.B.—1469-1471 86th Street, north side, 100 feet west of 15th Avenue, Block 6340, Lot 48, Borough of Brooklyn, Alt. 384-55—Reopened for consideration as to extension of time to complete—re body and fender repairs, wheel and frame alignment, parking of cars waiting to be serviced, etc.—business use district.

CALENDAR

DESIGNATIONS: B.—Department of Buildings; B.B.—Department of Buildings, Brooklyn; B.M.—Department of Buildings, Manhattan; B.Q.—Department of Buildings, Queens; B.R.—Department of Buildings, Richmond; B.Bx.—Department of Buildings, Bronx; H.D.—Health Department; F.D.—Fire Department, and M. and A.—Dept. of Marine and Aviation.

RULES

Last Publication

Arc and Gas Welding and Oxygen Cutting	Nov. 27, 1956.
Carbon Dioxide Liquefier, Rules..	Mar. 18, 1947—Vol. 32, No. 11
Cements, Air Entraining Portland, Rules for Approval and Use of.	April 12, 1955.
Cements, Blended, Rules for Testing and Use of	Mar. 15, 1955—Vol. 40, No. 11
Certificate of Occupancy, approved form	Dec. 28, 1943—Vol. 28, No. 52A
Concrete Flat Slabs, Rules	July 13, 1937—Vol. 22, No. 28
Concrete Masonry Units, Rules for Manufacture, Testing and Use of	April 24, 1951—Vol. 36, No. 7A
Dry Cleaning Establishments, Rules Covering	Sept. 15, 1955.
Concrete Rules (Hydrated Lime)...	Aug. 3, 1937—Vol. 22, No. 31
Elevator Rules	Mar. 3, 1936—Vol. 21, No. 9
Erection, Alteration, Repair, Excavation for and Demolition of Buildings	Feb. 1, 1956.
Exit Rules (Revolving Doors) ...	June 15, 1937—Vol. 22, No. 24
Exterior Veneering Materials, Rules for	Mar. 11, 1952—Vol. 37, No. 11A
Factory Exit Rules	Feb. 22, 1955.
Fire Alarm Rules (Interior).....	April 15, 1958.
Fire Drill Rules	April 15, 1958.
Fire Resistive, Flameproof Materials, etc., Rules for Testing of	Jan. 8, 1957.
Fire Retarding Rules for Garages, Motor Vehicle Repair Shops and Oil Selling Stations	Apr. 22, 1952—Vol. 37, No. 17
Fireproof Wood, Testing of.....	Apr. 13, 1937—Vol. 22, No. 15
Gas Shut-Off Rules	Apr. 7, 1925—Vol. 10, No. 14
Hatchway Protection	June 5, 1928—Vol. 13, No. 23
Insulating Fibre Board Rules	Mar. 25, 1952—Vol. 37, No. 13A
Methyl Chloride Rules for Class B and C Refrigerating Systems...	Feb. 11, 1947—Vol. 32, No. 6
Oil Burner Rules	Nov. 20, 1956.
Opening Protective Assemblies, Rules for Inspection of	May 27, 1954.
Parking and Storage of Motor Vehicles—Rules of Commissioner of Housing and Buildings	Sept. 7, 1948—Vol. 33, No. 36
Plumbing Rules	Aug. 3, 1937—Vol. 22, No. 31
Plumbing Rules (Submerged Inlets; Protective Methods to Prevent Contamination of Water Supply)	Nov. 13, 1956.
Procedure, Rules of	Sept. 7, 1937—Vol. 22, No. 36
Smoking in Factories, Rules for..	April 15, 1958.
Spraying and Drying of Paints, Varnishes, Lacquers, etc.	Mar. 4, 1958.
Sprinkler, Rules	June 29, 1937—Vol. 22, No. 26
Standpipe Fireline Rules	June 8, 1937—Vol. 22, No. 23
Structural Alterations, Reporting.	June 7, 1932—Vol. 17, No. 23
Wire Glass Rules (Amendment to Rule 505 of Industrial Code)...	Sept. 3, 1946—Vol. 31, No. 36
Zoning Resolution, Rule to Supplement Section 19-A—July 11, 1958.	

Section I, List of Approved Gas Fired Heating Equipment, Gas Burner and Heater Accessories. Oil Fired Heating Equipment and Oil Burner and Heater Accessories, issued June 1, 1955, listing all approvals through May 24, 1955.

Section II, List of Approved Concrete and Clay Products, issued June 27, 1958, listing all approvals through July 2, 1957.

These pamphlets may be purchased at 80 Lafayette Street, Manhattan. Single Copies \$1.25; By Mail—\$1.50.

Further Sections will be published, containing other approved materials and appliances.

FEBRUARY 10, 1959, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, February 10, 1959, at 10 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:

18-37-BZ Vol. IV

APPLICANT—Carl H. Salminen, for Kinney Motors, Inc., owner.

SUBJECT—Application reopened December 9, 1958 as Vol. IV—decision of the Borough Superintendent, under sections 7c, 7h, 7i and 21 of the Zoning Resolution, to permit in a business and residence use, C and D area district, the erection and maintenance of an auto showroom, offices, servicing of new and used cars and trucks, new car and truck conditioning, parts sale and storage, wheel alignment, car wash, welding with the use of oxyacetylene torch, car and truck storage in basement, gasoline pump and tank for servicing new cars—not for sale, parking of more than five (5) cars in the residence portion of plot of cars awaiting service.

PREMISES AFFECTED—2166-2190 Coney Island Avenue, west side, 100 feet, 4 $\frac{3}{8}$ inches south of First Court, Block 6685B, Lot 34, Borough of Brooklyn.

Laid over from February 3, 1959, to February 10, 1959, at the request of an objector; no further request for adjournment.

455-58-BZ

APPLICANT—Kenneth W. Milnes, for Gaetano Trubia, owner.

SUBJECT—Application July 24, 1958—decision of the Borough Superintendent, under sections 7c and 7A of the Zoning Resolution, to permit in a local retail use district, the reconstruction and rehabilitation of an existing gasoline service station, accessory building for a lubritorium, car wash, auto repairs—mainly with hand tools and to install one new pump, relocate the existing pumps and install three additional tanks and provide a business sign within 75 feet of a residence use district.

PREMISES AFFECTED—194 Brighton Avenue, southwest corner of Sumner Place, Block 117, Lot 20, New Brighton, Borough of Richmond.

Laid over from January 6, 1959, to February 10, 1959, for inspection and decision; hearing closed.

552-58-BZ

APPLICANT—Frederick A. Ketcher and Charles Karsch, for 2574 7th Avenue Corp., owner; Eli Zelikoff and Zion Nelson, lessees.

SUBJECT—Application September 22, 1958—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a local retail use district, the continuance of a non-flashing, illuminated sign located above the first floor of the building and is not over the subject store.

PREMISES AFFECTED—200 West 149th Street and 2574 7th Avenue, southwest corner, Block 2034, Lot 36, Borough of Manhattan.

Laid over from January 13, 1959, to February 10, 1959, for inspection and decision; hearing closed.

135-58-BZ

APPLICANT—Leonard F. Rothkrug, for Ludvik Hilman, Martin Rausman and George Pullman, doing business as Joint Realty Co., owners.

SUBJECT—Application March 18, 1958—decision of the Borough Superintendent, under sections 7f and 7i of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, accessory motor vehicle repairs (hand tools only), lubritorium, car washing (non-automatic), office and sales, parking of cars awaiting service, all for a term of fifteen (15) years.

PREMISES AFFECTED—3880 Richmond Avenue and 4575 Amboy Road, northwest corner, Block 5585, Lot 62, Eltingville, Borough of Richmond.

Laid over from January 13, 1959, to February 10, 1959, for inspection and decision; and for applicant to indicate adjacent gasoline station on his plans, Block 5497, Lot 135, granted under Cal. No. 942-57-BZ on July 29, 1958; hearing closed.

CALENDAR

665-58-A

APPLICANT—Leonard F. Rothkrug, for Ludvik Hilman, Martin Rausman and George Pullman, doing business as Joint Realty Co., owner.

SUBJECT—Application November 14, 1958—filed pursuant to section 35, General City Law re curb cuts in bed of mapped street—proposed widening of Richmond Avenue and Amboy Road.

PREMISES AFFECTED—3880 Richmond Avenue and 4575 Amboy Road, northwest corner, Block 5585, Lot 62, Eltingville, Borough of Richmond.

711-56-BZ

APPLICANT—Paul Friedman, for Felnor Realty Corp., owner.

SUBJECT—Application October 19, 1956—re decision of the Borough Superintendent, under Sections 7e, 7h and 7i of the Zoning Resolution, to permit in a local retail use district, the erection and maintenance of a gasoline service station, lubritorium, minor repairs with hand tools only, office, storage and sales of auto accessories, parking of more than five (5) motor vehicles waiting to be serviced and a post standard ground sign for a stated term of fifteen (15) years.

PREMISES AFFECTED—101-02 to 101-10 (101-06 official) Astoria Boulevard, 101-01 to 101-09 31st Avenue and 28-01 to 28-13 101st Street, southwest corner of Astoria Boulevard, Block 1688, Lot 30, East Elmhurst, Borough of Queens.

Laid over from March 5, 1957, to April 9, 1957, for applicant to file lay-out plan and inspection and decision; hearing closed; then placed on the reserve calendar pending erection of church on adjacent property; now set for hearing on October 1, 1957; then to October 8, 1957 for further inspection and decision; then to November 6, 1957, for further inspection and decision; then to December 10, 1957, at request of the applicant, to file revised plans; then to June 10, 1958, for further consideration by Board; inspected by committee of the Board, which is of the opinion that the application should be laid over further in order to give the church proposed to be erected on the adjoining plot more time to determine whether they can proceed with the development for church or school; then to October 7, 1958, for report from objecting property owner; then to December 9, 1958, for applicant to report to the Board as to adjacent property proposed for church and school which are in objection; then to January 13, 1959, for further consideration as to the progress of construction of the church building on the plot adjacent; then to February 10, 1959, for inspection and decision.

300-58-BZ

APPLICANT—Charles M. Spindler, for Reo Properties, Inc., owner; Socony Mobil Oil Co., Inc., lessee.

SUBJECT—Application May 15, 1958—decision of the Borough Superintendent, under sections 7e, 7f, 7i and 7A of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station with accessory uses of lubritorium, auto washing—non automatic, office, sale of accessories, minor repairs with hand tools only, safety inspection station and the parking and storage of motor vehicles with business sign and show windows within 75 feet of a residence use district all for a temporary term of fifteen (15) years.

PREMISES AFFECTED—7214-7224 20th Avenue and 1773-1783 73rd Street, northwest corner, Block 6195, Lots 43 and 48, Borough of Brooklyn.

Laid over from December 9, 1958, to December 16, 1958, for inspection and decision; hearing closed; then to January 13, 1959, at request of applicant to file revised plans and for decision; the premises were inspected by a committee of the Board; then to February 10, 1959, at the request of the applicant for possible rearrangement of the layout.

538-58-BZ

APPLICANT—Herman E. Horwood, for Ado Cristantante, owner.

SUBJECT—Application September 17, 1958—decision of the Borough Superintendent, under sections 7c and 7i of the Zoning Resolution, to permit in a business and residence use district the reconstruction of an existing gasoline service station by removing the existing dwelling and changing the use of the five (5) car garage to motor vehicle repair shop with hand tools only, touch up spraying and welding and wheel alignment and to extend the existing parking of cars into the residence portion of the premises.

PREMISES AFFECTED—628-630 Crescent Avenue, south side, 128 feet west of Belmont Avenue, 2321-2327 Belmont Avenue, Block 3087, Lots 11-19, Borough of the Bronx.

Laid over from January 20, 1959, to February 10, 1959, for inspection and decision; hearing closed.

306-58-BZ

APPLICANT—Henry Nordheim, for Frandel Realty Corp., owner.

SUBJECT—Application May 16, 1958—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a retail use district, manufacturing on a floor area in excess of that permitted.

PREMISES AFFECTED—2315-2333 Westchester Avenue and 1401 Parker Street, northwest corner, Block 3969, Lot 1, Borough of The Bronx.

Laid over from January 20, 1959, to February 10, 1959, for inspection and decision; hearing closed.

54-36-BZ—Vol. II

APPLICANT—Samuel Miller for Esso Standard Oil Co., owner.

SUBJECT—Application reopened September 30, 1958 as Vol. II—decision of the Borough Superintendent, under sections 7c and 7i of the Zoning Resolution, to permit in a business and residence use district, the reconstruction and rehabilitation of an existing gasoline service station, lubritorium and auto laundry and to extend the uses to include minor auto repairs with hand tools only and the parking of cars awaiting service, the proposed reconstruction to provide a new accessory building, additional gasoline tanks and the relocation of the gasoline pumps and curb cuts.

PREMISES AFFECTED—525 Gravesend Neck Road (517-531 displayed), northwest corner of Ocean Parkway, Block 7157, Lot 16, Borough of Brooklyn.

Laid over from January 20, 1959, to February 10, 1959, for inspection and decision; hearing closed.

570-58-BZ

APPLICANT—Lama, Proskauer and Prober, for Ruth Gould, Shirley Firsker, Sylvia Rosenberg, Rebecca Rosenberg, Abraham Rosenberg and Marion Freedman, owners.

SUBJECT—Application October 3, 1958—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs, car wash, storage room, office and sales and the parking and storage of motor vehicles.

PREMISES AFFECTED—5601-5611 Avenue U and 2063-2083 East 56th Street, northeast corner, Block 8399, Lot 6, Borough of Brooklyn.

Laid over from January 20, 1959, to February 10, 1959, for inspection and decision; hearing closed.

482-58-BZ

APPLICANT—Otto J. and Warren A. Sambach, for Anthony J. Amato, owner.

SUBJECT—Application August 12, 1958—decision of the Borough Superintendent, under sections 7e, 7h and 21 of

CALENDAR

the Zoning Resolution, to permit in a residence use district, the erection of a one story building for use as a warehouse and office with the open area in front used for the parking of employees cars, the proposed structure does not provide a rear yard and exceeds the permitted area coverage.

PREMISES AFFECTED—156-08 107th Avenue, south side, 50 feet west of 157th Street, Block 10135, Lot 27, South Jamaica, Borough of Queens.

Laid over from January 20, 1959, to February 10, 1959, for inspection and decision; hearing closed.

491-58-BZ

APPLICANT—Ervin Palmer, for Daniel A. Brener, owner. Edward R. Lewis, Lessee.

SUBJECT—Application August 21st, 1958—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a local retail use district, in an existing three story and cellar structure, the change in occupancy of the second floor from private club to office use.

PREMISES AFFECTED—22 Greenwich Avenue, east side, 31 feet, 5 inches north of West 10th Street, Block 606, Lot 6, Borough of Manhattan.

Laid over from January 20, 1959, to February 10, 1959, for inspection and decision; hearing closed.

456-58-BZ

APPLICANT—Fred C. Dahlem, for Florence Christiano, Joseph Christiano, Jr., Emily Muccardi, owners.

SUBJECT—Application July 25, 1958—decision of the Borough Superintendent, under sections 7f, 7e, and 7i of the Zoning Resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubritorium, office, sale of accessories, car wash, minor repairs with hand tools only, parking and storage of more than five (5) motor vehicles and the sale of used cars for a stated term of fifteen (15) years.

PREMISES AFFECTED—2800-2806 Boston Road, north east corner of Radcliff Avenue, Block 4516, Lots 856-863 inclusive, Borough of The Bronx.

Laid over from January 20, 1959, to February 10, 1959, for inspection and decision; hearing closed.

540-27-BZ—Vol. II

APPLICANT—Samuel Miller, for Esso Standard Oil Company, owner.

SUBJECT—Application reopened September 23, 1958 as Vol. II—decision of the Borough Superintendent, under sections 7c and 7i of the Zoning Resolution, to permit in a business and unrestricted use district, the extension in area and the reconstruction of an existing gasoline service station, lubrication, non-automatic car wash, office and sales-room and to extend the uses to include motor vehicle repairs and parking of cars awaiting service, the proposed reconstruction to provide a new accessory building, additional gasoline tanks and the relocation of the gasoline pumps and curb cuts.

PREMISES AFFECTED—450 Flushing Avenue and 725-727 Bedford Avenue, southeast corner, Block 1715, Lot 31, Borough of Brooklyn.

Laid over from January 20, 1959, to February 10, 1959, for inspection and decision; hearing closed.

240-57-BZ—Vol. II

APPLICATION—Aaron Halpern for Fun Fair Park, Inc., owner, Kapprach Enterprises, Inc., lessee.

SUBJECT—Application reopened April 29, 1958 as Vol. II—decision of the Borough Superintendent under section 7e of the Zoning Resolution, to permit the additional use of a batting range to the previously granted parking of motor vehicles on premises partly in a residence use district.

PREMISES AFFECTED—28-21 to 28-51 Linden Place (28-31 Linden Place official) and 28-20 to 28-80 Whitestone

Parkway, northeast corner and 28-02 to 28-12 137th Street, Block 4336, 4337, 4339, Lots 35, 40, 62, 70, 46, and 65, Borough of Queens.

Laid over from January 20, 1959, to February 10, 1959, for inspection and decision; hearing closed.

659-50-BZ—Vol. IV

APPLICANT—Henry J. Nurick, for Jericho Sash and Door Co., owner.

SUBJECT—Application reopened October 7, 1958 as Vol. IV—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a business use district, the erection of a new one story building at the rear of the premises to be used in conjunction with the two existing buildings on the lot for the storage of finished woodwork such as doors, trim and sash which is delivered by railroad.

PREMISES AFFECTED—251-61 Jamaica Avenue, north side, 200.88 feet west of Little Neck Parkway, Block 8668, Lot 118, Bellerose, Borough of Queens.

Laid over from January 20, 1959, to February 10, 1959, for inspection and decision; hearing closed.

240-28-BZ—Vol. II

APPLICANT—George H. Colin for Cities Service Oil Company, owner.

SUBJECT—Application reopened June 3, 1958—as Vol. II—decision of the Borough Superintendent, under sections 7c, 7i, and 21 of the Zoning Resolution, to permit in a retail and residence use district, the reconstruction of an existing gasoline service station by erecting a new accessory building for use as lubritorium, car washing, minor auto repairs, accessory sales and the parking and storage of more than five (5) motor vehicles, the proposed reconstruction to provide additional tanks and to relocate pumps and curb cuts.

PREMISES AFFECTED—35-01 Beach Channel Drive, south side, and west of Beach 35th Street, Block 312, Lot 7, Edgemere, Borough of Queens.

Laid over from December 16, 1958, to January 20, 1959, for inspection and decision for continuation of hearing to consider the Administrative Appeal; then to February 10, 1959, for inspection and decision; hearing closed.

705-58-A

APPLICANT—George H. Colin, for Cities Service Oil Co., owner.

SUBJECT—Application December 4, 1958—filed pursuant to section 35, General City Law re mapped street-proposed widening of Rockaway Beach Boulevard not to be used in connection with Gasoline Station.

PREMISES AFFECTED—35-01 Beach Channel Drive (Amstel Boulevard), southwest corner of Beach 35th Street, Block 312, Lot 7, Edgemere, Borough of Queens.

352-45-BZ—Vol. II

APPLICANT—Anthony M. Salvati, for Nathan Ossip, owner; Patrick Brini, lessee.

SUBJECT—Application reopened April 15, 1958 as Vol. II—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a business use district, the reconstruction of an existing gasoline service station with accessory uses of lubritorium, auto repairs, car washing, inspection station and parking of cars and to increase the number of gasoline tanks and the rearrangement of pump islands.

PREMISES AFFECTED—81-22 Rockaway Boulevard, southwest corner of 82nd Street and 81-09 to 81-17 95th Avenue, Block 9010, Lot 26, Woodhaven, Borough of Queens.

Laid over from November 5, 1958, date to be set, for applicant to file revised plans as to accessory building and for inspection and decision; hearing closed; set for January 20, 1959, then to February 10, 1959, for further consideration after applicant has considered adopting the plans previously approved by the Board in 1946, which were not constructed.

CALENDAR

741-57-BZ

APPLICANT—Dominick Salvati and Son, for Andrew Trenchina, owner.

SUBJECT—Application October 16, 1957—decision of the Borough Superintendent under Section 7c of the Zoning Resolution, to permit in a retail and residence use district, the erection of a one-story masonry extension to an existing one-story building to provide adequate facilities for the established cement block manufacturing shop.

PREMISES AFFECTED—1564 Hylan Boulevard south-east corner of Burgher Avenue, Block 3368, Lot 15, Dongan Hills, Borough of Richmond.

Laid over from September 30, 1958; date to be set; for inspection and decision; hearing closed; then set for December 19, 1958; the premises were inspected by a Committee of the Board; then to January 6, 1959, for applicant to furnish the Board with full information as to the establishment of the present use; then to January 20, 1959, for applicant to submit revised plans, permit numbers and dates. The premises were inspected by a committee of the Board which questioned the legality of location and size of existing building and area of premises in use; then to February 10, 1959, for applicant to submit revised plans.

143-42-BZ—Vol. II

APPLICANT—Moritz Simon, for 511 Realty Corp., owner; Scully Walton, Inc., lessee.

SUBJECT—Application reopened December 2, 1958—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence and unrestricted use district, the use of the first floor of the East 72nd Street building and extending through to East 73rd Street in an existing factory building as a garage for the storage of more than five (5) ambulances, oxygen and showroom on East 72nd Street and storage and factory in the rear portion on East 73rd Street.

PREMISES AFFECTED—511-519 East 72nd Street, north side, 198 feet east of York Avenue and 510-518 East 73rd Street, Block 1484, Lot 9, Borough of Manhattan.

Laid over from January 27, 1959, to February 10, 1959, for inspection and decision; hearing closed.

553-58-BZ

APPLICANT—Max Wechsler of Wechsler and Schimenti, for Fraydun Construction Co., owner.

SUBJECT—Application filed September 22, 1958—decision of the Borough Superintendent, under sections 7c, 7A and 21 of the Zoning Resolution, to permit in a local retail and residence use district, a one story extension to an existing four-story multiple dwelling with basement and cellar and the change in occupancy of the basement floor from apartments to restaurant with storage, office and restrooms in the cellar, the proposed show windows and signs are within 75 feet of a residence use district and the proposed extension exceeds the permitted area.

PREMISES AFFECTED—355 East 50th Street, north side, 85 feet west of 1st Avenue, Block 1343, Lot 23, Borough of Manhattan.

Laid over from January 6, 1959, to January 27, 1959, for inspection and decision; hearing closed; then to February 10, 1959, for decision; at request of applicant so the owner may be present.

554-58-A

APPLICANT—Max Wechsler of Wechsler and Schimenti, for Fraydun Construction Co., owner.

SUBJECT—Application filed September 22, 1958—Appeal from a decision of the Borough Superintendent—exit and rear yard.

PREMISES AFFECTED—355 East 50th Street, north side, 85 feet west of 1st Avenue, basement and 1st floor, Block 1343, Lot 23, Borough of Manhattan.

729-52-BZ—Vol. II

APPLICANT—Haus and Bresin, for Allerton Three, owner.

SUBJECT—Application reopened June 11, 1957 as Vol. II—re decision of the Borough Superintendent, under sections 7e and 7h of the Zoning Resolution, to permit in a local retail use district, the erection and maintenance of a gasoline service station for a temporary term of fifteen (15) years.

PREMISES AFFECTED—25-15 Francis Lewis Boulevard, east side, 36.21 feet south of 25th Avenue, Block 5769, Lot 18, Flushing, Borough of Queens.

Laid over from June 3, 1958, to June 17, 1958, for inspection and decision; hearing closed; applicant to furnish additional photograph, 4 prints as requested by Board; then to July 1, 1958, for further inspection and decision; and at the request of the applicant to permit negotiation with affected property owners and filing of revised plans; then to September 17, 1958, at the request of the applicant to confer with objectors; then to October 15, 1958, at request of the applicant, to file revised plans; then to October 21, 1958, for consideration of revised plans and decision; then to October 28, 1958, for further consideration and for applicant to file an undertaking, signed and sworn to before a notary public, to the effect that in the event the Board permits the gas station as proposed, he will construct a private dwelling on the adjoining lot under his ownership and complete it before the gas station is in operation; then to November 5, 1958, for decision; applicant to furnish affidavit to bind successors and assigns; then to November 18, 1958, applicant to submit an affidavit giving exact metes and bounds of subject property and the proper lot numbers over the signature of the owner; then to January 13, 1959, at request of the applicant; no further notices to be sent out; then to February 3, 1959, at 10 A. M. at the request of the applicant in connection with mortgage arrangements; then to February 10, 1959, for completion of vote.

918-57-BZ

APPLICANT—Leonard F. Rothkrug, for Peter Baron and New York Lien Corp., owners.

SUBJECT—Application December 17, 1957—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in an E-1 area district, the erection of a six-story building with cellar and sub-cellar for use as a multiple dwelling.

PREMISES AFFECTED—1227-1233 Pelham Parkway and 2201-2225 Throop Avenue, northwest corner, Block 4372, Lots 1, 25, 26 and 28, Borough of The Bronx.

Laid over from December 9, 1958, to January 13, 1959, for inspection and decision; hearing closed; then to February 3, 1959, at the request of the applicant; then to February 10, 1959, for full membership of the Board.

186-53-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober for Jacob Stein, owner.

SUBJECT—Application reopened July 29, 1958 as Vol. II—decision of the Borough Superintendent under section 7e of the Zoning Resolution to permit in a local retail and residence use district, the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs, storage, office and sales and the parking of cars waiting to be serviced for a stated term of fifteen (15) years.

PREMISES AFFECTED—216-06 Hillside Avenue and 88-10 to 88-13 216th Street, southeast corner, Block 10676, Lot 17, Hollis, Borough of Queens.

Laid over from January 20, 1959, to February 3, 1959, for inspection and decision; hearing closed; then to February 10, 1959, for completion of vote.

501-58-BZ

APPLICANT—Charles M. Spindler, for Clara Flapan, owner.

SUBJECT—Application August 25th 1958—decision of the Borough Superintendent, under sections 7e and 7h of the Zoning Resolution, to permit in a local retail use district the erection and maintenance of a gasoline service station, lubritorium, auto washing (non-automatic), office, sale

CALENDAR

of accessories, minor repairs with hand tools only, auto safety inspection station and the parking and storage of motor vehicles for a stated term of fifteen (15) years.
PREMISES AFFECTED—3743-3761 Nostrand Avenue, east side 140 feet north of Avenue Y, Block 7422, Lot 54, Borough of Brooklyn.

Laid over from January 20, 1959, to February 3, 1959, for inspection and decision; hearing closed; then to February 10, 1958, for consideration and decision.

635-57-BZ

APPLICANT—H. M. Cole, for 115 East 69th Street, Inc., owner.

SUBJECT—Application September 17, 1957—decision of the Borough Superintendent under section 7e of the Zoning Resolution, to permit in a residence use district, the use of the first floor as a legation for the Republic of Sudan to the United Nations and the second floor as an office for the Pharmaceutical Information Bureau.

PREMISES AFFECTED—115 East 69th Street, north side, 185 feet east of Park Avenue, Block 1404, Lot 8, Borough of Manhattan.

Laid over from December 16, 1958, and continuation of hearing to January 20, 1959; applicant to obtain new decision of the Borough Superintendent, submit revised plans and notices to be sent by regular mail of a new date of hearing; then to February 3, 1959, for applicant to obtain new decision of the Borough Superintendent as to the use of the second floor under the Multiple Dwelling Law; then to February 10, 1959, for decision; applicant to file plan identical with that referred to in decision of the Borough Superintendent, dated November 26, 1958, showing compliance with the Multiple Dwelling Law for the second story.

493-57-BZ

APPLICANT—Leonard F. Rothkrug, for Frelude Realty Corp., owner.

SUBJECT—Application June 25, 1957—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in an unrestricted and business use district, the change in use from furniture storage to manufacturing of wearing apparel with an area used for manufacture in excess of that permitted.

PREMISES AFFECTED—411-415 Bedford Avenue, east side, 68 feet south of South 8th Street, Block 2138, Lots 7 and 8, Borough of Brooklyn.

Laid over from January 6, 1959, to January 20, 1959, for inspection and decision; hearing closed; then to February 3, 1959, for applicant to submit revised plans; then to February 10, 1959, for applicant to file revised plan amending revised plans marked "Received January 28, 1959", showing the new fire escape with stair to grade at rear of longer building.

494-57-A

APPLICANT—Leonard F. Rothkrug, for Frelude Realty Corp., owner.

SUBJECT—Application June 25, 1957—Appeal from a decision of the Borough Superintendent, re live load, exit, etc.

PREMISES AFFECTED—411-415 Bedford Avenue, east side, 68 feet south of South 8th Street, Block 2138, Lots 7 and 8, Borough of Brooklyn.

117-58-BZ

APPLICANT—John J. Lynch and James J. Lyons, Jr., for 60 Duane Street Corp., owner.

SUBJECT—Application February 21, 1958—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a business and residence use district, the maintenance of a parking lot for the parking and storage of more than five (5) motor vehicles to extend into the residence portion of the premises.

PREMISES AFFECTED—928-932 Simpson Street, east side, 83.8 feet south of East 163rd Street, Block 2723, Lot 36, Borough of The Bronx.

Laid over from December 16, 1958, to January 6, 1959, at the request of an objector; then to January 27, 1959, for inspection and decision; hearing closed; then laid over from January 27, 1959, to February 3, 1959, for further consideration and decision; then to February 10, 1959, for consideration and decision.

HARRIS H. MURDOCK, *Chairman.*

FEBRUARY 10, 1959, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, February 10, 1959, at 2 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:*

324-58-SM

APPLICANT—Sheffield Division Armco Steel Corporation, owner.

SUBJECT—Application May 22, 1958—Sheffield High Strength Bolts, approval of.

330-58-A

APPLICANT—Jack Fein, for Otto Van Glahn, owner.

SUBJECT—Application May 23, 1958—Appeal from a decision of the Borough Superintendent, re exit stairs.

PREMISES AFFECTED—1325-27 Broadway, north side, 83 feet, 11 inches, east of Grove Street, Block 3321, Lot 59, Borough of Brooklyn.

378-58-A

APPLICANT—Noah N. Sherman, for Karo Film Corp., owner; Bonded Film Storage Co., Inc., lessee.

SUBJECT—Application June 17, 1958—Appeal from a decision of the Borough Superintendent, re: sprinklers.

PREMISES AFFECTED—42-53 21st Street, east side, 59.87 feet north of 43rd Avenue, Block 427, Lot 24, Long Island City, Borough of Queens.

561-58-A

APPLICANT—Rudolf C. P. Boehler, for 210 W. 42nd St. Corp., owner; Hartnett National Music Studios, lessee.

SUBJECT—Application filed September 26, 1958—Appeal from a decision of the Borough Superintendent—music school on 3rd floor.

PREMISES AFFECTED—210-212 West 42nd Street, south side, 100 feet 5 inches west of 7th Avenue, 3rd floor, Block 1013, Lot 37, Borough of Manhattan.

545-58-A

APPLICANT—Samuel Rosenblum, for S. W. Steel Management Co. Inc., owner.

SUBJECT—Application September 19, 1958—Appeal from a decision of the Borough Superintendent—re egress.

PREMISES AFFECTED—39-41 West 55th Street, north side, 395 feet east of Avenue of the Americas, 2nd, 3rd, 6th, 7th and penthouse floors, Block 1271, Lot 17, Borough of Manhattan.

627-57-A

APPLICANT—American Can Company, owner.

SUBJECT—Application September 4, 1957—Appeal from an order and a decision of the Fire Commissioner re use of oil as heat transfer medium, not of approved type.

PREMISES AFFECTED—102-184 43rd Street, south side, from 1st to 2nd Avenues and from 43rd to 44th streets, Block 726, Lot 1, Borough of Brooklyn.

333-58-A

APPLICANT—Philip Freshman for Isaac Baron, owner.

SUBJECT—Application May 16, 1958—Appeal from a decision of the Borough Superintendent, re structure area—ventilating and air conditioning.

PREMISES AFFECTED—1613-35 East 16th Street east side, 100 feet, south of Avenue P, Block 6779, Lot 69, Borough of Brooklyn.

CALENDAR

639-58-A

APPLICANT—Lee Schoen, for A. E. A. Realty Corp., owner.

SUBJECT—Application November 6, 1958—Appeal from a decision of the Borough Superintendent, re exits, entrance to fire tower, etc.

PREMISES AFFECTED—224-226 West 47th Street, south side, 141 feet. 3½ inches west of Broadway, Block 1018, Lot 44, Borough of Manhattan.

20-59-A

APPLICANT—Morris Hannes for Franklin Warehouse and Movers, Incorporated, owner.

SUBJECT—Application January 8, 1959—Appeal from a decision of the Borough Superintendent re exterior stairs should comply with Labor Law; counterbalanced stairs not acceptable.

PREMISES AFFECTED—88-90 Gold Street and 1-5 Ferry Street, northeast corner, Block 104, Lot 31, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

FEBRUARY 17, 1959, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, February 17, 1959, at 10 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:*

431-58-BZ

APPLICANT—Anthony M. Salvati, for Fred Di Donna, owner.

SUBJECT—Application July 17, 1958—decision of the Borough Superintendent, under Section 7c of the Zoning Resolution, to permit in a local retail use district, in an existing three story and cellar structure presently occupied as a store and wet wash laundry on the first floor with apartments on the second and third floors, the extension of the laundry facilities to include shirt pressing.

PREMISES AFFECTED—568 17th Street and 1701-1709 10th Avenue, southeast corner, Block 878, Lot 4, Borough of Brooklyn.

479-39-BZ—Vol. III

APPLICANT—Haus and Bresin, for Lakeden Realty Corp., owner.

SUBJECT—Application reopened October 21, 1958 as Vol. III—decision of the Borough Superintendent, under Sections 7f and 7i of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, office, sale of accessories, minor repairs with hand tools only, non-automatic auto wash and the parking and storage of more than five (5) motor vehicles all for a temporary term of fifteen (15) years.

PREMISES AFFECTED—184-194 Ludlow Street and 207-215 East Houston Street, southeast corner, Block 412, part of Lot 53, Borough of Manhattan.

663-58-BZ

APPLICANT—Leonard F. Rothkrug, for Northern Studios, Inc., owner.

SUBJECT—Application November 14, 1958—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a residence use district, the change in use from stables and storage to a factory for manufacturing of metal products with accessory office and caretaker's apartment in another building on the same lot formerly used as a one family dwelling all for a temporary term of ten (10) years.

PREMISES AFFECTED—25-52 Crescent Street, west side, 140.76 feet north of Astoria Avenue, Block 872, Lot 76, Astoria, Borough of Queens.

664-58-A

APPLICANT—Leonard F. Rothkrug, for Northern Studios, Inc., owner.

SUBJECT—Application November 14, 1958—Appeal from a decision of the Borough Superintendent, re egress, frame structure, business use.

PREMISES AFFECTED—25-52 Crescent Street, west side, 140.76 feet north of Astoria Avenue, Block 872, Lot 76, Astoria, Borough of Queens.

659-58-BZ

APPLICANT—George H. Colin, for Cities Service Oil Co., owner.

SUBJECT—Application November 3, 1958—decision of the Borough Superintendent, under Section 7c of the Zoning Resolution, to permit in a business use district, the reconstruction of an existing gasoline service station, retail sales, and minor motor vehicle repairs by extending the uses to include car laundry and lubritorium, and by erecting a new accessory building, installing additional gasoline tanks and a new pump island.

PREMISES AFFECTED—1398-1410 Eastern Parkway, northeast corner of Pitkin Avenue, Block 1475, Lot 35, Borough of Brooklyn.

68-36-BZ—Vol. IV

APPLICANT—Lama, Proskauer and Prober, for 10 Brighton 11th Street Corp. and New York City Transit Authority, owners; Waldbaum 21, Inc., lessee.

SUBJECT—Application reopened January 6, 1959 as Vol. IV—re decision of the Borough Superintendent, under Section 7c of the Zoning Resolution, to permit in a business and residence use district, the change in use of an existing public garage, motor repairs, lubritorium, and parking in the open area to a supermarket, stores, loading and unloading area, parking of patrons and employees cars—no fee to be charged, and a sign in the residential portion of the plot.

PREMISES AFFECTED—14-48 Brighton 11th Street, west side, 59 feet, 9½ inches south of Neptune Avenue, Block 7516, Lots 2375 and part of 2370, Borough of Brooklyn.

169-49-BZ—Vol. II

APPLICANT—Joshua Brown, for Staten Island Oil Co., Inc., owner.

SUBJECT—Application reopened April 15, 1958—as Vol. II—decision of the Borough Superintendent, under Section 7c of the Zoning Resolution, to permit in a residence use district, the reconstruction of a present gasoline service station and to continue the present uses such as office, lubritorium, sale of auto accessories, car wash—non automatic, minor auto repairs with hand tools only and the parking of more than five (5) motor vehicles waiting to be serviced.

PREMISES AFFECTED—5270 Amboy Road, southeast corner of Arbutus Avenue, Block 6523, Lot 80, Huguenot, Borough of Richmond.

17-59-A

APPLICANT—Joshua Brown for Staten Island Oil Company, Incorporated, owner.

SUBJECT—Application January 9, 1959—filed pursuant to Section 35, General City Law re premises in bed of a mapped street—Proposed widening of Amboy Road.

PREMISES AFFECTED—5270 Amboy Road, southeast corner of Arbutus Avenue, Block 6523, Lot 80, Huguenot, Borough of Richmond.

525-58-BZ

APPLICANT—Charles M. Spindler, for Helen Bartelucci, Kuni Rickel and Louise S. Grimm, owners.

SUBJECT—Application September 10, 1958—decision of the Borough Superintendent, under Sections 7e and 7h of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service

CALENDAR

station, lubrication, auto washing—non automatic, office, sale of accessories, minor repairs with hand tools only, safety inspection station and the parking and storage of motor vehicles for a stated term of fifteen (15) years.

PREMISES AFFECTED—43-01 to 43-09 (43-07 official) Astoria Boulevard and 23-11 to 23-21 43rd Street, northeast corner, Block 780, Lot 80 (tentative), Astoria, Borough of Queens.

294-44-BZ—Vol. IV

APPLICANT—Albert B. Bauer, for Department of Public Works, City of New York, owner.

SUBJECT—Application reopened December 2, 1958 as Vol. IV—decision of the Borough Superintendent, under Sections 7a and 7e of the Zoning Resolution, to permit in a residence use district, the erection of a Central Laundry building for City hospitals in the Borough of Brooklyn which will be used conjunctively with the existing Kingston Avenue Hospital and Kings County Hospital.

PREMISES AFFECTED—645 Kingston Avenue, northeast corner of Winthrop Street, Block 4812, part of Lot 1, Borough of Brooklyn.

703-58-BZ

APPLICANT—A. L. Seiden, for Sea Crest Inc., owner; Sylvan Parking Co., and Abraham Dollinger, lessees.

SUBJECT—Application December 3, 1958—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a restricted retail use district, the maintenance of a parking lot for more than five (5) motor vehicles of the pleasure car type.

PREMISES AFFECTED—65 West 55th Street, north side, 152.8 feet east of Avenue of the Americas (6th), Block 1271, Lot 7, Borough of Manhattan.

514-45-BZ—Vol. II

APPLICANT—Leonard F. Rothkrug, for D. D. Blackman, Inc., owner; Ethical Products, Inc., lessee.

SUBJECT—Application reopened April 29, 1958 as Vol. II—decision of the Borough Superintendent, under Section 7c of the Zoning Resolution, to permit in a manufacturing and retail use district, the change in use from garage for more than five (5) motor vehicles and automobile salesroom and incidental repair shop—previously granted by the Board, to manufacture of metal products, assembly of machines and machine parts with accessory spraying, welding and loading and unloading.

PREMISES AFFECTED—2339-2351 Bedford Avenue and 2302 Tilden Avenue, southeast corner, Block 5135, Lot 1, Borough of Brooklyn.

515-45-A—Vol. II

APPLICANT—Leonard F. Rothkrug, for D. D. Blackman, Inc., owner; Ethical Products, Inc., lessee.

SUBJECT—Application reopened April 29, 1958 as Vol. II—Appeal from a decision of the Borough Superintendent, re exits, vertical opening between floors, etc.

PREMISES AFFECTED—2339-2351 Bedford Avenue and 2302 Tilden Avenue, southeast corner, Block 5135, Lot 1, Borough of Brooklyn.

468-27-BZ—Vol. II

APPLICANT—Henry J. Nurick, for Shell Oil Co., owner.

SUBJECT—Application reopened November 25, 1958 as Vol. II—decision of the Borough Superintendent, under Section 7c of the Zoning Resolution, to permit in a business use district, the reconstruction of an existing gasoline service station by erecting a new accessory building for use as office, salesroom, lubritorium, minor motor vehicle repairs, car washing and to provide parking for cars awaiting service, the proposed reconstruction to relocate the pump islands and increase the size of the existing curb cuts.

PREMISES AFFECTED—6414-6420 Fort Hamilton Parkway and 945 65th Street, northwest corner, Block 5743, Lot 26, Borough of Brooklyn.

881-54-BZ—Vol. II

APPLICANT—Charles M. Spindler, for Shell Oil Co., owner.

SUBJECT—Application reopened October 28, 1958—decision of the Borough Superintendent, under Section 7c of the Zoning Resolution, to permit in a retail and residence use district, the erection of a two bay extension to an existing gasoline service station, accessory building, a pylon and a sign and a refuse storage bin, the proposed extension does not provide a rear yard.

PREMISES AFFECTED—218-10 Northern Boulevard, south side, from Springfield Boulevard to 218th Street, 45-02 to 45-12 Springfield Boulevard and 45-01 to 45-09 218th Street, Block 7338, Lot 10, Bayside, Borough of Queens.

584-58-BZ

APPLICANT—Lama, Proskauer and Prober, for Menora Caterers Inc.

SUBJECT—Application October 10, 1958—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution to permit in a residence use district, the maintenance of a parking lot for the parking of patrons' cars in conjunction with the Masonic Temple located on the corner plot.

PREMISES AFFECTED—1362-1364 50th Street, south side, 140 feet west of 14th Avenue, Block 5649, Lots 32 and 33, Borough of Brooklyn.

609-58-BZ

APPLICANT—M. Martin Elkind, for Marie Roody, owner.

SUBJECT—Application October 24, 1958—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot for the parking and storage of more than five (5) motor vehicles.

PREMISES AFFECTED—40-14 80th Street, west side, 100 feet south of Roosevelt Avenue, Block 1490, Lot 12, Jackson Heights, Borough of Queens.

514-58-BZ

APPLICANT—Tobias Goldstone, for Brooklyn Savings Bank, owner.

SUBJECT—Application September 2, 1958—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a restricted retail use district, the maintenance of a parking lot for the parking and storage of more than five (5) motor vehicles for patrons of the adjoining bank and public parking.

PREMISES AFFECTED—135 Pierrepont Street, northeast corner of Clinton Street, Block 239, part of Lot 9, Borough of Brooklyn.

572-58-BZ

APPLICANT—Ingram S. Carner, for Sutbros Realty Corporation, owner; Shell Oil Company, lessee.

SUBJECT—Application October 3, 1958—decision of the Borough Superintendent, under Sections 7f, 7i and 7A of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, office, sale of auto accessories, car washing—non automatic, minor automobile repairs with hand tools only, lubritorium, storage and parking and storage of more than five (5) motor vehicles waiting to be serviced for a stated term of fifteen (15) years.

PREMISES AFFECTED—2472-2484 Knapp Street and 3111-3121 Avenue Y, northwest corner, Block 7429, part of Lot 16, Borough of Brooklyn.

606-58-BZ

APPLICANT—Randolph M. Smith, for Anthony and Ernest Caputo, owners.

SUBJECT—Application October 23, 1958—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a residence use district, the main-

CALENDAR

tenance of a parking lot for the parking and storage of more than five (5) motor vehicles on a monthly and transient basis.

PREMISES AFFECTED—370-372 Lefferts Avenue, south side, 416 feet, 2 $\frac{3}{8}$ inches east of Nostrand Avenue, Block 1330, Lots 21 and 22, Borough of Brooklyn.

390-57-BZ—Vol. II

APPLICANT—Herman Horowitz, for Jacob Perlow, Samuel J. Landau and Joseph G. Blum, owners.

SUBJECT—Application reopened December 2, 1958 as Vol. II—decision of the Borough Superintendent, under Section 19B(d) of the Zoning Resolution, to permit in a local retail and residence use district, the erection of a Class A multiple dwelling without the required garage or parking spaces for passenger motor vehicles.

PREMISES AFFECTED—69-75 West 9th Street and 422-430 Avenue of The Americas, northeast corner, Block 573, Lots 1 and 3, Borough of Manhattan.

125-57-BZ

APPLICANT—James E. Vassalotti, for Max Kirsch, Inc., owner.

SUBJECT—Application February 18, 1957—decision of the Borough Superintendent, under sections 7e and 7h of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs, storage, offices and sales, car washing and parking and storage of motor vehicles.

PREMISES AFFECTED—9501-9515 Sea View Avenue and 1645-1655 East 95th Street, northeast corner, Block 8298, Lot 7, Borough of Brooklyn.

157-57-BZ

APPLICANT—Fred C. Dahlem and Victor E. Block, for Jacob Starr, owner.

SUBJECT—Application March 1, 1957—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot for the parking and storage of more than five (5) motor vehicles.

PREMISES AFFECTED—1191-1195 Woodycrest Avenue, west side, 140 feet north of West 167th Street, Block 2515, Lot 53, Borough of The Bronx.

137-56-BZ

APPLICANT—Leonard F. Rothkrug, for Frank Ward, owner.

SUBJECT—Application reopened May 28, 1957 and restored to docket—(decision of the borough superintendent) under sections 7h and 7c of the zoning resolution, to permit in a residence and local retail use district, the maintenance of a parking lot for the non transient parking of motor vehicles, pleasure car type.

PREMISES AFFECTED—238-240 McDougal street, south side, 100 feet east of Rockaway avenue, Block 1534, Lot 7, Borough of Brooklyn.

Laid over from June 25, 1957, date to be determined after applicant consults with adjoining owners; for decision; hearing closed; now set for February 17, 1959.

565-57-BZ

APPLICANT—Charles M. Spindler, for Leopold Gerinsky and Thomas J. O'Brien, owners.

SUBJECT—Application July 26, 1957—decision of the Borough Superintendent, under sections 7e, 7f, 7i, and 7A of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, auto laundry—non automatic, lubritorium, office, accessory sales, minor repairs with hand tools only, safety inspection station, parking and storage of more than five (5) motor vehicles with curb cuts within 75 feet of a residence use district for a stated term of fifteen (15) years.

PREMISES AFFECTED—5832-5848 Broadway and 196-

198 West 239th Street, southeast corner, Block 3271, Lots 193, 194, 195, 196, 197 and 198, Borough of The Bronx.

Laid over from January 28, 1958, to February 18, 1958, for applicant to consult Department of Buildings with respect to Section 21A; then to March 18, 1958, for inspection and decision; hearing closed, then laid over pending Court action, reviewing denial by the Board of a similar application on property across the street from subject site, Block 3414, Lot 340, under Cal. No. 510-39-BZ; date for decision to be determined; then set for February 17, 1959.

474-58-BZ

APPLICANT—Harry A. Yarish, for 98 Sterling Place Realty Corp., owner.

SUBJECT—Application July 31, 1958—decision of the Borough Superintendent, under Sections 7c and 21 of the Zoning Resolution, to permit in a residence use district, the extension in use of an existing one story building, occupied as a garage for more than five (5) cars, to include auto repair shop and gasoline selling facilities by the installation of twelve tanks and six pumps.

PREMISES AFFECTED—98-114 Sterling Place, south side, 235 feet, 5 inches west of 7th Avenue, Block 945, Lot 21, Borough of Brooklyn.

Laid over from January 13, 1959, to February 17, 1959, for inspection and decision; hearing closed.

578-58-BZ

APPLICANT—Murray Stockman, for Violet Camack and Gertrude Greenblatt, owners.

SUBJECT—Application October 7, 1958—decision of the Borough Superintendent, under sections 7e, 7f and 7i of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, non automatic auto laundry and minor auto repairs with hand tools only for adjustment with incidental parking of motor vehicles awaiting repairs or service for a term of fifteen (15) years.

PREMISES AFFECTED—1085 Morris Park Avenue, northwest corner of Haight Avenue, Block 4130, Lots 33, 34 and 35, Borough of The Bronx.

Laid over from December 9, 1958, to December 16, 1958, for inspection and decision; hearing closed; then to January 13, 1959, for owner to report as to possibility of selling the premises for a conforming use, now under negotiations; then to February 17, 1959, at the request of the applicant to negotiate for the sale of the premises.

HARRIS H. MURDOCK, *Chairman.*

FEBRUARY 17, 1959, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, February 17, 1959, at 2 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:*

243-53-SM

APPLICANT—L. Sonneborn Sons, Inc., owner.

SUBJECT—Application March 30, 1953—Trimix, admixture for concrete, approval of.

49-55-SA

APPLICANT—Magic Chef, Incorporated, owner.

SUBJECT—Application January 10, 1955—Magic Chef Space Heaters (gas-fired) Models GH-30, GH-31, GH-135, GH-235, GH-50, GH-51, GH-70 and GH-71, approval of.

713-56-SM

APPLICANT—The Transwall Coated Products, Div. of Bemis Bros. Bag Co., owner.

SUBJECT—Application August 2, 1956—BemisWall or TransWall Folding Doors or Partitions, approval of.

CALENDAR

801-56-SA

APPLICANT—Carrier Corporation, owner.
SUBJECT—Application October 23, 1956—Carrier Series 22F Cooling Tower, approval of.

822-56-SM

APPLICANT—Joanna Western Mills Company, owner.
SUBJECT—Application November 13, 1956—UV490-12FRC and UV490-12FRM (flame resistant vinyl coated cotton fabric for folding doors), approval of.

892-56-SA

APPLICANT—Sears, Roebuck & Company, for Temco Inc., owner.
SUBJECT—Application December 13, 1956—Kenmore 138-536020, 138.535035A, 138.537555T, 138.537570T, 138.556-030A, 138.557545T and 138.557560T, approval of

356-57-SM

APPLICANT—Joseph Platzker, for American Biltrite Rubber Company, owner.
SUBJECT—Application April 16, 1957—Amtico Vinyl Tile Flooring, approval of.

423-57-SM

APPLICANT—Gilford Leather Co., for Interchemical Corp., Div. Cotan, owner.
SUBJECT—Application May 15, 1957—Cotan Cohyde Wall Coverings (to be marketed also by Gilford Leather Co., as Caribou, Tahiti Strawtex, Golden Glow, Gilcolite Antique, Gilcolite Leather Grain, Shantung, Luxor, Linentex, Savoy Basket, Harlequin, Grass Cloth, Sequin and Flax Antique), approval of.

795-57-SM

APPLICANT—R. M. Hollingsheed Corporation, owner.
SUBJECT—Application October 21, 1957—Cocoon Sprayable Vinyl Plastic Coating, approval of.

1023-57-SM

APPLICANT—Barrett Div. of Allied Chemical & Dye Corporation, owner.
SUBJECT—Application December 24, 1957—Barrett Insulating Wallboard, plank and tile, approval of.

26-58-SM

APPLICANT—Finetex Inc., owner.
SUBJECT—Application January 3, 1958—Fire Retardant SR, approval of.

73-58-SM

APPLICANT—Construction Products Company, owner.
SUBJECT—Application February 3, 1958—Construction Products Chute Door, approval of.

106-58-SA

APPLICANT—Janitrol Div., Surface Combustion Corporation, owner.
SUBJECT—Application February 26, 1958—Janitrol Series SC-75 Gas Conversion Burner, approval of.

313-58-SA

APPLICANT—Hayes Furnace Mfg. & Supply Company, owner.
SUBJECT—Application May 19, 1958—Hayes Gas-Fired Duct Furnace, Models 80-SED-E to 600-SED-E and 80-SED-S to 600-SED-S, approval of.

720-58-SA

APPLICANT—Per-Fab Company, Inc., owner.
SUBJECT—Application December 9, 1958—Per-Fab Heat Transfer System, approval of.

1013-47-SM

APPLICANT—Porete Manufacturing Company, owner.
SUBJECT—Application reopened November 5, 1958 for amendment of resolution as to additional width of plank—re Porex Plank Roof Deck 2 inch and 3 inch Planks; previously approved.

334-53-SA

APPLICANT—Surface Combustion Corporation, owner.
SUBJECT—Application reopened May 6, 1958 for amendment of resolution as to additional model of gas-fired space heater—re Janitrol Gas-fired Conditioner Series FHS-25, Models 65, 90, 125 and 150; previously approved.

336-55-SA

APPLICANT—Metalmaster Corporation, owner.
SUBJECT—Application reopened January 13, 1959 for amendment of resolution as to additional trade name—re A-1 & B-1, A1-5 & B1-5, AS2 & BS2, A1-1 & B1-1, A-2 & B2, A1-6 & B1-6, A1-2 & B1-2, A2-1 & B2-1, A2-2 & B2-2, A1-3 & B1-3, B1-3 & B3, AS2-1 & BS2-1 Oil Burners, Models B-15, BS2-1 and B2, marketed by Edwards Eng. Company under trade name of Spi-Rol-Fin, Models BS201 and BS, S-11 S-1, S-2 S-21 and S-3, Utica Oil Burner, Models A-11, A-1, A-2 and A-3; Percoflash Mfg. Corp. by trade name Percoflash and Delta Heating Corp. as Delta P-1, P-2 and P-3; and Metalmaster Oil Burner and Silent Heat Distributing Corp. Oil Burner Models AA-1, A-2, A-3 and A-11; previously approved.

566-55-SA

APPLICANT—FlorLift Corporation, owner.
SUBJECT—Application reopened February 5, 1957 for amendment of resolution as to additional use—re Florlift, Models A and B; previously approved.

505-57-SA

APPLICANT—Edwards Engineering Corporation, owner.
SUBJECT—Application reopened December 2, 1958 for amendment of resolution as to change of trade name—Spi-Rol-Fin Gold Crown Gas-fired Boiler, Hot Water Models 600G and 750G; previously approved.

859-57-SA

APPLICANT—American La-France Corporation, owner.
SUBJECT—Application reopened January 6, 1959 for amendment of resolution as to additional trade name—re American La-France Dry Chemical Extinguishers, Models PDC-2A, PDC-5, PDC-10, PDC-20 and PDC-30; previously approved.

123-56-SA

APPLICANT—Hunt Heater Corporation, owner.
SUBJECT—Application February 1, 1956—Hunt Novent Gas-fired Heating Unit (for window or wall installation) Models W-20, W-355 and W-455, approval of.

454-58-SA

APPLICANT—Chattanooga Royal Company, owner.
SUBJECT—Application July 24, 1958—Royal DV-20 and DV-30, approval of.

725-49-SA

APPLICANT—Steward-Warner Corporation, U.S. Machine Division, owner.
SUBJECT—Application October 14, 1949—Saf-Air Gas-fired Wall Heater, Models 8201, 8202 and 8203, approval of.

272-55-SA

APPLICANT—H. C. Little Burner Company, Inc., owner.
SUBJECT—Application March 28, 1955—Safti-Vent Gas-fired Wall Heaters, Models GW-16, GW-22, GW-30, GWT-16, GWT-22, GWT-30, GWR-8 and GWT-8, approval of.

CALENDAR

305-58-A

APPLICANT—Samuel Carr, for Willa Realty Co., owner.
SUBJECT—Application May 13, 1958—Appeal from a decision of the Borough Superintendent, re egress.

PREMISES AFFECTED—35 West 21st Street, north side, 372 feet east of Avenue of The Americas, Block 823, Lot 19, Borough of Manhattan.

183-58-A

APPLICANT—Power and Hopkins, for Mabel Curran, owner.

SUBJECT—Application March 31, 1958—Appeal from a decision of the Borough Superintendent, re conversion of 2 story and cellar, frame, two-family dwelling to three families.

PREMISES AFFECTED—1600 Hering Avenue, northeast corner of Pierce Avenue, Block 4113, Lot 38, Borough of The Bronx.

586-58-A

APPLICANT—Abraham Grossman, for Seymour Nathan, owner.

SUBJECT—Application October 10, 1958—Appeal from a decision of the Borough Superintendent, re egress, fire escape, etc.

PREMISES AFFECTED—101-103 Wooster Street, west side, 125 feet north of Spring Street, Block 501, Lot 28, Borough of Manhattan.

963-54-A

APPLICANT—Robert Gottlieb, for Meprin Realty Corp., owner.

SUBJECT—Application December 15, 1954—Appeal from a decision of the Borough Superintendent—re egress.

PREMISES AFFECTED—369 3rd Avenue, east side, 49 feet 4½ inches south of East 27th Street, Block 907, Lot 57, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

FEBRUARY 25, 1959, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Wednesday morning, February 25, 1959, at 10 o'clock, at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:*

614-58-BZ

APPLICANT—Nathan Lubroth for City of New York, Department of Water Supply, Gas and Electricity, owner; Jerome Fine, doing business as West 92nd Street Parking Corp., lessee.

SUBJECT—Application October 27, 1958—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a non-transient parking lot for the parking and storage of more than five (5) motor vehicles.

PREMISES AFFECTED—105-107 West 90th Street, north side, 100 feet west of Columbus Avenue and 104-106 West 91st Street, Block 1221, Lot 28, Borough of Manhattan.

Laid over from January 27, 1959, to February 25, 1959, owner to consult with the Commissioner of Water Supply, Gas and Electricity.

615-58-BZ

APPLICANT—Nathan Lubroth, for City of New York, Department of Water Supply, Gas and Electricity, owner; Jerome Fine, doing business as West 92nd Street Parking Corp., lessee.

SUBJECT—Application October 27, 1958—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a business and residence use district, the maintenance of a non-transient parking lot for the parking and storage of more than five (5) motor vehicles.

PREMISES AFFECTED—101-115 West 92nd Street, 660-664 Columbus Avenue, northwest corner and 108-118 West 93rd Street, Block 1223, Lot 25, Borough of Manhattan.

Laid over from January 27, 1959 to February 25, 1959, owner to consult with the Commissioner of Water Supply, Gas and Electricity.

346-58-BZ

APPLICANT—Victor G. Madonia, for Joseph Scarapicchia, owner.

SUBJECT—Application June 2, 1958—decision of the Borough Superintendent, under sections 7e and 7a of the Zoning Resolution, to permit in a local and residence use district, for a term of fifteen (15) years the erection and maintenance of a gasoline service station and automatic auto laundry with minor auto repairing, office, salesroom, storage room and the parking of motor vehicles awaiting service.

PREMISES AFFECTED—232-01 to 232-19 Linden Blvd (232-11 official), north side from 232nd St. to 233rd St., 116-67 to 116-75 232nd St., 116-72 to 116-82 233rd St., Block 11333, Lot 1, Cambria Heights, Borough of Queens.

Laid over from January 27, 1959, to February 25, 1959, at request of applicant in view of possible sale of premises.

782-56-BZ Vol. II

APPLICANT—Lama, Proskauer and Prober, for David Minkin, Sigmund S. Briger and Elias Thall, owners.

SUBJECT—Application reopened April 22, 1958 as Vol. II—decision of the Borough Superintendent, under sections 7f, 7i, 7e and 7A of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs, car washing, storage, office and sales, parking and storage of motor vehicles with show window and sign less than 75 feet from a residence use district for a stated term of fifteen (15) years.

PREMISES AFFECTED—195-06 to 195-24 (195-20 official) Northern Boulevard, south side, from 195th to 196th Streets, 43-01 to 43-09 195th Street and 43-02 to 43-10 196th Street, Block 5519, Lot 1, Flushing, Borough of Queens.

Laid over from February 3, 1959, to February 25, 1959, at the request of the applicant to permit attendance of owner; no further requests for adjournment.

335-58-BZ

APPLICANT—Lama, Proskauer and Prober for Park South Building Corp., owner.

SUBJECT—Application May 27, 1958—decision of the Borough Superintendent under section 7e of the Zoning Resolution, to permit in a residence use district, the change in use of an existing building now used for restaurant and doctor's office on the first floor and apartments on second to sixth floors to restaurant and doctors office on first floor and doctors and commercial offices for a stated term of twenty (20) years.

PREMISES AFFECTED—24/28 Central Park South, South Side, 275 feet, west of Grand Army Plaza. Block 1274, Lot 57, Borough of Manhattan.

336-58-A

APPLICANT—Lama, Proskauer and Prober for Park South Building Corp., owner.

SUBJECT—Application May 27, 1958—Appeal from a decision of the Borough Superintendent, re doctor's offices, commercial offices and restaurant—live load, height limits, egress.

PREMISES AFFECTED—24/28 Central Park So., south side, 275 feet, west of Grand Army Plaza and Central Park South, Block 1274, Lot 57, Borough of Manhattan.

78-58-BZ

APPLICANT—Gilbert Lazerus, for Helen Kraft, Morris Maran and Billiou Corp., owners.

CALENDAR

SUBJECT—Application February 24, 1958—decision of the Borough Superintendent, under sections 7e and 7h of the Zoning Resolution, to permit in a residence use district, the construction and maintenance, for a term of fifteen (15) years, of a gasoline service station with lubritorium, incidental car washing (non-automatic), minor motor vehicle repairs with hand tools only—no welding or spraying, office, sale and storage of auto accessories and parking of more than five (5) motor vehicles awaiting service with incidental ground signs.

PREMISES AFFECTED—142-02 to 142-14 (142-10) Horace Harding Expressway, 61-13 to 61-19 Main Street, southeast corner and 142-01 to 142-09 61st Road, Block 6411, Lot 34, Kew Gardens Hills, Borough of Queens.

749-58-BZ

APPLICANT—Samuel Rosenblum for Eva M. Trytell, owner.

SUBJECT—Application December 19, 1958—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a residence use district, the erection of a one story building for use as a day camp in conjunction with a proposed nursery school.

PREMISES AFFECTED—166-33 Powells Cove Boulevard, north side 1034.87 feet east of 161st Street, Block 4574, Lot 103, Whitestone, Borough of Queens.

603-58-BZ

APPLICANT—Anthony M. Salvati, for Burgerama, Inc., owner.

SUBJECT—Application October 20, 1958—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a business and residence use district, at an existing drive-in restaurant, the extension of employee and patron parking into the residence portion of the premises.

PREMISES AFFECTED—4-26 Dahill Road and 3301-3313 Fort Hamilton Parkway, southwest corner, Block 5303, Lot 59, Borough of Brooklyn.

563-58-BZ

APPLICANT—Henry Nordheim, for Max Steinberg, Jacob Greenman, Robert Grundt and Andrew Catapano, owners.

SUBJECT—Application September 29, 1958—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot for parking and storage of more than five (5) motor vehicles.

PREMISES AFFECTED—341-349 East 34th Street, north side, 110 feet west of 1st Avenue, Block 940, Lots 24, 25, 26, 27 and 28, Borough of Manhattan.

292-58-BZ

APPLICANT—Leonard F. Rothkrug, for Oneibern Realty Corp., owner; Esso Standard Oil Co., lessee.

SUBJECT—Application May 12, 1958—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a local retail use district, the erection of a gasoline service station, lubritorium, minor auto repairs, car washing (non-automatic), office, sale and the accessory parking of cars awaiting service all for a temporary term of fifteen (15) years.

PREMISES AFFECTED—826 East 233rd Street, southeast corner of Bussing Avenue, Block 4857, Lot 44, Borough of The Bronx.

672-58-A

APPLICANT—Leonard F. Rothkrug, for Oneibern Realty Corp., owner; Esso Standard Oil Co., lessee.

SUBJECT—Application November 21, 1958—filed pursuant to section 35, General City Law re proposed structure in bed of a mapped street—proposed widening of Bussing Avenue.

PREMISES AFFECTED—836 East 233rd Street, southeast corner of Bussing Avenue, Block 4857, Lot 44, Borough of The Bronx.

587-58-BZ

APPLICANT—John F. Fitzsimons, for George and Eugene Capuozzo, owners.

SUBJECT—Application October 14, 1958—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in an unrestricted use, D area district, an extension to an existing building so as to cover more than the permitted area.

PREMISES AFFECTED—95-14 Sutphin Boulevard, west side, 100 feet south of Atlantic Avenue, Block 10026, Lot 12, Jamaica, Borough of Queens.

537-58-BZ

APPLICANT—Lama, Proskauer and Prober, for Atlas Holding Corp., owner.

SUBJECT—Application September 11, 1958—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a retail use district, in an existing two story structure presently occupied by a movie theatre and eleven stores, the use of two stores for a wholesale dry cleaning establishment.

PREMISES AFFECTED—32-34 West Mt. Eden Avenue, southwest corner of Inwood Avenue, Block 2865, Lot 53, Borough of The Bronx.

660-58-BZ

APPLICANT—Charles M. Spindler, for Amato Racine, owner.

SUBJECT—Application November 18, 1958—decision of the Borough Superintendent, under sections 7f, 7i and 7e of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, auto washing (non-automatic), office, sale of accessories, minor repairs with hand tools only, safety inspection station and the parking and storage of motor vehicles all for a temporary term of fifteen (15) years.

PREMISES AFFECTED—3540 Boston Road and 3520 Mickle Avenue, southeast corner, Block 4724, Lot 61, Borough of The Bronx.

605-58-BZ

APPLICANT—Tobias Goldstone, for Anthony Sessa, Executor and Trustee of Estate of Gaetano Farina, owner; Walbaums Inc., lessee.

SUBJECT—Application October 23, 1958—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a business and residence use district, in an existing one story building occupied as a retail food market, the use of that portion located in the residence use district for the storage of packaged merchandise.

PREMISES AFFECTED—1694 Church Avenue, south side, 215 feet, 9 inches east of Buckingham Road, Block 5097, Lot 76, Borough of Brooklyn.

653-58-BZ

APPLICANT—Leonard F. Rothkrug, for Rocco and Concetta Migliorelli, owners; Gulf Oil Co., lessee.

SUBJECT—Application November 14, 1958—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station with accessory minor auto repairs, car washing (non-automatic), office, sale and parking of cars awaiting servicing all for a temporary term of fifteen (15) years.

PREMISES AFFECTED—2985 Edson Avenue, southwest corner of Adeo Avenue, Block 4797, Lot 1, Borough of The Bronx.

594-58-BZ

APPLICANT—Lama, Proskauer and Prober, for 533 Remsen Realty Corp., owner.

SUBJECT—Application October 16, 1958—decision of the Borough Superintendent, under sections 7e and 21 of the Zoning Resolution, to permit in a business use district, on a plot with an existing one story garage for five (5) trucks, storage of fuel tanks, oil burner parts tanks, gaso-

CALENDAR

line for occupants use and the parking of employees cars, the erection of a new one story structure for use as a motor vehicle repair shop with body and fender work, incidental painting and spraying, wheel alignment and brake testing, the proposed new building will exceed the permitted area coverage.

PREMISES AFFECTED—523-533 Remsen Avenue, east side, 240 feet north of Church Avenue, Block 4687, Lot 19, Borough of Brooklyn.

645-58-BZ

APPLICANT—Leonard F. Rothkrug, for Yerna J. Kauffman, owner.

SUBJECT—Application November 12, 1958—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot (non-transient)—pleasure type only for daily use by officers and employees of the Kings Highway Savings Bank and for evening use by the officers of the Avenue "R" Temple for a term of five (5) years.

PREMISES AFFECTED—1717 East 16th Street, east side, 120 feet south of Quentin Road, Block 6799, Lot 85, Borough of Brooklyn.

763-58-BZ

APPLICANT—Samuel Rosenblum for Louis Denberg and Alexander Hirsch, owners.

SUBJECT—Application December 30, 1958—decision of the Borough Superintendent under sections 19B(d) and 21 of the Zoning Resolution, to permit in a retail, B area, district, the erection of a nineteen (19) story multiple dwelling without the required garage or parking space, the proposed structure exceeds the permitted area coverage.

PREMISES AFFECTED—1-3 East 14th Street and 69 5th Avenue, northeast corner, Block 842, Lots 1, 5 and part of Lot 7, Borough of Manhattan.

602-58-BZ

APPLICANT—Anthony M. Salvati, for Gelray Corporation, owner.

SUBJECT—Application October 20, 1958—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the change in occupancy of an existing one story building from public garage to bowling alleys with cocktail lounge, luncheonette and snack bar.

PREMISES AFFECTED—2425-2435 Cropsey Avenue, northeast corner of Bay 37th Street, Block 6892, Lot 7, Borough of Brooklyn.

595-58-BZ

APPLICANT—Henry C. Brucker, for Nichola and Santa Todero, owners.

SUBJECT—Application October 17, 1958—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a residence use, G-1 area district, the change in occupancy of an existing dwelling from one family to two families.

PREMISES AFFECTED—111-07 225th Street, east side, 41.64 feet south of 111th Avenue, Block 11209, Lot 15, Queens Village, Borough of Queens.

1051-21-BZ—Vol. IV

APPLICANT—Lama, Proskauer and Prober for D & L Truck Renting Corporation, owner.

SUBJECT—Application reopened July 1, 1958 as Vol. IV—decision of the Borough Superintendent under section 7e and 7i of the Zoning Resolution, to permit on a plot partly in business and partly in residence use district, the erection and maintenance of a one story extension to an existing building and extend the present use of garage

for trucks and repair shop to include body and fender work, incidental painting and spraying, welding and storage of parts.

PREMISES AFFECTED—1820-1832 Cropsey Avenue and 231-245 Bay 19th Street, southwest corner, Block 6464, Lot 16, Borough of Brooklyn.

959-57-BZ

APPLICANT—Kenneth W. Milnes, for Frank and Wesley Van Hoesen, owners.

SUBJECT—Application December 23, 1957—decision of the Borough Superintendent, under sections 7c and 21 of the Zoning Resolution, to permit in a residence use district, a new modern, four (4) bay, masonry building as additional accessory building to the present gasoline service station, the new building to be used for lubritorium, car wash, motor adjustments and minor repairs with hand tools only.

PREMISES AFFECTED—3701 Amboy Road, northwest corner of Old Amboy Road, Block 4645, Lot 100, Great Kills, Borough of Richmond.

Laid over from October 21, 1958; date to be set; hearing closed; then set for December 19, 1958; then to January 6, 1959; then to February 3, 1959, for applicant to file plans showing pumps removed from property in the bed of a mapped street; full dimensions of portion of plot to be used for gas station; and appeal under Section 35 of the General City Law to be filed for entrance across the property in the bed of a mapped street. The premises were inspected by a committee of the Board; then to February 25, 1959, for inspection and decision; for applicant to file an Administrative Appeal.

21-59-A

APPLICANT—Kenneth W. Milnes, for Frank and Wesley Van Hoesen, owners.

SUBJECT—Application January 8, 1959—appeal from a decision of the Borough Superintendent—re curb cuts in bed of mapped street—proposed widening of Amboy Road.

PREMISES AFFECTED—3701 Amboy Road, northwest corner of Old Amboy Road, Block 4645, Lot 100, Great Kills, Borough of Richmond.

696-24-BZ—Vol. II

APPLICANT—Leonard F. Rothkrug, for Singer and Carlton, Inc., owners.

SUBJECT—Application reopened September 30, 1958 as Vol. II—decision of the Borough Superintendent, under sections 7i and 7e of the Zoning Resolution, to permit in a manufacturing and residence use district, the change in occupancy from public garage, previously granted by the board to public garage, motor vehicle repair shop, touch up painting and spraying lubrication, gasoline tanks and pumps, welding, storage of parts and office, all for a temporary term of ten (10) years.

PREMISES AFFECTED—1317-1327 36th Street and 123-139 Louisa Street, northeast corner, Block 5312, Lot 6, Borough of Brooklyn.

Laid over from January 27, 1959, to February 25, 1959, for inspection and decision; hearing closed.

557-58-BZ

APPLICANT—Lama, Proskauer and Prober, for Abraham Rosenberg, Rebecca Rosenberg, Sylvia Rosenberg, Shirley Firkser, Marvin Friedman and Ruth Gould, owners.

SUBJECT—Application filed September 24, 1958—decision of the Borough Superintendent, under sections 7f, 7i and 7e of the Zoning Resolution, to permit in a business and residence use district, on the business portion of the premises, the erection and maintenance of a gasoline service station with accessory uses of lubritorium, minor auto repairs, car wash, storage room, office and sales

CALENDAR

and the parking and storage of motor vehicles, all for a temporary term of fifteen (15) years.

PREMISES AFFECTED—88-01 to 88-15 (official 88-09) Liberty Avenue and 103-11 to 103-19 88th Street, northeast corner, Block 9108, Lots 19, 22, 25, 28 and 29, Ozone Park, Borough of Queens.

Laid over from January 27, 1959, to February 25, 1959, for inspection and decision; hearing closed.

338-46-BZ—Vol. II

APPLICANT—Charles M. Spindler, for Peteling Realty Corp., owner.

SUBJECT—Application reopened October 28, 1958 as Vol. II—decision of the Borough Superintendent, under sections 7f and 7i of the Zoning Resolution, to permit in a business use district, on a plot presently occupied as a used car sales lot, the erection of a one story building for use as an automobile showroom with incidental motor vehicle repairs, sale and display of new and used cars, parking and storage of motor vehicles and a gasoline service station with lubrication, non-automatic auto washing, accessory sales and auto safety inspection station all for a temporary term of twenty (20) years.

PREMISES AFFECTED—1504-1526 Coney Island Avenue, west side, 100 feet north of Avenue L, Block 6536, Lots 30 and 34, Borough of Brooklyn.

Laid over from January 27, 1959, to February 25, 1959, for inspection and decision; hearing closed.

510-58-BZ

APPLICANT—Matthew and Lucy Macchio, owners.

SUBJECT—Application August 22, 1958—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in an E-1 area district, the erection of a two family dwelling with less than the required set back from the side street.

PREMISES AFFECTED—1301 Astor Avenue, northeast corner of Wilson Avenue, Block 4381, Lot 8, Borough of The Bronx.

Laid over from January 27, 1959, to February 25, 1959, for inspection and decision; hearing closed.

223-31-BZ—Vol. II

APPLICANT—Patrick D. Concagh, for American Oil Company, owner.

SUBJECT—Application reopened October 28, 1958 as Vol. II—decision of the Borough Superintendent, under sections 7c, 7i and 7a of the Zoning Resolution, to permit in a business and residence use district, the extension and relocation of an existing gasoline service station and to permit the accessory uses of lubritorium, car wash non-automatic, minor repair with hand tools only and accessory parking of cars waiting to be serviced.

PREMISES AFFECTED—2871-2875 Baisley Avenue and 3319-3333 East Tremont Avenue, northwest corner, Block 5333, Lots 1, 4 and 110, Borough of The Bronx.

Laid over from January 27, 1959, to February 25, 1959, for inspection and decision; hearing closed.

1079-25-BZ—Vol. II

APPLICANT—Leonard F. Rothkrug, for Madeline Scime, doing business as Mels Automatic Transmission Co., owner.

SUBJECT—Application reopened September 30, 1958 as Vol. II—decision of the Borough Superintendent, under section 7i of the Zoning Resolution, to permit in a business use district the change in occupancy of an existing public garage for more than five (5) cars previously granted by the Board to motor vehicle repair shop principally automatic transmission repairs for a temporary term of ten (10) years.

PREMISES AFFECTED—915-925 65th Street, north side, 90 feet west of Fort Hamilton Parkway, Block 5743, Lot 31, Borough of Brooklyn.

Laid over from January 27, 1959, to February 25, 1959, for inspection and decision; hearing closed.

504-58-BZ

APPLICANT—Julius S. Rapson, for Stephen E. Korpanty, owner.

SUBJECT—Application August 26th 1958—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a G-1 area district, the maintenance of a one family dwelling that encroaches on the required setbacks from the street line, these encroachments are due to proposed street widenings.

PREMISES AFFECTED—244-25 130th Avenue, northwest corner of Hook Creek Boulevard, Block 12891, Lot 10, Rosedale, Borough of Queens.

Laid over from January 27, 1959, to February 25, 1959, for inspection and decision; hearing closed.

486-58-BZ

APPLICANT—Ingram S. Carner, for J. and A. Brenneis, Inc., owner.

SUBJECT—Application August 14, 1958—decision of the Borough Superintendent, under sections 7c and 7i of the Zoning Resolution, to permit in a retail use district the change in use of the existing building and premises from stores, auto showroom and service station for owners cars only to store for sale and storage of auto accessories, motor vehicle repair shop no painting or spraying and parking of more than five cars waiting to be serviced on the unbuilt portion of the premises.

PREMISES AFFECTED—35-19 Leavitt Street, east side, 101.10 feet north of Northern Boulevard, Block 4961, Lot 7, Flushing, Borough of Queens.

Laid over from January 27, 1959, to February 25, 1959, for inspection and decision; hearing closed.

643-58-BZ

APPLICANT—Lama, Proskauer and Prober, for The Greenpoint Savings Bank, owner.

SUBJECT—Application November 10, 1958—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a retail and residence use district, the extension of the present parking lot from the retail portion into the residential portion of the plot for use of the patrons of the bank, no fee to be charged.

PREMISES AFFECTED—5102-5124 Church Avenue and 356-366 East 52nd Street, southwest corner and 397-409 East 51st Street, Block 4699, Lot 1, Borough of Brooklyn.

Laid over from January 27, 1959, to February 25, 1959, for inspection and decision; hearing closed.

267-49-BZ—Vol. III

APPLICANT—Multer, Nova and Seymour, for Aaron Bring Chevrolet Company, Inc. owner; Gold Medal Candy Corp., lessee.

SUBJECT—Application reopened November 13, 1957, as Vol. III—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a residence and business-1 use district, the change of use of a present building from a public garage to storage warehouse finished and boxed candy products.

PREMISES AFFECTED—2920 West 20th Street, west side, 140 feet south of Mermaid Avenue, Block 7059, Lot 26, Borough of Brooklyn.

Laid over from January 27, 1959, to February 25, 1959, for inspection and decision; hearing closed.

851-57-A

APPLICANT—Multer, Nova and Seymour for Gold Medal Candy Corp., lessee; Aaron Bring Chevrolet Co., Inc., owner.

SUBJECT—Application November 1, 1957—Appeal from a decision of the Borough Superintendent, re use of Class 4 Building—change of use from garage to storage warehouse.

PREMISES AFFECTED—2920 West 20th Street, west side, 140 feet south of Mermaid Avenue, Block 7059, Lot 26, Borough of Brooklyn.

CALENDAR

389-58-BZ

APPLICANT—Ludwig P. Bono, for Young Israel of Pelham Parkway, owner.

SUBJECT—Application June 24, 1958—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a C area district, the erection of an addition and extension to a present basement synagogue structure occupying more than the permitted area.

PREMISES AFFECTED—2120-2126 Barnes Avenue and 800-818 Lydig Avenue, southeast corner, Block 4293, Lot 31, Borough of The Bronx.

Laid over from January 27, 1959, to February 25, 1959, for inspection and decision; hearing closed.

471-58-BZ

APPLICANT—William C. Kane, for Pat Management Corp., owner.

SUBJECT—Application August 1, 1958—decision of the Borough Superintendent, under sections 7f, 7e and 7i of the Zoning Resolution, to permit in a retail use district a gasoline service station, lubritorium, non-automatic car wash, motor vehicle repair shop using hand tools only, parking of more than five (5) motor vehicles.

PREMISES AFFECTED—801-821 Sound View Avenue, 1701-1751 Lafayette Avenue, northwest corner and 800-830 Rosedale Avenue, Block 3637, Lot 64, Borough of The Bronx.

Laid over from December 16, 1958, to December 19, 1958 for inspection and decision; hearing closed; then to January 20, 1959, at the request of an objector; then to February 3, 1959, for inspection and decision; no further notices to be sent out; then to February 25, 1959, at the request of an objector, applicant concurring.

HARRIS H. MURDOCK, *Chairman.*

FEBRUARY 25, 1959, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Wednesday afternoon, February 25, 1959, at 2 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:*

449-58-A

APPLICANT—Haus and Bresin, for Frank Fernandez, owner.

SUBJECT—Application July 23, 1958—Appeal from a decision of the Borough Superintendent re: Class 4 construction, business use, stairs, etc.

PREMISES AFFECTED—25 Tompkins Avenue, east side, 75 feet south of Hopkins Street, Block 1726, Lot 5, Borough of Brooklyn.

626-58-A

APPLICANT—William H. Byrne of Byrne Associates, Inc., for American Bank Note Co., owner.

SUBJECT—Application October 29, 1958—Appeal from a decision of the Borough Superintendent, re Class 3 construction, over 4 stories in height.

PREMISES AFFECTED—74 Broad Street, southwest corner of Marketfield Street, Block 11, Lot 17, Borough of Manhattan.

617-58-A

APPLICANT—Leonard F. Rothkrug, for Angelo Santomartino, doing business as S and S Service Station, owner.

SUBJECT—Application October 28, 1958—filed pursuant to Section 35, General City Law re erection of building in bed of a mapped street—West 19th Street.

PREMISES AFFECTED—2974-2984 Cropsey Avenue, west side, 25 feet south of Bay 53rd Street, Block 6947, Lot 301, Borough of Brooklyn.

624-58-A

APPLICANT—Murray S. Bierer, for Bush Terminal Co., owner; Fein's Tin Can Co., Inc., lessee.

SUBJECT—Application October 24, 1958—Appeal from an order of the Fire Commissioner, re partitions separating cafeteria from factory.

PREMISES AFFECTED—Foot of 50th Street, 193.17 feet east of 1st Avenue, Bush Building 58, 5th floor; Block 725, part of Lot 1, Borough of Brooklyn.

534-58-A

APPLICANT—Hurley and Hughes, for Besal Realty Corp., owner; Alfred Heller Heat Treating Co., lessee.

SUBJECT—Application September 3, 1958—Appeal from a decision of the Borough Superintendent—re enclosed stairways to street from cellar.

PREMISES AFFECTED—379-391 Pearl Street, west side, 98 feet, 8½ inches south of Vanderwater Street, cellar, Block 113, Lots 23, 24 and 25, Borough of Manhattan.

140-49-A—Vol. III

APPLICANT—Burke, Green and Groh, for George and Sonia Cullinen, owners; Les Clochettes, lessee.

SUBJECT—Application reopened October 15, 1958 as Vol. III—Appeal from a decision of the Borough Superintendent; re extension of Day Nursery use to cellar.

PREMISES AFFECTED—35-45 223rd Street, east side, 152.8 feet north of 37th Avenue, Block 6192, Lot 68, Bay-side, Borough of Queens.

122-56-A

APPLICANT—Ludwig Hanauer, for Eleanor Glickman, Owner.

SUBJECT—Application February 15, 1956—Appeal from a decision of the Borough Superintendent, re egress.

PREMISES AFFECTED—5 East 3rd Street, north side, 104 feet 4 inches east of Bowery, Block 459, Lot 47, Borough of Manhattan.

528-57-A

APPLICANT—Leonard F. Rothkrug, for Manufacturers Trust Co., owner; Lillie Rubin, Inc., lessee.

SUBJECT—Application July 15, 1957—Appeal from a decision of the Borough Superintendent re exits.

PREMISES AFFECTED—2015 Church Avenue, and 515-519 Ocean Avenue, northeast corner, Block 5081, Lot 43, Borough of Brooklyn.

86-58-A

APPLICANT—S. Walter Katz, for 218-5th Avenue, Inc., owner.

SUBJECT—Application February 27, 1958—Appeal from a decision of the Borough Superintendent re stair enclosure.

PREMISES AFFECTED—218-220 5th Avenue and 5-7 West 26th Street, Block 828, Lot 35, northwest corner, Borough of Manhattan.

631-58-A

APPLICANT—Joseph Lau, for George and Luise Smol, owners.

SUBJECT—Application November 5, 1958—filed pursuant to Section 310 of The Multiple Dwelling Law for variation of Section 172(1) re legal yard, etc.

PREMISES AFFECTED—1289 Madison Avenue, east side, 40 feet, 8½ inches south of East 92nd Street, Block 1503, Lot 53, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

MARCH 3, 1959, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning March 3, 1959, at 10 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:*

619-58-BZ

APPLICANT—Kenneth W. Milnes, for Garabed S. Papazian, owner.

CALENDAR

SUBJECT—Application October 29, 1958—decision of the Borough Superintendent, under Sections 7f and 7i of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, car wash, minor repairs and office and sales.
PREMISES AFFECTED—333 Forest Avenue, northeast corner of Hart Boulevard, Block 131, Lot 242, West Brighton, Borough of Richmond.

555-56-BZ—Vol. III

APPLICANT—Carl H. Salminen, for Charles J. Erthal, owner.

SUBJECT—Application October 28, 1958—decision of the Borough Superintendent, under Sections 7f, 7i and 7A of the Zoning Resolution, to permit in a retail use district, the change in use of the present building, public garage, store, and gasoline station to gasoline station, lubritorium, car wash, minor motor vehicle repairs with hand tools only, curb cuts and show window within 75 feet of a residence use district.

PREMISES AFFECTED—22-50 122nd Street and 121-11 23rd Avenue, northwest corner, Block 4197, Lot 40, College Point, Borough of Queens.

377-57-BZ—Vol. II

APPLICANT—Carl H. Salminen, for Edgersam Corporation, owner.

SUBJECT—Application reopened October 21, 1958, as Vol. II—decision of the Borough Superintendent, under Sections—7a, 7e and 21 of the zoning resolution, to permit in a retail use, D area district, the erection of an extension to an existing structure occupying more than the permitted area and extend the use of light manufacturing of incombustible plastic novelties, office, storage, storage of cardboard containers and incombustible plastics, parking and loading area.

PREMISES AFFECTED—45-22 to 45-30 162nd Street, west side, 200 feet south 45th Avenue, Block 5440, Lots 51 and 54, Flushing, Borough of Queens.

673-58-BZ

APPLICANT—Hurley and Hughes, for Beverley Management Corp., owner; A. and P. Tea Co., lessee.

SUBJECT—Application November 21, 1958—decision of the Borough Superintendent, under Sections 7c and 7A of the Zoning Resolution, to permit in a retail and residence use district, the erection of a one story and cellar structure for use as a retail supermarket and to provide in the residence portion of the premises, a business entrance into the rear yard for an unloading area.

PREMISES AFFECTED—300-304 West 20th Street and 189-195 8th Avenue, southwest corner, Block 743, Lots 44, 45, 47 and 49, Borough of Manhattan.

727-58-BZ

APPLICANT—Arno Fischer, for James J. and Katherine Bartley, owners.

SUBJECT—Application December 10, 1958—decision of the Borough Superintendent, under Sections 7c, 7i and 7A of the Zoning Resolution, to permit in a business and residence use district, the reconstruction of an existing gasoline service station, eliminating the garage and extend the uses to include minor auto repairs, lubritorium, non-automatic auto laundry, sale of accessories, state inspection service, parking of cars awaiting service with show window and curb cuts within 75 feet of a residence use district.

PREMISES AFFECTED—27-01 to 27-11 Newtown Avenue and 26-50 to 26-56 28th Street, northwest corner, Block 573, Lot 1, Long Island City, Borough of Queens.

604-58-BZ

APPLICANT—Andrew Di Camillo, for Joseph Azara, owner.

SUBJECT—Application October 22, 1958—decision of the Borough Superintendent, under Section 7c of the Zoning

Resolution, to permit in a residence use district, the change in occupancy of an existing one story and cellar structure from blacksmith shop to the storage and light repairing of air conditioning equipment.

PREMISES AFFECTED—1342 65th Street, south side, 340 feet east of 13th Avenue, Block 5734, Lot 24, Borough of Brooklyn.

592-58-BZ

APPLICANT—Edith Glennon, for Estate of Edward J. Glennon, owner.

SUBJECT—Application October 16, 1958—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a residence use district, the construction and maintenance of a non-transient parking lot for pleasure-type vehicles only for a term of ten (10) years.

PREMISES AFFECTED—276 Bedford Park Boulevard (East 200th Street), south side, 36.33 feet west of Bainbridge Avenue, Block 3297, Lot 19, Borough of The Bronx.

770-58-BZ

APPLICANT—Lama, Proskauer & Prober, for Drake Bakeries, Inc., owner.

SUBJECT—Application December 30, 1958—decision of the Borough Superintendent, under Section 7c of the Zoning Resolution, to permit in an unrestricted, business and residence use district, the extension of the use of parking and storage of owners trucks, loading and unloading from the unrestricted and business portion into the residence portion of the plot.

PREMISES AFFECTED—81-85 Clinton Avenue, east side, 105 feet 4 inches south of Park Avenue and 76 Waverly Avenue, Block 1888, Lots 37, 38 and 39, Borough of Brooklyn.

911-57-BZ

APPLICANT—Charles M. Spindler, for Sarah Burick, owner.

SUBJECT—Application December 13, 1957—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station with accessory uses of lubritorium, auto washing (non-automatic), office, sale of accessories, minor repairs with hand tools only, safety inspection station and parking and storage of motor vehicles for a temporary term of fifteen (15) years.

PREMISES AFFECTED—80-14 to 80-24 (80-20 official) Pitkin Avenue, southwest corner of 81st Street, Block 9139, Lot 340, Ozone Park, Borough of Queens.

345-58-BZ

APPLICANT—Leo Kornblath, for Geray Comp, and Ethel Latt, owners.

SUBJECT—Application May 27, 1958, decision of the Borough Superintendent, under Sections 7c and 7f of the Zoning Resolution, to permit in a business use district, on a plot presently used for the parking of more than five (5) motor vehicles, the installation of gasoline tanks and pumps to be used in conjunction with the existing gasoline service station located on the adjoining lot.

PREMISES AFFECTED—2125 Jerome Avenue, west side, 70.65 feet, south of West 181st Street, Block 3192, Lots 46 and 42, Borough of Bronx.

756-58-BZ

APPLICANT—Leonard F. Rothkrug for Jacob Morrow and Nat Chanelis, owners.

SUBJECT—Application December 24, 1958—decision of the Borough Superintendent under Sections 9A and 21 of the Zoning Resolution, to permit in a class ½ height district, the erection of a multiple dwelling the height of a portion of which is in excess of that permitted within two miles of a designated airport.

CALENDAR

PREMISES AFFECTED—3291-3323 Nostrand Avenue, northeast corner of Avenue T, Block 7365, Lot 71, Borough of Brooklyn.

787-55-BZ—Vol. III

APPLICANT—J. G. L. Molloy, for B. Kerner and Son, Inc., and Padula Service Station, Inc., owners.

SUBJECT—Application reopened October 28, 1958 as Vol. III—decision of the Borough Superintendent, under Sections 7e, 7f and 7i of the Zoning Resolution, to permit in a business use district, the enlargement in area of a gasoline service station by the addition of an adjoining lot and to relocate and add curb cuts and gasoline pumps.

PREMISES AFFECTED—160-168 Ridge Street and 339-345 East Houston Street, southeast corner, Block 345, Lots 44, 48, 49 and 50, Borough of Manhattan.

622-58-BZ

APPLICANT—Fred C. Dahlem and Victor E. Block, for Anthony Monaco, owner.

SUBJECT—Application October 29, 1958—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubricatorium, car wash, office, sale of accessories, minor repairs with hand tools only and the parking and storage of more than five (5) motor vehicles.

PREMISES AFFECTED—3850-3852 Bronxwood Avenue and 904-908 East 222nd Street, southeast corner, Block 4692, Lots 40, 42 and 43, Borough of The Bronx.

759-58-BZ

APPLICANT—Leonard F. Rothkrug for Berkeley Plaza Corporation, owner.

SUBJECT—Application December 24, 1958—decision of the Borough Superintendent, under Sections 9A and 21 of the Zoning Resolution, to permit in a class one height district, the erection of a multiple dwelling of a height in excess of that permitted within two miles of a designated airport.

PREMISES AFFECTED—2111 Brown Street, southeast corner of Avenue U, Block 7365, Lot 1, Borough of Brooklyn.

668-58-BZ

APPLICANT—Department of Traffic, City of New York, owner.

SUBJECT—Application November 19, 1958—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a municipal parking lot for more than five (5) motor vehicles.

PREMISES AFFECTED—2869-2883 Pitkin Avenue, north side, from Sheridan to Grant Avenues, Block 4222, Lot 1, Borough of Brooklyn.

755-58-BZ

APPLICANT—Lama, Proskauer and Prober for Richard Zirinsky, owner.

SUBJECT—Application December 23, 1958—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in a D area district, the extension of a present building covering more than the permitted area coverage.

PREMISES AFFECTED—72-25 Woodhaven Boulevard, 90-01 to 90-19 73rd Avenue, northeast corner, and 90-22 to 90-26 Metropolitan Avenue, Block 3884, Lot 2, Middle Village, Borough of Queens.

178-57-BZ—Vol. II

APPLICANT—Hurley, Kearney and Lane, for Church of Our Lady of Grace at Howard Beach, owner.

SUBJECT—Application reopened October 7, 1958 as Vol. II—decision of the Borough Superintendent, under Section 9A of the Zoning Resolution, to permit in a class ½ height district, the erection of an additional story to an existing two-story school building the height of which

exceeds that permitted within two miles of a designated airport.

PREMISES AFFECTED—158-10 to 158-20 101st Street, southwest corner of 158th Avenue, Block 14170, Lot 1, Howard Beach, Borough of Queens.

669-58-BZ

APPLICANT—Department of Traffic, City of New York, owner.

SUBJECT—Application November 19, 1958—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a municipal parking lot for more than five (5) cars.

PREMISES AFFECTED—2885-2907 Pitkin Avenue, north side, from Grant Avenue to Elderts Lane, Block 4223, Lot 1, Borough of Brooklyn.

402-40-BZ

APPLICANT—Agnes M. Hall, owner.

SUBJECT—Application reopened January 20, 1959 for consideration as to extension of time to complete, expired July 24, 1957—decision of the Borough Superintendent, previously granted on condition under section 7c of the Zoning Resolution, permitting in a residence use, F area district, the erection and maintenance of a building to be used as an auto laundry, lubricatorium, office and boiler room in conjunction with a gasoline service station on a plot previously occupied as a gasoline service station.

PREMISES AFFECTED—144-39 to 144-47 Farmers Boulevard, southeast corner of South Conduit Avenue, Block 4517, Lot 1, and part of Lot 3, Springfield, Borough of Queens.

289-58-BZ

APPLICANT—Leo Kornbluth, for Allwyn Contracting Co., Inc., owner.

SUBJECT—Application May 9, 1958—decision of the Borough Superintendent, under Sections 7e, 7f, 7i and 7A of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubricatorium, minor repairs with hand tools only, non-automatic auto laundry, office, storage and sales of auto accessories, parking of more than five (5) motor vehicles waiting for service for a stated term of (15) years.

PREMISES AFFECTED—398-410 Kings Highway, southwest corner of Kings Place, Block 6678, Lots 73, 75 and 77, Borough of Brooklyn.

Laid over from September 30, 1958, to October 15, 1958, for inspection and decision; hearing closed; then to December 16, 1958, at request of applicant to investigate possible conforming use, which might result in withdrawal of this application; premises have been inspected; then to January 13, 1959, at the request of the applicant; then to March 3, 1959, at the request of applicant pending negotiations for the sale of the property.

280-58-BZ

APPLICANT—James E. Vassalotti, for L. L. F. Realty Co., Inc., owner.

SUBJECT—Application May 5, 1958—decision of the Borough Superintendent, under sections 7e and 7h of the Zoning Resolution, to permit in a residence use district, the erection of two (2) one-story buildings to be used as public market and stores with loading and unloading and the parking of patrons cars—no fee to be charged.

PREMISES AFFECTED—1555-1581 Rockaway Parkway, east side, 379 feet south of Flatlands Avenue and 1162-1174 East 98th Street, Block 8205, Lot 11, Borough of Brooklyn.

Laid over from December 9, 1958, to January 20, 1959, for inspection and decision; hearing closed; then to March 3, 1959, for further consideration after applicant advises the Board as to the proposed tenant who shall have signed an agreement to occupy the premises.

CALENDAR

579-58-BZ

APPLICANT—Samuel Carr, for Frank and Joseph Imbriale, owners.

SUBJECT—Application October 7, 1958—decision of the Borough Superintendent, under sections 7c and 21 of the Zoning Resolution, to permit in a manufacturing and residence use district, in the existing one story building occupied as a junk yard with storage and garage for two cars and one truck, the installation of loading and unloading facilities in the open area.

PREMISES AFFECTED—264-268 Bay Ridge Avenue, south side, 124 feet, 10 $\frac{7}{8}$ inches west of 3rd Avenue, Block 5871, Lot 40, Borough of Brooklyn.

Laid over from February 3, 1959, to March 3, 1959, for inspection and decision; hearing closed.

573-58-BZ

APPLICANT—Victor G. Madonia, for George Burburan, owner.

SUBJECT—Application filed October 3, 1958—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a local retail and residence use district, the extension of parking facilities for patrons and employees into the residence portion of the plot for a period of fifteen (15) years.

PREMISES AFFECTED—158-06 Northern Boulevard and 40-02 158th Street, southeast corner, Block 5277, Lot 16, Flushing, Borough of Queens.

Laid over from February 3, 1959, to March 3, 1959, for inspection and decision; applicant to file additional plan showing proposed curb cuts, walls and fences; hearing closed.

671-58-BZ

APPLICANT—Gustave Goldman, for Congregation Talmud Torah, R. Morris Kevelson, owners.

SUBJECT—Application November 20, 1958—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in an E-1 area district, the construction of a second story extension to the east end and a two story extension to the south end of the present two story community building occupying more than the permitted area.

PREMISES AFFECTED—1379-1387 East 96th Street, east side, 100 feet north of Avenue L, Block 8242, Lot 15, Borough of Brooklyn.

Laid over from February 3, 1959, to March 3, 1959, for inspection and decision; hearing closed.

623-58-BZ

APPLICANT—Carl H. Salminen, for Frank Reis, owner; Bari Construction Co., Inc., owner under contract.

SUBJECT—Application October 31, 1958—decision of the Borough Superintendent, under sections 7e and 21 of the Zoning Resolution, to permit in a residence use district, the erection of a one-story structure of Class 3 construction to be used for light manufacturing as permitted in a business use district, office, loading and unloading and parking of trucks used in conjunction with business, the structure to occupy more than the permitted area.

PREMISES AFFECTED—33-04 23rd Street and 21-04 33rd Avenue, southwest corner, Block 556, Lots 34-39 inclusive, Astoria, Borough of Queens.

Laid over from February 3, 1959, to March 3, 1959, for inspection and decision; hearing closed.

707-56-BZ Vol. II

APPLICANT—Charles M. Spindler, for William Galvin, owner.

SUBJECT—Application reopened November 18, 1958 as Vol. II—decision of the Borough Superintendent, under sections 7f and 7i of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubrication, auto washing—non automatic, office, sale of accessories, minor repairs with hand tools only, safety inspection station and the parking

and storage of motor vehicles, all for a temporary term of fifteen (15) years.

PREMISES AFFECTED—1500-1510 Williamsbridge Road and 1601-1611 Eastchester Road, northeast corner, Block 4082, Lots 5 and 10, Borough of The Bronx.

Laid over from February 3, 1959, to March 3, 1959, for inspection and decision; hearing closed.

702-58-A

APPLICANT—Charles M. Spindler, for William Galvin, owner.

SUBJECT—Application October 23, 1958—filed pursuant to section 35, General City Law proposed sign within bed of a mapped street—proposed widening of Williamsbridge Road.

PREMISES AFFECTED—1500-1510 Williamsbridge Road, northeast corner of Eastchester Road, Block 4082, Lots 5 and 10, Borough of The Bronx.

539-58-BZ

APPLICANT—Norman Lederer and Leonard Joseph, for Nugget Properties, Inc., owner.

SUBJECT—Application September 17, 1958—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a local retail use district, in an existing two story and cellar structure, the change in occupancy of one store on the first floor to a print shop—factory.

PREMISES AFFECTED—147-57 41st Avenue and 41-02 149th Street, northwest corner, Block 5027, Lot 1, Flushing, Borough of Queens.

Laid over from February 3, 1959, to March 3, 1959, for inspection and decision; hearing closed.

540-58-A

APPLICANT—Norman Lederer and Leonard Joseph, for Nugget Properties, Inc.; Erwin M. Gilbert, Inc., lessee.

SUBJECT—Application September 17, 1958—Appeal from a decision of the Borough Superintendent—factory in frame building.

PREMISES AFFECTED—147-57 41st Avenue and 41-02 149th Street, northwest corner, 1st floor, Block 5027, Lot 1, Flushing, Borough of Queens.

752-29-BZ Vol. IV

APPLICANT—Leonard F. Rothkrug, for Walbell Real Estate Corp., owner.

SUBJECT—Application reopened November 12, 1958—as Vol. IV—decision of the Borough Superintendent, under sections 7f, 7i and 21 of the Zoning Resolution, to permit partly in a business use and partly in manufacturing use, C area district, the extension of the accessory motor vehicle repair shop building—hand tools only, no welding or spraying, using more than the permitted area, and the maintenance of the gasoline service station—previously granted by the Board; all for a temporary term of ten (10) years.

PREMISES AFFECTED—8801-8809 4th Avenue, southeast corner of 88th Street, Block 6065, Lot 6, Borough of Brooklyn.

Laid over from February 3, 1959, to March 3, 1959, for inspection and decision; applicant to correct plans to show that all plans are not void; hearing closed.

620-58-BZ

APPLICANT—Coscia Realty Corp., through De Rose and Cavaliere, for Theresa Caravella and Carmine Luongo, owners.

SUBJECT—Application October 29, 1958—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit for a stated term of five (5) years, the parking and storage of more than five (5) pleasure type motor vehicles on a plot located partly in a residence and partly in a local retail use district.

PREMISES AFFECTED—408 East 116th Street, south

CALENDAR

side and 411-413 East 115th Street, north side, 95 feet east of 1st Avenue, Block 1709, Lots 5, 6 and 43, Borough of Manhattan.

Laid over from February 3, 1959, to March 3, 1959, for inspection and decision; hearing closed.

635-49-BZ—Vol. II

APPLICANT—Leonard F. Rothkrug, for Carmelo Sgarlato, owner; Ornamental Iron Works, lessee.

SUBJECT—Application reopened April 29, 1958—as Vol. II—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, a change in occupancy from storage of fruit and two truck garage, previously granted by the Board, to ornamental iron works factory with accessory welding and garage for two trucks in the open yard, for a term of ten (10) years.

PREMISES AFFECTED—78 Butler Street, south side, 150 feet east of Smith Street, Block 409, Lot 14, Borough of Brooklyn.

Laid over from February 3, 1959, to March 3, 1959, for inspection and decision; hearing closed.

902-52-BZ—Vol. III

APPLICANT—Charles M. Spindler, for Estate of Sadie V. Sisto; John R. Owens, Executor; owner.

SUBJECT—Application reopened July 23, 1957 as Vol. III—decision of the Borough Superintendent under sections 7c and 7e of the Zoning Resolution, to permit in a retail use district the erection and maintenance of a gasoline service station together with a motor safety inspection station, minor repairs with hand tools only and the parking within the retail use zone of cars awaiting service.

PREMISES AFFECTED—164-15 to 164-25 (164-25 official) Union Turnpike and 78-28 to 78-36 165th Street, northwest corner, Block 6972, Lot 21, Flushing, Borough of Queens.

Laid over from March 25, 1958 to April 15, 1958, for inspection and decision; hearing closed; then to May 6, 1958, at request of applicant who is trying to acquire adjoining property to enlarge the plot; then to June 3, 1958, at request of the applicant, to acquire additional property for possible conforming use; then to June 17, 1958, at the request of the applicant to attempt to acquire additional property to enlarge the plot; then to September 17, 1958, at the request of the applicant; then to November 12, 1958, for decision; applicant to be notified; then to December 9, 1958 at request of the applicant, in view of possibility of property being sold for a conforming use; then to January 13, 1959, as request of applicant to consider possibility of conforming use; then to February 3, 1959, at the request of the applicant; then to March 3, 1959, at the request of the applicant to consider using the premises for conforming use.

HARRIS H. MURDOCK, *Chairman*

MARCH 3, 1959, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, February 3, 1959, at 2 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matter:*

25-59-A

APPLICANT—Steve Zedlovich, owner.

SUBJECT—Application January 13, 1959—filed pursuant to Section 35 General City Law, re relocation of building into bed of mapped street-proposed widening of Cryders Lane.

PREMISES AFFECTED—14-73 155th Street, northeast corner Cryders Lane, Block 4563, Lot 1, Beechhurst, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

MARCH 10, 1959, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, March 10, 1959, at 10 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:*

189-52-BZ—Vol. II

APPLICANT—James E. McKillop, for Archie Lakin, owner.

SUBJECT—Application reopened February 3, 1959 for consideration as to extension of time to complete, expired October 1, 1958—decision of the Borough Superintendent, previously granted on condition under Section 21 of the Zoning Resolution, permitting in a business use, C area district, the erection and maintenance of a building (store) using more than the area permitted.

PREMISES AFFECTED—602 Manhattan Avenue, east side, 200 feet south of Nassau Avenue, Block 2689, Lot 46, Borough of Brooklyn.

302-55-BZ

APPLICANT—Larry Meltzer, for John M. Ell, owner; Felix Fezzuologlio, lessee.

SUBJECT—Application reopened February 3, 1959 for consideration as to extension of time to complete, expired January 9, 1958—decision of the Borough Superintendent, previously granted on condition, under Sections 7e and 7i of the Zoning Resolution, permitting in a business use district, the proposed change in occupancy from boiler room, garage for 5 cars, and showroom to boiler room, body and fender repairs, wheel and frame alignment, welding, painting and spraying, parking of cars waiting to be serviced.

PREMISES AFFECTED—1469-1471 86th Street, north side, 100 feet west of 15th Avenue, Block 6340, Lot 48, Borough of Brooklyn.

19-57-BZ

APPLICANT—Reginald S. Hardy, for Frances P. Headley and Seena Prastien, owners.

SUBJECT—Application January 15, 1957—decision of the Borough Superintendent, under sections 7f, 7i and 7A of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry (non-automatic), motor vehicle repair shop, for minor repairs (hand tools only), and with show windows within 75 feet of residence use district.

PREMISES AFFECTED—1790-1820 Utica Avenue and 4914-4924 Avenue J, southwest corner, Block 7797, Lots 47, 49, 50 and 51, Borough of Brooklyn.

Laid over from July 16, 1957, to July 23, 1957, for inspection and decision; hearing closed; then to December 17, 1957, for further consideration by the Board after community building has been developed; then to May 20, 1958, for report at that time as to the condition in connection with the proposed community house in Block 7775 opposite the proposed gasoline station; and for determination by the Board as to procedure thereafter; then to June 17, 1958, for inspection and decision; hearing closed; also for applicant to advise the Board the status of the construction of proposed Community House; then to July 8, 1958, at request of the applicant to permit him to examine plans filed for the nearby Community House and to report to the Board what such plans call for and the status of proposed structure and for decision; then to September 23, 1958, for applicant to report to the Board as to his examination of plan and the status of the proposed structure under the building now planned to be located in similar location; then to October 28, 1958, for information as to status of Community Center opposite and as to ownership; then to November 25, 1958, at the request of the applicant to furnish the Board with information as to the proposed community center; then to January 27, 1959, for further consideration and decision; then to March 10, 1959, for decision; at request of applicant.

HARRIS H. MURDOCK, *Chairman.*

CALENDAR

MARCH 17, 1959, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, March 17, 1959, at 10 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:*

492-27-BZ—Vol. II

APPLICANT—Ingram S. Carner, for Howard Realty Corporation, owner.

SUBJECT—Application reopened January 27, 1959 for consideration as to amendment of resolution and extension of time to complete—expired December 11, 1957—decision of Borough Superintendent, previously granted on condition under sections 7c and 21 of the Zoning Resolution, permitting in a business use district, the change in occupancy from gasoline service station to gasoline service station, sales office, lubritorium, brake testing, wheel alignment and extension of existing structure.

PREMISES AFFECTED—1134-1144 East New York Avenue and 2-12 East 98th Street, southwest corner, Block 4600, Lot 7, Borough of Brooklyn.

844-47-BZ

APPLICANT—Ingram S. Carner, for Max Kirsch, owner.

SUBJECT—Application reopened January 27, 1959 for consideration as to extension of term of variance—expired December 16, 1957—decision of the Borough Superintendent, previously granted on condition, under section 7f of the Zoning Resolution, permitting in a business use district, for a term of years, the erection and maintenance of a gasoline service station, lubritorium and auto laundry.

PREMISES AFFECTED—9701-9715 Ditmars Avenue and 731-739 Rockaway Parkway, northeast corner, Block 8115, Lots 6 and 8, Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

MINUTES

REGULAR MEETING

TUESDAY MORNING, FEBRUARY 3, 1959, 10 A. M.

Present: Chairman Murdock, Commissioner Kleinert and Commissioner Foley.

The minutes of the regular meetings of the Board held on Tuesday morning and afternoon January 20, 1959 and special meeting Friday morning January 23, 1959 were approved as printed in the Bulletin of January 27, 1959, Vol. 44, No. 4.

200-24-BZ—Vol. III

APPLICANT—Leonard F. Rothkrug, Herbst and Rusciano, for Jerome Estates, Inc., owner.

SUBJECT—Application reopened January 14, 1958 as Vol. III—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a business and residence use district, the change in use from public garage, previously granted by the Board, to the storage and manufacturing of metal products.

PREMISES AFFECTED—3030 Jerome Avenue, east side, 161.8 feet south of East 204th Street and 3103 Villa Avenue, Block 3321, Lot 25, Borough of The Bronx.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: None.

ACTION OF BOARD—Laid over, date to be set when applicant furnishes the Board with name of the proposed tenant; hearing previously closed.

752-29-BZ—Vol. IV

APPLICANT—Leonard F. Rothkrug, for Walbell Real Estate Corp., owner.

SUBJECT—Application reopened November 12, 1958—as Vol. IV—decision of the Borough Superintendent, under sections 7f, 7i and 21 of the Zoning Resolution, to permit partly in a business use and partly in manufacturing use, C area district, the extension of the accessory motor vehicle repair shop building—hand tools only, no welding or spraying, using more than the permitted area, and the maintenance of the gasoline service station—previously granted by the Board; all for a temporary term of ten (10) years.

PREMISES AFFECTED—8801-8809 4th Avenue, southeast corner of 88th Street, Block 6065, Lot 6, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: None.

ACTION OF BOARD—Laid over to March 3, 1959, at 10 A. M. for inspection and decision; applicant to correct plans to show that all plans are not void; hearing closed.

18-37-BZ—Vol. IV

APPLICANT—Carl H. Salminen, for Kinney Motors, Inc., owner.

SUBJECT—Application reopened December 9, 1958 as Vol. IV—decision of the Borough Superintendent, under sections 7c, 7h, 7i and 21 of the Zoning Resolution, to permit in a business and residence use, C and D area district, the erection and maintenance of an auto showroom, offices, servicing of new and used cars and trucks, new car and truck conditioning, parts sale and storage, wheel alignment, car wash, welding with the use of oxyacetylene torch, car and truck storage in basement, gasoline pump and tank for servicing new cars—not for sale, parking of more than five (5) cars in the residence portion of plot, for cars awaiting service.

PREMISES AFFECTED—2166-2190 Coney Island Avenue, west side, 100 feet, 4 $\frac{3}{8}$ inches south of First Court, Block 6685B, Lot 34, Borough of Brooklyn.

APPEARANCES—

For Applicant: Carl H. Salminen.

For Opposition: Morris Stein.

ACTION OF BOARD—Laid over to February 10, 1959, at 10 A. M. at the request of an objector; no further request for adjournment.

635-49-BZ—Vol. II

APPLICANT—Leonard F. Rothkrug, for Carmelo Sgarlato, owner; Ornamental Iron Works, lessee.

SUBJECT—Application reopened April 29, 1958—as Vol. II—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, a change in occupancy from storage of fruit and two truck garage, previously granted by the Board, to ornamental iron works factory with accessory welding and garage for two trucks in the open yard, for a term of ten (10) years.

PREMISES AFFECTED—78 Butler Street, south side, 150 feet east of Smith Street, Block 409, Lot 14, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: None.

ACTION OF BOARD—Laid over to March 3, 1959, at 10 A. M. for inspection and decision; hearing closed.

902-52-BZ—Vol. III

APPLICANT—Charles M. Spindler, for Estate of Sadie V. Sisto; John R. Owens, Executor; owner.

SUBJECT—Application reopened July 23, 1957 as Vol. III—decision of the Borough Superintendent under sections 7c and 7e of the Zoning Resolution, to permit in a retail

MINUTES

use district the erection and maintenance of a gasoline service station together with a motor safety inspection station, minor repairs with hand tools only and the parking within the retail use zone of cars awaiting service.
PREMISES AFFECTED—164-15 to 164-25 (164-25 official) Union Turnpike and 78-28 to 78-36 165th Street, northwest corner, Block 6972, Lot 21, Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Charles M. Spindler.

For Opposition: None.

ACTION OF BOARD—Laid over to March 3, 1959, at 10 A. M. at the request of the applicant to consider using the premises for conforming use; hearing previously closed.

707-56-BZ—Vol. II

APPLICANT—Charles M. Spindler, for William Galvin, owner.

SUBJECT—Application reopened November 18, 1958 as Vol. II—decision of the Borough Superintendent, under sections 7f and 7i of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubrication, auto washing—non automatic, office, sale of accessories, minor repairs with hand tools only, safety inspection station and the parking and storage of motor vehicles, all for a temporary term of fifteen (15) years.

PREMISES AFFECTED—1500-1510 Williamsbridge Road and 1601-1611 Eastchester Road, northeast corner, Block 4082, Lots 5 and 10, Borough of The Bronx.

APPEARANCES—

For Applicant: Charles M. Spindler.

For Opposition: None.

ACTION OF BOARD—Laid over to March 3, 1959, at 10 A. M. for inspection and decision; hearing closed.

702-58-A

APPLICANT—Charles M. Spindler, for William Galvin, owner.

SUBJECT—Application October 23, 1958—filed pursuant to section 35, General City Law proposed sign within bed of a mapped street—proposed widening of Williamsbridge Road.

PREMISES AFFECTED—1500-1510 Williamsbridge Road, northeast corner of Eastchester Road, Block 4082, Lots 5 and 10, Borough of The Bronx.

APPEARANCES—

For Applicant: Charles M. Spindler.

ACTION OF BOARD—Laid over to March 3, 1959, at 10 A. M. for inspection and decision; hearing closed.

782-56-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for David Minkin, Sigmund S. Briger and Elias Thall, owners.

SUBJECT—Application reopened April 22, 1958 as Vol. II—decision of the Borough Superintendent, under sections 7f, 7i, 7e and 7A of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubrication, minor auto repairs, car washing, storage, office and sales, parking and storage of motor vehicles with show window and sign less than 75 feet from a residence use district for a stated term of fifteen (15) years.

PREMISES AFFECTED—195-06 to 195-24 (195-20 official) Northern Boulevard, south side, from 195th to 196th Streets, 43-01 to 43-09 195th Street and 43-02 to 43-10 196th Street, Block 5519, Lot 1, Flushing, Borough of Queens.

APPEARANCES—

For Applicant: James E. Vassalotti.

For Opposition: Nathan Weinstein.

ACTION OF BOARD—Laid over to February 25, 1959, at 10 A. M. at the request of the applicant to permit attendance of owner; no further requests for adjournment.

493-57-BZ

APPLICANT—Leonard F. Rothkrug, for Frelude Realty Corp., owner.

SUBJECT—Application June 25, 1957—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in an unrestricted and business use district, the change in use from furniture storage to manufacturing of wearing apparel with an area used for manufacture in excess of that permitted.

PREMISES AFFECTED—411-415 Bedford Avenue, east side, 68 feet south of South 8th Street, Block 2138, Lots 7 and 8, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: None.

ACTION OF BOARD—Laid over to February 10, 1959, at 10 A. M. for applicant to file revised plan amending revised plans marked "Received January 28, 1959," showing a new fire escape with stair to grade at rear of the longer building; hearing previously closed.

494-57-A

APPLICANT—Leonard F. Rothkrug, for Frelude Realty Corp., owner.

SUBJECT—Application June 25, 1957—Appeal from a decision of the Borough Superintendent re live load, exit, etc.

PREMISES AFFECTED—411-415 Bedford Avenue, east side, 68 feet south of South 8th Street, Block 2138, Lots 7 and 8, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

ACTION OF BOARD—Laid over to February 10, 1959, at 10 A. M. in conjunction with Cal. No. 493-57-BZ for additional revised plan; hearing previously closed.

635-57-BZ

APPLICANT—H. M. Cole, for 115 East 69th Street, Inc., owner.

SUBJECT—Application September 17, 1957—decision of the Borough Superintendent under section 7e of the Zoning Resolution, to permit in a residence use district, the use of the first floor as a legation for the Republic of Sudan to the United Nations and the second floor as an office for the Pharmaceutical Information Bureau.

PREMISES AFFECTED—115 East 69th Street, north side, 185 feet east of Park Avenue, Block 1404, Lot 8, Borough of Manhattan.

APPEARANCES—

For Applicant: H. M. Cole and Herbert G. Feinson.

For Opposition: None.

ACTION OF BOARD—Laid over to February 10, 1959, at 10 A. M. for decision; applicant to file plan identical with that referred to in decision of the Borough Superintendent, dated November 26, 1958, showing compliance with the Multiple Dwelling Law for the second story; hearing previously closed.

918-57-BZ

APPLICANT—Leonard F. Rothkrug, for Peter Baron and New York Lien Corp., owners.

SUBJECT—Application December 17, 1957—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in an E-1 area district, the erection of a six-story building with cellar and sub-cellar for use as a multiple dwelling.

PREMISES AFFECTED—1227-1233 Pelham Parkway and 2201-2225 Throop Avenue, northwest corner, Block 4372, Lots 1, 25, 26 and 28, Borough of The Bronx.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: Alfred E. Santangelo.

ACTION OF BOARD—Laid over to February 10, 1959, at 10 A. M. for full membership of the Board; hearing previously closed.

MINUTES

959-57-BZ

APPLICANT—Kenneth W. Milnes, for Frank and Wesley Van Hoesen, owners.

SUBJECT—Application December 23, 1957—decision of the Borough Superintendent, under sections 7c and 21 of the Zoning Resolution, to permit in a residence use district, a new modern, four (4) bay, masonry building as additional accessory building to the present gasoline service station, the new building to be used for lubritorium, car wash, motor adjustments and minor repairs with hand tools only.

PREMISES AFFECTED—3701 Amboy Road, northwest corner of Old Amboy Road, Block 4645, Lot 100, Great Kills, Borough of Richmond.

APPEARANCES—

For Applicant: None.

For Opposition: None.

ACTION OF BOARD—Laid over to February 25, 1959, at 10 A. M. for inspection and decision; for applicant to file an Administrative Appeal; hearing previously closed.

471-58-BZ

APPLICANT—William C. Kane, for Pat Management Corp., owner.

SUBJECT—Application August 1, 1958—decision of the Borough Superintendent, under sections 7f, 7e and 7i of the Zoning Resolution, to permit in a retail use district a gasoline service station, lubritorium, non-automatic car wash, motor vehicle repair shop using hand tools only and parking of more than five (5) motor vehicles.

PREMISES AFFECTED—801-821 Sound View Avenue, 1701-1751 Lafayette Avenue, northwest corner and 800-830 Rosedale Avenue, Block 3637, Lot 64, Borough of The Bronx.

APPEARANCES—

For Applicant: C. Buckley, Jr.

For Opposition: Edward Handelman and C. J. Cammarata for N. Y. C. Housing Authority.

ACTION OF BOARD—Laid over to February 25, 1959, at 10 A. M. at the request of an objector, applicant concurring; hearing previously closed.

501-58-BZ

APPLICANT—Charles M. Spindler, for Clara Flapan, owner.

SUBJECT—Application August 25th, 1958—decision of the Borough Superintendent, under sections 7e and 7h of the Zoning Resolution, to permit in a local retail use district the erection and maintenance of a gasoline service station, lubritorium, auto washing, non-automatic, office, sale of accessories, minor repairs with hand tools only, auto safety inspection station and the parking and storage of motor vehicles for a stated term of fifteen (15) years.

PREMISES AFFECTED—3743-3761 Nostrand Avenue, east side, 140 feet north of Avenue Y, Block 7422, Lot 54, Borough of Brooklyn.

APPEARANCES—

For Applicant: Charles M. Spindler.

For Opposition: None.

For Administration: John Saunders, Bd. of Education.

ACTION OF BOARD—Laid over to February 10, 1959, at 10 A. M. for consideration and decision; hearing previously closed.

539-58-BZ

APPLICANT—Norman Lederer and Leonard Joseph, for Nugget Properties, Inc., owner.

SUBJECT—Application September 17, 1958—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a local retail use district, in an existing two story and cellar structure, the change in occupancy of one store on the first floor to a print shop—factory.

PREMISES AFFECTED—147-57 41st Avenue and 41-02 149th Street, northwest corner, Block 5027, Lot 1, Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Leonard Joseph, Erwin Gilbert and William Shulman.

For Opposition: John Grieskewicz, John M. Londergan and Adolph Demedina.

ACTION OF BOARD—Laid over to March 3, 1959, at 10 A. M. for inspection and decision; hearing closed.

540-58-A

APPLICANT—Norman Lederer and Leonard Joseph, for Nugget Properties, Inc.; Erwin M. Gilbert, Inc., lessee.

SUBJECT—Application September 17, 1958—Appeal from a decision of the Borough Superintendent—factory in frame building.

PREMISES AFFECTED—147-57 41st Avenue and 41-02 149th Street, northwest corner, 1st floor, Block 5027, Lot 1, Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Leonard Joseph, Erwin Gilbert and William Shulman.

ACTION OF BOARD—Laid over to March 3, 1959, at 10 A. M. for inspection and decision; hearing closed.

573-58-BZ

APPLICANT—Victor G. Madonia, for George Burburan, owner.

SUBJECT—Application filed October 3, 1958—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a local retail and residence use district, the extension of parking facilities for patrons and employees into the residence portion of the plot for a period of fifteen (15) years.

PREMISES AFFECTED—158-06 Northern Boulevard and 40-02 158th Street, southeast corner, Block 5277, Lot 16, Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Victor G. Madonia, George Burburan and Herbert A. Trebing.

For Opposition: Thomas P. Lawless, Bertram Kassan, Mary Kassan, Mrs. C. Palmer and F. C. Cannella.

ACTION OF BOARD—Laid over to March 3, 1959, at 10 A. M. for inspection and decision; applicant to file additional plan showing proposed curb cuts, walls and fences; hearing closed.

579-58-BZ

APPLICANT—Samuel Carr, for Frank and Joseph Imbriale, owners.

SUBJECT—Application October 7, 1958—decision of the Borough Superintendent, under sections 7c and 21 of the Zoning Resolution, to permit in a manufacturing and residence use district, in the existing one story building occupied as a junk yard with storage and garage for two cars and one truck, the installation of loading and unloading facilities in the open area.

PREMISES AFFECTED—264-268 Bay Ridge Avenue, south side, 124 feet, 10 $\frac{7}{8}$ inches west of 3rd Avenue, Block 5871, Lot 40, Borough of Brooklyn.

APPEARANCES—

For Applicant: Samuel Carr.

For Opposition: None.

ACTION OF BOARD—Laid over to March 3, 1959, at 10 A. M. for inspection and decision; hearing closed.

620-58-BZ

APPLICANT—Coscia Realty Corp., through De Rose and Cavalieri, for Theresa Caravella and Carmine Luongo, owners.

SUBJECT—Application October 29, 1958—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit for a stated term of five (5) years, the parking and storage of more than five (5) pleasure type motor vehicles on a plot located partly in a residence and partly in a local retail use district.

MINUTES

PREMISES AFFECTED—408 East 116th Street, south side and 411-413 East 115th Street, north side, 95 feet east of 1st Avenue, Block 1709, Lots 5, 6 and 43, Borough of Manhattan.

APPEARANCES—

For Applicant: George J. Cavalieri.

For Opposition: None.

For Administration: C. J. Cammarata, New York City Housing Authority.

ACTION OF BOARD—Laid over to March 3, 1959, at 10 A. M. for inspection and decision; hearing closed.

623-58-BZ

APPLICANT—Carl H. Salminen, for Frank Reis, owner; Bari Construction Co., Inc., owner under contract.

SUBJECT—Application October 31, 1958—decision of the Borough Superintendent, under sections 7e and 21 of the Zoning Resolution, to permit in a residence use district, the erection of a one story structure of Class 3 construction to be used for light manufacturing as permitted in a business use district, office, loading and unloading and parking of trucks used in conjunction with business, the structure to occupy more than the permitted area.

PREMISES AFFECTED—33-04 23rd Street and 21-04 33rd Avenue, southwest corner, Block 556, Lots 34-39 inclusive, Astoria, Borough of Queens.

APPEARANCES—

For Applicant: Carl H. Salminen, Frank Montanaro and John Jagiello.

For Opposition: Edward L. Schiff, Adell Gerity, Marie A. Maffia, Maria Vavagnolo, Rosalin Di Maio, Fannie Nasta, Antoinette M. Colasanti, Patrick Spillane, Nettie E. Levine, Benjamin M. Zelman, Greoge J. England and Mrs. Kurt Unger.

ACTION OF BOARD—Laid over to March 3, 1959, at 10 A. M. for inspection and decision; hearing closed.

644-58-BZ

APPLICANT—Lama, Proskauer and Prober, for Abraham H. Spilky, owner.

SUBJECT—Application November 10, 1958—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a business, retail and residence use district, the erection and maintenance of a one story building extending from the business portion into the residence portion of the plot and used for bowling alleys, snack bar, and dining room, kitchen, cocktail lounge, offices, sport shop, locker room and parking of patrons cars on the un-built upon portion of the plot—no fee to be charged.

PREMISES AFFECTED—878 Bay Street, 1-27 Greenfield Avenue, southwest corner and 16-24 Townsend Avenue, Block 2840, Lot 93, St. George, Borough of Richmond.

APPEARANCES—

For Applicant: James E. Vassalotti.

For Opposition: Angelo Costantino, Shirley Asmus, Sophie Ferrara, Betty Rushelsberger, Hellmuth Asmus, Otto Asmus, Anna Leip, Robert W. Brown and Nicholas D'Aioto, Jr.

ACTION OF BOARD—Laid over date to be set; for inspection and decision; hearing closed.

671-58-BZ

APPLICANT—Gustave Goldman, for Congregation Talmud Torah, R. Morris Kevelson, owners.

SUBJECT—Application November 20, 1958—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in an E-1 area district, the construction of a second story extension to the east end and a two story extension to the south end of the present two story community building occupying more than the permitted area.

PREMISES AFFECTED—1379-1387 East 96th Street, east side, 100 feet north of Avenue L, Block 8242, Lot 15, Borough of Brooklyn.

APPEARANCES—

For Applicant: Gustave Goldman.

For Opposition: None.

ACTION OF BOARD—Laid over to March 3, 1959, at 10 A. M. for inspection and decision; hearing closed.

729-52-BZ—Vol. II

APPLICANT—Haus and Bresin, for Allerton Three, owner.

SUBJECT—Application reopened June 11, 1957 as Vol. II—re decision of the Borough Superintendent, under sections 7e and 7h of the Zoning Resolution, to permit in a local retail use district, the erection and maintenance of a gasoline service station for a temporary term of fifteen (15) years.

PREMISES AFFECTED—25-15 Francis Lewis Boulevard, east side, 36.21 feet south of 25th Avenue, Block 5769, Lot 18, Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Joseph C. Haus.

For Opposition: Margaret Dunn and Joseph Dunn.

THE VOTE TO GRANT (FEBRUARY 3, 1959)—

Affirmative: Commissioner Foley 1

Negative: Chairman Murdock and Commissioner Kleinert 2

Absent: Commissioner Sleeper 1

ACTION OF BOARD—Laid over to February 10, 1959, at 10 A. M. for completion of vote; hearing previously closed.

186-53-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober for Jacob Stein, owner.

SUBJECT—Application reopened July 29, 1958 as Vol. II—decision of the Borough Superintendent under section 7e of the Zoning Resolution to permit in a local retail and residence use district, the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs, storage, office and sales and the parking of cars waiting to be serviced for a stated term of fifteen (15) years.

PREMISES AFFECTED—216-06 Hillside Avenue and 88-10 to 88-13 216th Street, southeast corner, Block 10676, Lot 17, Hollis, Borough of Queens.

APPEARANCES—

For Applicant: R. S. Hardy.

For Opposition: None.

THE VOTE TO GRANT (FEBRUARY 3, 1959)—

Affirmative: Commissioner Foley 1

Negative: Chairman Murdock and Commissioner Kleinert 2

Absent: Commissioner Sleeper 1

ACTION OF BOARD—Laid over to February 10, 1959, at 10 A. M. for completion of vote; hearing previously closed.

117-58-BZ

APPLICANT—John J. Lynch and James J. Lyons, Jr., for 60 Duane Street Corp., owner.

SUBJECT—Application February 21, 1958—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a business and residence use district, the maintenance of a parking lot for the parking and storage of more than five (5) motor vehicles to extend into the residence portion of the premises.

PREMISES AFFECTED—928-932 Simpson Street, east side, 83.8 feet south of East 163rd Street, Block 2723, Lot 36, Borough of The Bronx.

APPEARANCES—

For Applicant: James J. Lyons, Jr.

For Opposition: None.

THE VOTE OF FEBRUARY 3, 1959.

Affirmative: Chairman Murdock, and Commissioner

Foley 2

Negative: Commissioner Kleinert 1

Absent: Commissioner Sleeper 1

MINUTES

ACTION OF BOARD—Laid over to February 10, 1959, at 10 A. M. for consideration and decision; hearing previously closed.

323-55-BZ

APPLICANT—Fred C. Dahlem, for Julian Simon, owner.
SUBJECT—Application reopened October 15, 1957 and restored to docket, previously withdrawn—decision of the Borough Superintendent, under section 7i of the Zoning Resolution, to permit in a business use district, a motor vehicle repair shop, body and fender work.

PREMISES AFFECTED—238 Delancey Street, north side, 100 feet west of Sheriff Street, Block 338, Lot 76, Borough of Manhattan.

APPEARANCES—

For Applicant: Fred C. Dahlem.

For Opposition: C. J. Cammarata for N. Y. C. Housing Authority.

ACTION OF BOARD—Application withdrawn; The New York Housing Authority having taken title to the premises.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klei-
ert and Commissioner Foley 3

Negative: 0

Absent: Commissioner Sleeper 1

324-55-A

APPLICANT—Fred C. Dahlem, for Julian Simon, owner.
SUBJECT—Application reopened October 15, 1957 and restored to docket, previously withdrawn—Appeal from a decision of the Borough Superintendent—re non-fireproof construction—repair shop.

PREMISES AFFECTED—238 Delancey Street, north side, 100 feet west of Sheriff Street, Block 338, Lot 76, Borough of Manhattan.

APPEARANCES—

For Applicant: Fred C. Dahlem.

For Opposition: C. J. Cammarata for N. Y. C. Housing Authority.

ACTION OF BOARD—Application withdrawn; The New York Housing Authority having taken title to the premises.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klein-
ert and Commissioner Foley 3

Negative: 0

Absent: Commissioner Sleeper 1

323-58-BZ

APPLICANT—Charles M. Spindler, for 9201 Third Avenue Corp., owner.

SUBJECT—Application May 22, 1958—decision of the Borough Superintendent, under sections 7f, 7e, 7h, 7i, 7A and 21 of the Zoning Resolution, to permit in a retail and residence use district, the change in use from parking lot to a gasoline service station with accessory uses of lubricatorium, car washing—non automatic, office, sale of accessories, minor repairs with hand tools only, safety inspection station and parking and storage of motor vehicles with show windows and signs within 75 feet of a residence use district, the proposed buildings encroaches on the required rear yard.

PREMISES AFFECTED—92-01 to 92-13 3rd Avenue and 302-314 92nd Street, southeast corner, Block 6103, Lots 5, 7, 8, and 9, Borough of Brooklyn.

APPEARANCES—

For Applicant: Charles M. Spindler.

For Opposition: None.

ACTION OF BOARD—Application withdrawn, in view of negotiations pending with other lessees.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klein-
ert and Commissioner Foley 3

Negative: 0

Absent: Commissioner Sleeper 1

146-38-BZ—Vol. II

APPLICANT—Larry Meltzer, for Irving Wasserman, owner.

SUBJECT—Application reopened January 28, 1958 as Vol. II—decision of the Borough Superintendent, under sections 7c and 7i of the Zoning Resolution, to permit in a business use district the enlargement in area and extension of the uses of the existing gasoline service station by erecting a one-story building at the rear of the premises for use as a motor vehicle repair shop including painting and auto body and fender repairs.

PREMISES AFFECTED—5366-5368 Kings Highway (also known as 818-820 East 53rd Street), west side, 200 feet south of Foster Avenue, Block 7948, Lot 11, Borough of Brooklyn.

APPEARANCES—

For Applicant: Larry Meltzer.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klein-
ert and Commissioner Foley 3

Negative: 0

Absent: Commissioner Sleeper 1

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on January 28, 1958 subject to regular procedure, to consider extension of uses; and

WHEREAS, a public hearing was held on this application on January 13, 1959 after due notice by publication in the Bulletin; laid over to February 3, 1959, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site and Kings Highway are in a business use, C area, class 1 height district; Foster Avenue and Farragut Road are in business and unrestricted use, C and A area, class 1 height districts; East 52nd Street is in an unrestricted use, A area, class 1 height district; and

WHEREAS, the decision of the Borough Superintendent, dated December 6, 1957 acting on N.B. Applic. No. 2173-57, reads:

"1. Proposed extension of plot and gasoline service station and addition of motor vehicle repair shop, auto painting and auto body and fender shop and welding, in a Business Zone, is contrary to Art. II, PP. 6 and PP. 4a, subsections 4, 29 and 46 of the Zoning Resolution.

Note: Premises were subject of the Bd. of Standards and Appeals variance under Cal. No. 146-38-BZ."

and

WHEREAS, the applicant states that the premises consist of a plot, 40 feet frontage by 100 feet in depth, on the southerly portion of which is located an existing gasoline service station having a frontage of 20 feet and a depth of 100 feet; that this station was approved under Fire Department Plan No. 778-22 and has been in operation continuously under permits issued by the Fire Department since April 14, 1924; that it is proposed to demolish the existing metal buildings at the rear of the plot, which are now being used illegally for storage and repairs of motor vehicles, and to erect at the rear of the lot a new, modern accessory building, to maintain the present office, to relocate the existing pumps and to use the entire plot as a gasoline service station, motor vehicle repair shop, including auto painting, body and fender work and welding; and

WHEREAS, the applicant contends that the entire area surrounding the site is improved with buildings used for factories and several gas stations; that the station located at the southwest corner of Foster Avenue and East 53rd Street in block 7948, lot 1 was granted by the Board; that the railroad is within a few hundred feet of the site and the plot is not suitable for any other type of development; that the entire premises has been used illegally as a gasoline station and motor vehicle repair shop for many years; that a variance granted by the Board under Cal. No. 146-38-BZ in 1939 permitted the extension of the gas station and the erection

MINUTES

of a new accessory building at the rear; that this variance, for reasons unknown to the present owner, was never availed of; that the illegal occupancy of the plot which existed at that time has continued; that the proposed new accessory building and the improvement of the premises by relocating the pumps and paving the unbuilt upon portion will do much to improve the character of the street; and

WHEREAS, the applicant states that the present owner has held title to the property since November 21, 1955; that the assessed valuation of land is \$8,000 and of the building \$3,000 making a total of \$11,000; that the buildings was erected in 1922; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application should be granted on condition; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivisions c and i of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Sections 7c and i to permit the reconstruction of the lawfully existing gasoline service station substantially as proposed and as indicated on plans filed with this application marked "Received December 18, 1957", 3 sheets, and "November 19, 1958," 3 sheets; that this resolution shall supersede the resolution adopted by the Board on June 21, 1938 under Volume I where such resolution is not consistent with this resolution; that such portions of the existing gasoline station as are proposed to be eliminated shall be removed and the premises shall be arranged for the uses as proposed and as indicated on plans showing proposed conditions; that the new accessory building shall be of the design and arrangement as indicated, and located toward the rear of the lot, with a front of face brick; that there shall be no windows on the exterior walls facing upon adjoining premises; that the use of the building may be for motor vehicle repairing and lubritorium and fender shop and welding, as proposed and as shown; that the gasoline pumps shall be of a low approved type erected not nearer than ten feet to the street building line of Kings Highway; that the existing curb cuts may be continued of the width and location where shown; that sidewalks and curbing abutting the premises on Kings Highway shall be reconstructed or repaired to the satisfaction of the Borough President; that signs shall be restricted to permanent signs attached to the facade of the proposed accessory building and the illuminated globes of the pumps, excluding all roof signs and temporary signs and advertising devices, but permitting the erection within the premises of one post standard for advertising the gasoline on sale and permitting such sign to extend beyond the building line for a distance of not more than four feet, and to be illuminated; that such portable fire-fighting appliances shall be maintained as the Fire Commissioner shall direct; that on the side lot line from the accessory building to the street line there shall be constructed walls of masonry not less than five feet six inches in height, with suitable terminating post, except that such wall is not required where masonry walls of buildings now exist on the lot lines; and that all permits shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

109-58-BZ

APPLICANT—Robert J. Crinnion, for Jarvis Corp., owner.

SUBJECT—Application March 7, 1958—decision of the Borough Superintendent, under Sections 7e and 7h of the Zoning Resolution, to permit in a local retail and residence use district, the erection and maintenance of a gasoline service station with accessory uses of lubritorium, auto washing, non-automatic, minor repairs with hand tools only, office, sale and storage of auto accessories and parking of more than five (5) motor vehicles, all for a stated term of fifteen (15) years.

PREMISES AFFECTED—3032 Middleton Road, south side, from Jarvis to Hollywood Avenues, Block 5401, Lot 1, Borough of The Bronx.

APPEARANCES—

For Applicant: Thomas P. Crinnion.

For Opposition: None.

For Administration: John J. Saunders, Bd. of Education.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Murdock, Commissioner Kleinert and Commissioner Foley 3

Absent: Commissioner Sleeper 1

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on January 13, 1959 after due notice by publication in the Bulletin; laid over to January 27, 1959, for inspection and decision; and for applicant to submit statement as to applicability of Section 21A in connection with Museum of the American Indian; hearing closed; then to February 3, 1959, for applicant to furnish the Board with information as to the requirements of Section 21A as to distances from schools, playgrounds and parks and for decision; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site, Hollywood Avenue and Jarvis Avenue are in local retail and residence use, D and DD area, class 1 height districts; Zulette Avenue is in a residence use, DD area, class 1 height district; Middleton Road is in a local retail use, D area, class 1 height district; that as of July 25, 1916 the portion of the property within 100 feet of Middleton Road was zoned as a business use district and the remainder was zoned as a residence use district; that the present local retail designation for the property within 100 feet of Middleton Road became effective on June 10, 1955; that as of July 25, 1916 the property was zoned as a 1½ times height district and a C area district, and the present height and area designations became effective on June 10, 1955; and

WHEREAS, the decision of the Borough Superintendent, dated February 6, 1958 acting on N.B. Applic. No. 1421-57, reads:

"1. In a local retail and residence district the proposed "Gasoline and oil selling sta., lubritory, car washing, parking, etc. is contrary to Sect. 3 & 4-c, Art. II of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 220.13 feet frontage by 131.86 feet and 95 feet in depth, irregular; that it is proposed to erect a modern type gasoline service station, with lubritorium, non-automatic auto wash, minor repairs with hand tools only, office, sale and storage of auto accessories and parking of more than five motor vehicles awaiting service; that the building will be faced on all sides with face brick and will be located well away from the residential portion of the plot which constitutes only a small percentage of the lot area; that the properties to the south of the proposed station will be adequately protected and buffered by a 5 foot 6 inch high brick wall behind the building and a 5 foot 6 inch high woven wire fence along the remainder of the rear lot line; that across the rear of the entire plot will be a planted area 5 feet wide, planted with shrubbery and protected by a 6 inch by 8 inch concrete curb; that the brick wall will be extended 45 feet from the rear lot line along the Hollywood Avenue building line; that curb cuts will be limited to three 17 foot cuts on Middleton Road and one 17 foot curb cut on Hollywood Avenue; that four low approved type gasoline pumps are proposed to be located 15 feet from the Middleton Road building line and well away from the Hollywood and Jarvis Avenue building lines; that the entire plot will be graded and surfaced with asphalt, with the exception of concrete aprons; that operation of the station will be limited to the hours of 7 A.M. to 10 P.M.; and

WHEREAS, the applicant contends that the proposed service station will benefit the neighborhood by eliminating a vacant, weed-covered lot which tends to collect trash; that in addition, the proposed improvement will benefit public safety by

MINUTES

reason of the fact that the open corners of the property will provide clear, unobstructed vision to motorists at the intersections, which is most important at angular corners; that Middleton Road is already heavily developed with the uses permitted in a local retail district and there is no further demand for that type of development and there is no reason to assume that such demand would arise in the future; that this is borne out by the fact that the current owner acquired title to the property from The City of New York; that there is no gas station within the affected area, nor within the vicinity; that although Middleton Road is a major, heavily trafficked artery in this section of The Bronx, the need for additional facilities exists; and

WHEREAS, the applicant states that the present owner has held title to the property since April 5, 1957 and that the assessed valuation of land is \$31,500; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and while the committee found that the application does not come within the requirements of Section 21A, the committee of the Board finds that the application should not be granted in the area; and

WHEREAS, the Board found that there was no justification for the exercise of discretion to grant a zoning variance under Section 7, Subdivisions e and h of the Zoning Resolution.

Resolved, that the decision of the Borough Superintendent, acting on NB App 1421-57, Objection No. One be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

249-58-BZ

APPLICANT—Fred C. Dahlem, for Rubin Gordon, owner.

SUBJECT—Application April 18, 1958—decision of the Borough Superintendent, under sections 7c and 7h of the Zoning Resolution, to permit in a local retail and residence use district, the erection of a one story and cellar structure for use as stores and market and to use the unbuilt upon portion of the site as a parking lot for patron parking and neighborhood car owners.

PREMISES AFFECTED—1260 Gun Hill Road, south side, 26.85 feet west of Bouck Avenue, Block 4619, Lots 1, 3, 21 and 28, Borough of The Bronx.

APPEARANCES—

For Applicant: Fred C. Dahlem.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klei-
ert and Commissioner Foley 3

Negative: 0

Absent: Commissioner Sleeper 1

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on January 20, 1959 after due notice by publication in the Bulletin; laid over to February 3, 1959, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site, Bouck Avenue and Throop Avenue are in local retail and residence use, B area, class 1½ height districts; East Gun Hill Road is in a local retail use, B area, class 1½ height district; Bouck Avenue is in a residence use, B area, class 1½ height district; and

WHEREAS, the decision of the Borough Superintendent, dated April 14, 1958 acting on N.B. Applic. No. 122-58, reads:

"1. Construction of stores inside the residence use district is contrary to Art. II Sect. 3 of the Z. R.

2. Proposed parking for more than five motor vehicles inside a residence use district is contrary to Art. II Sect. 3 of the Z. R."

and

WHEREAS, the applicant states that the premises consist of a plot, 107.39 feet frontage by 219 feet in depth, irregular, presently vacant; that the vacant land is below grade and

contains rain water, there is hard pan below the surface and drainage is impossible without sewer connections which it is intended to put in if the Board grants this application; that it is proposed to improve this property with a one story and cellar new building on Gun Hill Road for stores and market, as permitted in a local retail district; that the building will be face brick and at the rear on Burke Avenue and along Bouck Avenue; that it is proposed to provide a fenced in parking lot with an in and out driveway for the use by patrons, and parking of more than five motor vehicles for the neighboring owners of cars in the project and other local residents who may wish to take their cars off the street, and to provide a new eight inch sewer to Burke Avenue with new drains as shown both in the cellar and new parking lot, which it is intended to black top entirely; and

WHEREAS, the applicant states that due to the shape of the plot upon which the new building is to be erected, a small triangular portion falls in a residence district, size 19 feet by 40 feet; that as the zone line continues parallel to Gun Hill Road, a triangle falls in local retail which will remain vacant so that the proposed building can be properly squared out; and

WHEREAS, the applicant contends that the site is an eyesore at present and most times has a large accumulation of stagnant water which looks like a swamp; that a healthier and safer condition will be provided if it is permitted to complete this work as proposed; that any conditions which the Board may impose for the enhancement of this property and neighboring properties will be gladly conformed with; and

WHEREAS, the applicant states that the present owner has held title to the property since January 11, 1956 and that the assessed valuation of land is \$15,000; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application should be granted on condition; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision c of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7c to permit the extension of the lawfully permitted use in the local retail district into the more restricted district as proposed and as shown on plans filed with application marked "Received April 12, 1958", one sheet, "April 18, 1958", six sheets, "April 25, 1958", one sheet, "November 7, 1958", one sheet, *on condition* that the portion in the residence use district shall include extension of building as shown but shall be mainly used for parking of patrons cars as proposed and not for general parking; that such portion of the plot shall be leveled substantially to the grade of the abutting streets and shall be surfaced with steam cinders or clean gravel and treated with a binder and properly rolled; that there shall be erected on all lot lines a woven wire fence of the chain link type on a masonry base to a total height of not less than five feet six inches with no openings therein except where shown to Burke Avenue; that such opening shall not exceed ten feet in width each and shall be fitted with gates which shall normally be kept closed when the store building for which the parking is accessory is not open for business; that signs shall be restricted to one sign at the entrance attached to the fence indicating the private use of the parking area limited to the patrons and employees of the store building located on Gun Hill Road on the northerly portion of the plot; that such portable fire-fighting appliances shall be maintained as the Fire Commissioner shall direct; that suitable bumpers shall be maintained at all points against the fences for protection thereto; that the parking area shall be graded to a point within six inches below the level of the cellar floor; that a ramp from the parking area, as shown, to the first floor of the building with a door into the building from the parking area at Bouck Avenue

MINUTES

may be permitted as shown; that the pitch of such ramp shall not be greater than one foot in twelve feet; and that all permits shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

396-58-BZ

APPLICANT—Gilbert Lazarus, for Melville A. Schroeter, owner.

SUBJECT—Application June 27, 1958—decision of the Borough Superintendent, under sections 7e, 7f, 7c & 7A of the Zoning Resolution, to permit in a business use district, a portion of the premises to be used for a motor vehicle repair shop together with parking of more than five (5) motor vehicles, incidental sale of gasoline, oil and motor accessories to customers of cars being repaired, office and storage space, the balance of the premises to be used for three stores, a business entrance located within 75 feet of a residence zone.

PREMISES AFFECTED—1680-1688 Albany Avenue, west side, 48.18 feet south of Marginal Street (Avenue H), and 4016-4018 Marginal Street (Avenue H), Block 7744, Lots 47, 49, and 50, Borough of Brooklyn.

APPEARANCES—

For Applicant: Gilbert Lazarus and M. Schroeter.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klei-
ert and Commissioner Foley 3
Negative: 0
Absent: Commissioner Sleeper 1

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on January 13, 1959 after due notice by publication in the Bulletin; laid over to February 3, 1959, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site and Avenue H are in a business use, D area, class 1 height district; East 40th Street and Albany Avenue are in business and residence use, D area, class 1 height districts; that the height and area designations have not been changed since July 25, 1916; that the use designation was changed from an unrestricted district to a business district on May 26, 1955; and

WHEREAS, the decision of the Borough Superintendent, dated June 4, 1958 acting on Alt. Applic. No. 968-58, reads:

"1. Proposed change of occupancy in the buildings and premises in a Business Zone, to be used for auto repair, including body and fender repair and welding, two 2-car garages, parking and storage of more than five (5) motor vehicles on vacant portion of lot in conjunction with the following proposed uses on the adjoining lot 47; 3 stores and office, sale of motor oil and accessories and sale of gasoline only to cars being repaired in lots 49 & 50, is contrary to Article II, PP. 4a, subsections 15, 29 & 46 of the Zoning Resolution.

2. Business entrance within 75 feet of a residence Zone is contrary to Article II, PP. 7-A of the Zoning Resolution."

and

WHEREAS, the decision of the Borough Superintendent, dated June 4, 1958 acting on Alt. Applic. No. 969-58, reads:

"1. On a plot which is in a business zone the proposed change in occupancy in buildings and premises to be used for storage, 3 stores and office—sale of motor oil and accessories—sale of gasoline only to cars being repaired on adjoining lots 49 & 50 in conjunction with auto repair, including body and fender repair and welding. Two—2 car garages, parking and storage of more than five (5) motor vehicles on vacant portion of lot, is contrary to Article II PP. 4a, Subsections 15, 29 and 46 of the Zoning Resolution.

2. Business entrance within 75 feet of a residence zone

is contrary to Article II PP. 7-A of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 80 feet frontage by 100 feet in depth, upon which is located a building containing four stores, a building containing four, one-car garages and an open yard which has access to both Albany Avenue and Marginal Street; that it is proposed to use the most easterly store, the garage building and the yard as a motor vehicle repair shop, including body and fender repairs and welding, and for the parking of more than five motor vehicles with incidental sales of gasoline, oil and motor accessories to customers of cars being repaired in the motor vehicle shop, together with an office and storage space, and to permit the balance of the premises to be used for stores; and

WHEREAS, the applicant states that the present owner acquired the property in 1923 and at that time the present buildings were erected and the garage building was occupied pursuant to Certificate of Occupancy No. 58720; that portion of the premises, consisting of the most easterly store, together with the garage building and the yard, was then used as a motor vehicle repair shop; that this use continued until 1953, during all of which time the premises were located in an unrestricted zone; that in 1953 the operator of the motor vehicle repair shop moved out and the store was occupied by an oil burner sales office until about December of 1957; that since then, that portion of the premises has been occupied by the present tenant for a motor vehicle repair shop; and

WHEREAS, the applicant further states that in effect, the application is to permit the premises to be used in the same manner as they were used from 1929 to 1953, during all of which time there was no adverse effect on surrounding area at all; that the request to the Board is made necessary only because of a technical reason arising out of the fact that this use was temporarily discontinued in 1953 and the zoning classification of the area was changed during the period of such temporary discontinuance; and

WHEREAS, the applicant contends that existing conditions indicate that the granting of the application would not adversely affect the area; that both Albany Avenue and Marginal Street, as well as Avenue H, which also intersects at this corner, are principal traffic arteries carrying a heavy volume of through traffic; that the property immediately across the street on the northwest corner of Albany Avenue and Marginal Street is used as a gas station, and the property immediately to the north of the gas station is used for the parking of motor vehicles; that the property immediately across the street on the southeast corner of Albany Avenue and Avenue H is used as a gas station and for the parking of motor vehicles; that in the light of these non-conforming uses and in the light of the prior history of this property, the granting of this application would not be adverse to the general purposes and intent of the Zoning Resolution and would work no injury to any of the surrounding properties; and

WHEREAS, the applicant states that the present owner has held title to the property since June, 1923; that the assessed valuation of land is \$7,600 and of the buildings \$15,200 making a total of \$22,800; that the buildings were erected November 22, 1929; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and due consideration has been given to the objectors' complaints at the rear, and the Board is of the opinion that there should be a masonry wall erected for protection to the adjoining owners along the westerly lot line from the building to Marginal Street, and the committee recommends this application should be granted with the condition added as to the wall; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivisions e, f, i and A of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the Zoning Resolution and that the application

MINUTES

be and it hereby is *granted* under Section 7e for a term of 10 years, to permit the premises to be occupied substantially as proposed and indicated on plans filed with this application marked "Received June 27, 1958," 4 sheets and "November 26, 1958," 1 sheet, *on condition* that the buildings shall not be increased in height or area; that the use as proposed shall be maintained during the term of this variance and no other uses shall be installed; that there shall be erected along the rear lot line to the west in place of the existing chain link fence a masonry wall not less than 6 feet in height, continuously from the masonry building on the lot line to the building line of Marginal Street, with suitable terminating masonry posts, except that where a wall of an accessory garage on lot 40 exists on the lot line, such wall may be omitted for the width of the garage if of masonry; that such portable fire-fighting appliances shall be maintained as the Fire Commissioner shall direct; that the motor vehicle repairing may include body and fender repair and parking and storage of motor vehicles on the vacant portion of the lot; that there may be storage of gasoline as proposed with one existing pump, as located, solely for servicing of cars that are being repaired and not for sale to passing vehicles; that under Section 7A the proposed business entrance within 75 feet of the residence zone may be permitted provided the requirements of this resolution are complied with; and that all permits shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

409-58-BZ

APPLICANT—Andrew Di Camillo, for Joseph Coscia, owner.

SUBJECT—Application June 30, 1958—decision of the Borough Superintendent, under sections 7e, 7h, 7i and 21 of the Zoning Resolution, to permit in a retail and residence use, C area district the erection of a one story extension to the present building and change uses of auto laundry, auto body repairs and paint shop and parking and storage of more than five motor vehicles to automatic auto laundry, auto repairs and parking and storage of more than five (5) motor vehicles and parking of cars waiting to be serviced, the new extension occupying more than the permitted area.

PREMISES AFFECTED—8822-8824 4th Avenue and 361-383 89th Street, northwest corner, Block 6062, Lots 41, 42, 45 and 48, Borough of Brooklyn.

APPEARANCES—

For Applicant: Andrew Di Camillo.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert and Commissioner Foley 3

Negative: 0

Absent: Commissioner Sleeper 1

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on January 13, 1959 after due notice by publication in the Bulletin; laid over to February 3, 1959, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site, 88th Street and 89th Street are in retail and residence use, C area, class 1 height districts; Fourth Avenue is in a retail use, C area, class 1 height district; and

WHEREAS, the decision of the Borough Superintendent, dated June 26, 1958 acting on Alt. Applic. No. 1998-58, as amended by decision dated December 4, 1958, reads:

"1. Proposed extension of building and plot partly in a Retail and partly in a Residence zone to be used for automatic auto laundry, auto repairs, and parking and storage of more than 5 motor vehicles and parking of cars to be serviced is contrary to Article II PP. 3 and PP. 4-A of the Zoning Resolution.

2. Area coverage on lots 41 and 42 exceeds permitted percentage in a "C" zone and violates Article IV, PP. 13 of the Zoning Resolution.

3. Provide rear yard adjacent to the Residence zone as per Article IV, PP. 13 and PP. 17 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 40 feet frontage by 100 feet and 200 feet in depth, with a frontage on both Fourth Avenue and on 89th Street; that the frontage of Fourth Avenue is 16 feet 4½ inches wide and is 100 feet deep, and 40 feet wide in the rear parallel with Fourth Avenue; that the frontage of 89th Street is 77 feet 7 inches wide; that there is at present a one story structure of cement blocks on said plot; that this structure consists of two sections—one occupied as an auto laundry and built under Permit No. 4588-31, for which use Certificate of Occupancy No. 64218 was issued; that an extension to the laundry, 22 feet by 23 feet, was constructed under Alt. Applic. No. 11237-32 for the use of testing of batteries and simonizing of cars; that the use of the extension area—22 feet by 23 feet—was changed to that of auto body repair and paint shop under a variance granted by the Board under Cal. No. 616-53-BZ, granted on March 30, 1954 for a term of five years; that lot 42 is a corner plot, triangular in shape, with a frontage of 23 feet 7½ inches on Fourth Avenue, 22 feet 6 inches on 89th Street and a depth of 32 feet 8 inches along its hypotenuse; that there is a one story frame office on said plot, constructed prior to 1915; that lots 45 and 48 comprise an interior plot abutting lot No. 41 with a frontage of 100 feet on 89th Street, a depth of 100 feet and 93 feet 7¼ inches, irregular; that this plot is used for parking and storage of more than five motor vehicles granted under Cal. No. 414-55-BZ on March 20, 1956 for a term of two years reopened and extended for a term of five years on February 18, 1958; that it is proposed to extend, to the front and rear, the present one story cement block structure housing the auto laundry and auto repair shop; that the size of the corner structure, 40 feet by 100 feet, upon completion will have a frontage of 40 feet on Fourth Avenue and a depth of 100 feet along 89th Street at right angles to Fourth Avenue; that the building will be limited to said 40 feet by 100 feet in area, one story, 14 feet in height; that the building will be faced with brick on the two street fronts, and with concrete blocks on rear and side; that the present use will be maintained, except that the auto laundry will now be automatic; that the rear vacant plot will continue to be used for the parking and storage of more than five motor vehicles, and in addition will now be used for cars awaiting service for auto repairs and auto washing; and

WHEREAS, the applicant states that the proposed enlargement and modernization of premises is based upon the following points; that the site is presently occupied for the use as proposed and approvals and Certificates of Occupancy for said uses have been issued; that the proposal to extend and modernize will enhance the appearance of subject site and will not tend to depreciate any surrounding values; that a new, modern building will be a greater improvement to this area; that the flow of automobile traffic using the laundry facilities will be greatly improved by the use of the rear 100 feet by 100 feet vacant plot immediately to the rear of the building; that this plot is now used for an automobile parking lot and would then be used to park cars awaiting service, therefore removing any chance of cars waiting in the street and thereby impeding normal traffic; that there are non-conforming uses in the immediate area as follows: block 6062, lots 50 and 52—auto parking lot; lot 42—auto repair shop; block 6064, lot 28—gas station; block 6065, Lot 6—gas station and garage for more than five motor vehicles; block 6066, lot 10—gas station; and

WHEREAS, the applicant contends that the excess coverage of the building amounts to 687 square feet; that the area of land zoned retail, corner 40 feet by 100 feet—4,000 square feet; area of present building 27 feet by 23 feet and 18 feet by 41 feet 6 inches—1,253 square feet; area of vacant

MINUTES

area of plot—2,747 square feet; area of additional coverage allowable, 75% of 2,747 square feet—2,060 square feet, and the excess coverage is therefore 687 square feet; that regarding the rear yard for the retail zoned 40 feet by 100 feet corner adjacent to the residence zone, it is submitted that the rear yard would amount to 10 feet as per Section 13a of the Zoning Resolution; that instead of the 10 feet depth in the rear of the 40 feet by 100 feet retail zoned corner plot, he is providing a 100 feet by 100 feet irregular vacant plot, which is a far better yard; that the owner will scrupulously adhere to any conditions set by the Board; that a variance is requested for a term of fifteen years; and

WHEREAS, the applicant states that the present owner has held title to the property since April 8, 1954; that the assessed valuation of land is \$15,900 and of the building \$2,800 making a total of \$18,700; that the buildings were erected in 1915 and 1931; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivisions e, h and i of the Zoning Resolution, as to use, and that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21, and is therefore entitled to relief, as to area, on the grounds of practical difficulty and unnecessary hardship as to coverage of building and omission of rear yard as proposed.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use and area district regulation of the Zoning Resolution and that the application be and it hereby is granted under Section 21 to permit extension in area; that under Section 7e for a term of fifteen years there may be reconstruction of the existing building on the lot and for use in connection with the parking and storage space as previously permitted on the adjoining plot and to permit within such space an entrance from 89th Street to the rear of the building at the front of the lot; that such work may be permitted as proposed and indicated on plans filed with this application marked, "Received June 30, 1958," 3 sheets, and "December 5, 1958" 3 sheets, that the portion of the premises may be occupied for parking under section 7h for a similar time extending the grant under 414-56-BZ for two years by resolution adopted March 20, 1956; shall be leveled substantially to the grade of 89th Street and shall be graded with clean gravel, treated with a binder and properly rolled; that there shall be erected on all interior lot lines except where the rear of the building on the front portion of the lot to be used for auto repairing occurs a woven wire fence of the chain link type not less than 5 feet, 6 inches in height on a masonry base, except that if on any of the lot lines there is an existing corrugated iron metal fence of greater height, such fence may be continued provided the fence is in good condition; that no other openings shall be permitted except one for entrance and egress on 89th Street with a curb cut opposite, as now existing, 10 feet in width; that in all other respects the premises and building shall comply with all the requirements of the Building Code; that the building shall not be further increased in height or area; that the building may also be used as an automatic car laundry as proposed and cars shall enter from the parking lot at the rear under same ownership; that the curb cut on Fourth Avenue may be 30 feet in width, as shown, provided no portion of the curb cut is nearer than 5 feet to the side lot line as prolonged; that along 89th Street the building to be occupied for repairing shall have window sills not less than 5 feet above the street grade; that there shall be no cellar under such building; and that all permits shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

414-58-BZ

APPLICANT—Ingram S. Carner, for Eleanor A. Fisher, owner.

SUBJECT—Application July 8th, 1958—decision of the Borough Superintendent, under sections 7e, 7f, 7i and 7A of the Zoning Resolution, to permit in the retail portion

of a plot partly in a retail and partly in a residence use district, the erection and maintenance of a gasoline service station, office, sale of auto accessories, car washing, non-automatic, auto repairs with hand tools only, lubricatorium, parking and storage of more than five (5) motor vehicles waiting to be serviced with curb cuts and show windows within 75 feet of a residence use district for a stated term of fifteen (15) years.

PREMISES AFFECTED—107-52 to 107-60 (107-56 official) New York Boulevard and 162-11 to 162-21 108th Avenue, northwest corner, Block 10140, Lot 26, South Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Ingram S. Carner.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.
THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klei-	
ert and Commissioner Foley	3
Negative:	0
Absent: Commissioner Sleeper	1

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on January 20, 1959 after due notice by publication in the Bulletin; laid over to February 3, 1959, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site and 108th Avenue are in retail and residence use, D area, class 1 height districts; New York Boulevard is in a retail use, D area, class 1 height district; Union Hall Street is in a residence use, D area, class 1 height district; that as of July 25, 1916 the property was zoned as a business district and on May 23, 1957 the present retail designation became effective; that the height and area designations have not been changed since July 25, 1916 and no zoning amendment relating to this property is pending at the present time; and

WHEREAS, the decision of the Borough Superintendent, dated June 16, 1958 acting on N.B. Applic. No. 575-58, reads:

1. The erection of a gasoline service station part in a retail and part in residence use district with accessory lubricatorium, car washing (non-automatic), auto repairs with hand tools only, office, and storage of auto accessories, and parking of more than five cars waiting to be serviced is contrary to Art. II Sec. 4A Zoning Res. Art. II Sec. 3 Zoning Res.

2. The erection of a ground sign in a retail use district is contrary to Art. II Sec. 4-A Zoning Resolution.

3. Curb cuts and show windows within 75' of a residence use district is contrary to Art. II Sec. 7A Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 86 feet frontage by 115 feet in depth, presently vacant, except for a tremendous ground sign existing on the unstripped land portion of the plot; that it is proposed to erect and maintain for a stated term of fifteen years, a modern gasoline service station, office, sale of auto accessories, non-automatic car washing, automobile repairs with hand tools only, lubricatorium and parking and storage of more than five motor vehicles awaiting service; and

WHEREAS, the applicant states that there is an economic demand for the development of the subject premises as proposed, as the property is located along New York Boulevard which is wide and heavily trafficked; that the premises could be developed substantially as proposed so as to yield a fair return on the owner's investment, and a major oil company has entered into a lease agreement of the premises, conditioned on its development as proposed; that the proposed use would not alter the essential character of the neighborhood as the premises is situated in a retail use district; that a grant of the proposed application would not affect values of nearby properties; and

WHEREAS, the applicant states that the present owner has held title to the property since August 22, 1955 and that the assessed valuation of land is \$7,500; and

MINUTES

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended that the application be granted under certain conditions; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivisions f, i, and A of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7f for a term of fifteen years, to permit the premises to be occupied for a gasoline service station and uses lawfully accessory thereto, substantially as proposed and indicated on plans filed with this application, marked "Received July 8, 1958," 4 sheets, and "November 26, 1958," 1 sheet, *on condition* that all buildings and uses now on the premises shall be removed and the site shall be leveled substantially to the grade of the abutting streets and constructed and arranged as indicated on plans above cited; that the accessory building shall be of the design, arrangement and location shown and shall have no cellar and in all other respects shall comply with the Building Code; that along the lot line at the rear to the west there shall be constructed a woven wire fence of the chain link type on a masonry base, not less than a total height of 5 feet, 6 inches; that a similar fence shall be erected along the lot line to the north to the building line of New York Boulevard with suitable terminating posts at the building line; that pumps shall be of a low approved type, erected not nearer than 15 feet to the street building line; that the number of gasoline storage tanks shall be limited to twelve 550 gallon approved tanks; that the balance of the premises where unbuilt upon shall be paved with bituminous asphalt or concrete; that curb cuts shall be restricted to two, each 30 feet in width, where shown, to 108th Avenue and two of similar width to New York Boulevard with no portion of any curb cut nearer than five feet to a lot line as prolonged; that at the intersection of New York Boulevard and 108th Avenue there shall be constructed and maintained a block of concrete not less than 12 inches in height extending for five feet along each building line from the intersection; that sidewalks and curbing abutting the premises shall be constructed or repaired to the satisfaction of the Borough President; that under Section 7e for a similar term there may be parking of cars awaiting service; that under Section 7i for a similar term there may be minor repairing with hand tools only for adjustments maintained solely within the accessory building; that under Section 7A there may be curb cuts and show windows as shown and herein permitted, provided the requirements of this resolution are complied with; that such portable fire-fighting appliances shall be maintained as the Fire Commissioner shall direct; that signs shall be restricted to a permanent sign attached to the facade of the accessory building and the illuminated globes of the pumps, excluding all roof signs, and temporary signs and advertising devices, but permitting the erection of one post standard within the intersection for supporting a sign which may be illuminated, advertising only the brand of gasoline on sale and permitting such sign to extend for a distance of not more than four feet beyond the building line; that a planted area shall be maintained toward the east to the rear of the accessory building between the rear wall of accessory building and the lot line fence as above required, which space shall be suitably landscaped with suitable planting material; that such space shall be protected on the lot side with a concrete curb not less than 8 inches in height and 6 inches in width; that where not applicable under section 7 subdivision f, section 7 subdivision e may be invoked for the uses above permitted; and that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

488-58-BZ

APPLICANT—Charles A. Buckley, Jr., for Judson Estates, Inc., owner.

SUBJECT—Application August 15, 1958—decision of the Borough Superintendent, under Section 7h, of the Zoning

Resolution, to permit in a local, retail and residence use district, the maintenance of a parking lot for the parking and storage of more than five (5) motor vehicles.

PREMISES AFFECTED—1314-1330 Merriam Avenue east side, 100 feet north of West 169th Street, Block 2531, Lot 5, Borough of The Bronx.

APPEARANCES—

For Applicant: Maurice J. Schulkind

For Opposition: None.

For Administration: John J. Saunders, Bd. of Education.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klei-
ert and Commissioner Foley 3

Negative: 0

Absent: Commissioner Sleeper 1

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on January 13, 1959 after due notice by publication in the Bulletin; laid over to January 27, 1959, for inspection and decision; hearing closed; then to February 3, 1959, applicant to file revised plans showing existing conditions and grades; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site, West 169th Street and West 170th Street are in local retail and residence use, B area, class 1¼ height districts; Ogden Avenue is in a local retail use, B area, class 1¼ height district; Merriam Avenue is in a residence use, B area, class 1¼ height district; that as of July 25, 1916 the portion of the property presently zoned local retail was in a business district, and was rezoned to a local retail district on May 20, 1952; and

WHEREAS, the decision of the Borough Superintendent, dated July 22, 1958 acting on Alt. Applic. No. 646-58, reads:

"1. Proposed use of more than five and less than 150 motor vehicles on premises partly in a residence use district and partly in a local retail use district is contrary to Art. II Sect. 3 & 4-c of the Z.R."

and

WHEREAS, the applicant states that the premises consist of a plot, 232 feet 4½ inches frontage by 150 feet in depth, irregular, presently vacant, adjoined on the north and south by old multiple dwellings; that opposite the property on Merriam Avenue, it is developed with dwellings, and the property to the rear is vacant and consists of rock embankment; that it is proposed to develop the premises as a parking lot to serve the needs of the residents of the community; and

WHEREAS, the applicant states that the premises in question has been the only portion of the street frontage within the block that has remained undeveloped through the years; that it contains numerous high layers of rock which make it undesirable and uneconomical for any type of residence building or other structure; and

WHEREAS, the applicant contends that the streets in the area are highly congested with parked cars and moving traffic because of the lack of convenient off street parking areas; that the use of the premises for off street parking would alleviate congestion in the street, would serve the residents in the area, would improve the premises and its appearance and would not adversely affect adjoining properties; and

WHEREAS, the applicant states that the present owner has held title to the property since December 19, 1955 and that the assessed valuation of land is \$10,600; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the Committee recommended that the application be granted under certain conditions; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision h of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the

MINUTES

application be and it hereby is *granted* under Section 7h for a term of five years, to permit the premises to be occupied for the parking and storage of motor vehicles substantially as proposed and indicated on plans filed with this application, marked "Received August 15, 1958", 3 sheets, as amended by revised plans marked "Received January 30, 1959", 2 sheets *on condition* that the part of plot proposed to be used shall be leveled to the grade indicated on such revised plans and shall be surfaced with clean gravel or steam cinders treated with a binder and properly rolled; that along the lines of the portions of premises proposed to be used there shall be installed a woven wire fence of the chain link type not less than 5 feet, 6 inches in height; that such fence shall be on a masonry base or on a retaining wall on such portions of the plot where a retaining wall is required; that such retaining walls as are required shall be furnished by this owner at his expense and such walls shall be approved as to construction by the Borough Superintendent; that the ramp from Merriam Avenue may be constructed, protected by retaining walls as shown and with curb cut opposite not over 20 feet in width; that the ramp shall not exceed 14 feet in width and shall have a gate which shall normally be kept closed except when the parking lot is in operation; that bumpers shall be maintained along all property lines for the protection of fences and masonry walls as proposed and shown; that during the term of this variance the premises shall be occupied for no other use and no building shall be erected thereon; that any existing building or uses shall be removed except there may be an attendant's office not exceeding one story in height or 100 square feet in area, located toward Merriam Avenue at the ramp entrance, to be used solely as an office and shelter for the attendant; that signs shall be restricted to one sign at an entrance, attached to the fence but not illuminated nor extending from the lot line and not more than five square feet in area advertising only the rates charged and such other information as may be required by the Commissioner of Licenses; that such portable fire-fighting appliances shall be maintained as the Fire Commissioner shall require; and that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

521-58-BZ

APPLICANT—John F. Fitzsimons, for Wilton Homes, Inc.
SUBJECT—Application September 5, 1958—decision of the Borough Superintendent, under sections 7e and 7h of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs with hand tools only and parking of cars awaiting service for a stated term of fifteen (15) years.

PREMISES AFFECTED—33-20 Francis Lewis Boulevard, southwest corner of 33rd Avenue, Block 5260, Lot 1, Bayside, Borough of Queens.

APPEARANCES—

For Applicant: John F. Fitzsimons.

For Opposition: Nathan Weinstein.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative: 0

Negative: Chairman Murdock, Commissioner Kleinert
and Commissioner Foley 3

Absent: Commissioner Sleeper 1

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on January 13, 1959 after due notice by publication in the Bulletin; laid over to February 3, 1959, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site, 191st Street and 192nd Street are in a residence use, D and G-1 area, class ½ height district; 33rd Avenue and Francis Lewis Boulevard are in a residence use, D area, class ½ height district; and

WHEREAS, the decision of the Borough Superintendent, dated August 25, 1958 acting on N.B. Applic. No. 2771-58, reads:

"1. The proposed erection of a gasoline service station, lubritorium, minor auto repairs with hand tools only and the parking of cars awaiting to be serviced and the erection of a ground sign on a lot in a residence use district is contrary to Art. 2, Sec. 3 of the Z.R."

and

WHEREAS, the applicant states that the premises consist of a plot 116.855 feet frontage by 86.98 feet in depth, irregular, presently occupied with two billboards; that it is proposed to erect a three bay accessory building 53 feet 4 inches wide by 28 feet 8 inches in depth, parallel to Francis Lewis Boulevard, but set back approximately 50 feet therefrom; that the building will be of face brick construction on all sides; that one concrete island, 29 feet long, set back 15 feet from the lot line to accommodate four New York City approved low type pumps, is proposed for the Francis Lewis Boulevard frontage; that a 2 foot high brick wall, surmounted by a 3 foot 6 inch high wrought iron picket fence, is proposed for the southerly lot line, the street front of 191st Street and approximately 50 feet of the 33rd Avenue frontage; that one 20 foot curb cut is proposed for the 33rd Avenue frontage, starting 5 feet from the intersection with Francis Lewis Boulevard and three 25 foot curb cuts are proposed for the Francis Lewis Boulevard frontage; and

WHEREAS, the applicant contends that the easterly frontage of Francis Lewis Boulevard, opposite the proposed site, is developed with stores, some of which have dwellings overhead; that the northeast corner of 33rd Avenue and Francis Lewis Boulevard is developed with gas service station use; that the Francis Lewis Boulevard frontage immediately south of the site is vacant, and further south, below 34th Avenue, it is developed with a one story brick store, next to which is a lot for the storage of materials—block 5261, lot 6; that Francis Lewis Boulevard is a heavily trafficked main artery divided at this location by a center mall; that only southbound Francis Lewis Boulevard traffic may use the facilities of the proposed station, so that no traffic hazards will be engendered should this application be granted; that the brick wall and picket fence is designed and will serve to protect the residential character of 191st Street and 33rd Avenue; that on the basis of all the foregoing, it is requested that this application be granted for a term of fifteen years; and

WHEREAS, the applicant states that the present owner has held title to the property since May 7, 1958 and that the assessed valuation of land is \$7,500; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that there was no justification for the exercise of discretion to grant a zoning variance under Section 7, Subdivisions e and h of the Zoning Resolution.

Resolved, that the decision of the Borough Superintendent, acting on N.B. Applic. #2771-58, Objection No. 1 be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

535-58-BZ

APPLICANT—John F. Fitzsimons, for Tony and Jennie Andruk, owners.

SUBJECT—Application September 10, 1958—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a business use district, the reconstruction of an existing gasoline service station, lubritorium, auto laundry (non-automatic), minor auto repairs with hand tools only and parking of cars waiting to be serviced, the proposed work to provide a new accessory building, install additional gasoline tanks and relocate the pump islands and curb cuts.

PREMISES AFFECTED—23-25 31st Street, east side, 75 feet north of 23rd Road, Block 835, Lot 27, Astoria, Borough of Queens.

MINUTES

APPEARANCES—

For Applicant: John F. Fitzsimons.

For Opposition: None.

For Administration: John Saunders, Bd. of Education.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klei-
ert and Commissioner Foley 3

Negative: 0

Absent: Commissioner Sleeper 1

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on January 20, 1959 after due notice by publication in the Bulletin; laid over to February 3, 1959, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site, 31st Street and 23rd Avenue are in a business use, C area, class 1 height district; 32nd Street and 23rd Road are in business and residence use, C area, class 1 height districts; and

WHEREAS, the decision of the Borough Superintendent, dated August 25, 1958 acting on N.B. Applic. No. 2770-58, reads:

"1. The proposed erection of a gasoline service station, lubritorium, auto laundry (non-automatic) minor auto repairs with hand tools only and parking of cars awaiting to be serviced on a lot in a business use district is contrary to Art. 2, Sec. 4(a) items 29 and 46 of the Z. R.

2. The proposed erection of a ground sign in a business use district is contrary to Art. 2, Sec. 4(a) item 49 of the Z. R."

and

WHEREAS, the applicant states that the premises consist of a plot, 100 feet frontage by 90 feet in depth; that it is proposed to remove the existing buildings on the premises and to construct an accessory building 65 feet 4 inches front by 28 feet 8 inches deep, to be located in the southeast corner of the premises; that it is also proposed to install one pump island 29 feet long, set back 12 feet from the building line, on which will be erected four low type pumps to be serviced by twelve 550 gallon storage tanks, five of which are presently installed, and to have two 30 foot curb cuts, one at each end of the property, and 5 feet away from the side lot line; that a planted area, 5 feet wide, will be maintained at the east end of the property; that it is also proposed to have a sign advertising the brand of gasoline sold on the premises installed in the northeast corner; and

WHEREAS, the applicant states that there are no plans on file in the Building Department to indicate when the use was first established; that Building Department records show Alt. Applic. No. 954-24 for four individual non-storage garages with outside gas tank and pump system—two 550 gallon tanks—location being given as the east side of Second Avenue, 200 feet south of Potter Avenue in Astoria, the size of the lot being indicated as 50 feet by 90 feet, and being designated as lot 29 in block 835; that Slip Applic. No. 2399-32 covering the then lot No. 27—a plot 50 feet by 100 feet beginning 75 feet north of 23rd Road—was an application for installation of grease pits; that on said application there is a statement to the effect "gas station on above premises for fifteen years"; that on October 14, 1954 the Building Department issued Violation No. 4380-54 reading: "erecting a one-story frame extension to existing gas station without approval of this Department", and a summons issued on this violation resulted in the owner's being found guilty; and

WHEREAS, the applicant contends that the reconstruction of this gasoline station will materially help the appearance of the neighborhood and will in no wise adversely affect it; and

WHEREAS, the applicant states that the present owners have held title to the property since January 3, 1953; that the assessed valuation of land is \$20,000 and of the building \$3,000 making a total of \$23,000; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee rec-

ommended that the application should be granted on condition; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision c of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7c to permit the reconstruction of the lawfully existing gasoline service station substantially as proposed and as indicated on plans filed with this application marked "Received September 10, 1958," five sheets, *on condition* that all portions of the existing gasoline station proposed to be removed shall be removed and the accessory building shall be of the design, location and arrangement as shown; that there shall be no cellar under the accessory building and that in all other respects it shall comply with the requirements of the Building Code and shall be faced on all sides with face brick except that along the rear the wall may be of masonry painted; that along the rear lot line to the east, where the walls of the proposed accessory building do not occur, there shall be a masonry brick wall for a height of not less than two feet with steel pickets above to a total height of five feet six inches; that a similar wall shall be continued along the lot line to the north to the building line of 31st Street and a similar wall shall be continued along the lot line to the south, where frame and metal building occurs one foot from the building line; that curb cuts shall be restricted to two curb cuts to 31st Street, each 30 feet in width, remodeling the present curb cuts but permitting no portion of any curb cut to extend nearer to a side lot line as prolonged than five feet; that pumps shall be of a low approved type erected not nearer than twelve feet to the street building line of 31st Street; that the number of gasoline storage tanks shall not exceed a total of twelve 550 gallon existing and proposed approved tanks; that any existing tanks proposed to be continued shall be tested by the Fire Commissioner and shall be replaced if found not in good structural condition; that the balance of the premises shall be paved with asphaltic paving or concrete; that signs shall be restricted to permanent signs attached to the facade of the accessory building and to the illuminated globes of the pumps, excluding all roof signs and temporary signs and advertising devices but permitting the erection of a post standard for supporting a sign, which may be illuminated, advertising the brand of gasoline on sale, provided such standard is relocated toward the center of the premises away from adjoining residential occupancies; that under Section 7i there may also be repairs with hand tools only for adjustments maintained solely within the accessory building; that under Section 7c there may be parking of cars awaiting service provided such cars are so parked as not to interfere with the servicing of the station; that such portable fire-fighting appliances shall be maintained as the Fire Commissioner shall direct; that a planted area shall be maintained where shown with suitable planting at entrance and protected with proper curbs and that all permits shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

571-58-BZ

APPLICANT—James E. Vassalotti, for David Katz, owner.

SUBJECT—Application October 3, 1958—decision of the Borough Superintendent, under sections 7f, 7i and 7e of the Zoning Resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs, hand tools only, car washing, storage room, office and sales and parking of cars waiting to be serviced for a temporary term of fifteen (15) years.

PREMISES AFFECTED—138-17 Hillside Avenue and 139-68 to 139-78 Queens Boulevard, northwest corner, Block 9623, Lot 54, Jamaica, Borough of Queens.

MINUTES

APPEARANCES—

For Applicant: James E. Vassalotti.
For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klein-
ert and Commissioner Foley 3
Negative: 0
Absent: Commissioner Sleeper 1

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on January 13, 1959 after due notice by publication in the Bulletin; laid over to February 3, 1959, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site, Hillside Avenue and Queens Boulevard are in a business use, D area, class 1 height district; 138th Street is in business and residence use, D area, class 1 height districts; that as of July 25, 1916 that part of the premises within 100 feet of Hillside Avenue was in a class 1½ height district and the balance of the premises is in a 1¼ height district; that also at that time the premises were in a class C area district; that the present height and area designations became effective June 30, 1947; and

WHEREAS, the decision of the Borough Superintendent, dated September 4, 1958 acting on N.B. Applic. No. 2484-58, reads:

“1. Proposed gasoline service station, lubritorium, minor auto repairs (hand tools only), car washing, storage room, office and sales, and parking of cars awaiting to be serviced on a lot in a business use district is contrary to Art 2, Sec. 4(a) items 29 and 46 of the Z.R.

2. Proposed ground sign in a business use district is contrary to Art. 2, Sec. 4(a) item 49 of the Z.R.”

and

WHEREAS, the applicant states that the premises consist of a plot, 108.85 feet frontage by 126.87 feet in depth, irregular, presently developed with a three car metal garage, sales and display of used cars on the open area and a one story metal office; that it is proposed to remove the present use and two buildings, and to erect, for a temporary period of fifteen years, a modern gasoline service station consisting of twelve 550 gallon gasoline tanks and eight dispensing pumps; that the contemplated accessory building will be one story in height, of class 3 construction, having a frontage of 60 feet, a depth of 30 feet and will contain the conjunctive uses of lubritorium, minor auto repairs, car washing and storage room, office and sales; that a part of the open area will be reserved for the parking of cars awaiting service; and

WHEREAS, the applicant contends that Hillside Avenue and Queens Boulevard being main auto lanes leading across Queens makes the proposal a fitting and proper development of the site in question; that within the affected area, the following properties are developed with non-conforming uses: block 9625, lot 65—used cars, partly in a residence zone; block 9625, lot 23—gas station; block 9626, lot 55—gas station and on lot 39 of the same block, a garage; block 9619, lot 8—gas station; that in addition, although in a permissible zone, the following uses relating to the automobile occur: block 9625, lots 65, 45 and 27—used car sales; block 9626, lot 17—used car sales; block 9620, lots 1 and 6—used car sales, and in the same block on lot 45—auto parking; block 9619, lots 1 and 14—used car sales; that it can therefore be seen that not only is the site directly opposite a gas station, but the entire area has lost its pure business zone aspect and is given over to uses having to do with the automobile, and the proposal could not adversely affect the area; and

WHEREAS, the applicant further contends that Van Wyck Expressway, which occurs almost directly west of the site, serves as the end of pure store use on Hillside Avenue and the erection of additional stores on the site at the tail end

of a shopping street would not be feasible; that such new stores would have to draw their entire business from east of the Expressway and as there are sufficient stores now in the area east of the Expressway, new stores would not be financially feasible; that the premises are now assessed for \$49,000, which is an extremely high ground value, and indicates the need for immediate development of the site in such manner as the owner may retain possession and continue to pay real estate taxes; and

WHEREAS, the applicant states that the present owner has held title to the property since May 26, 1956; that the assessed valuation of land is \$50,000 and of the buildings \$2,000 making a total of \$52,000; that the buildings were erected in 1946; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivisions f and i of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7f for a term of 15 years, to permit the premises to be occupied as a gasoline service station and accessory uses thereto, substantially as proposed and indicated on plans filed with this application marked, “Received October 3, 1958,” 5 sheets, *on condition* that all buildings and uses now on the premises shall be removed and the premises shall be leveled substantially to the grade of the abutting streets, and shall be constructed and arranged substantially as indicated on such plans; that on the interior lot lines there shall be erected a woven wire fence not less than 5 feet, 6 inches in total height on a masonry base except where the walls of the proposed accessory building are shown to be constructed; that such fence shall have suitable terminating posts at the building lines; that the accessory building shall be located where shown and of the design as indicated, without cellar, and faced on the two front sides to the south and east with face brick; that the west side and north side may be of common brick or block painted; that pumps shall be erected not nearer than 15 feet to the street line and shall be of the low approved type; that gasoline storage tanks shall not exceed twelve 550 gallon approved gasoline storage tanks; that curb cuts shall be restricted to two curb cuts to Hillside Avenue, each 30 feet in width and two of similar width, as shown, to Queens Boulevard with no portion of any curb cut nearer than 5 feet to a lot line as prolonged; that at the intersection there shall be a block of concrete for a distance of 5 feet along each building line and not less than 12 inches in height; that signs shall be restricted to permanent signs attached to the facade of the accessory building and the illuminated globes of the pumps excluding all roof signs, temporary signs and advertising devices, but permitting the erection of a post standard for supporting a sign, at the intersection, and permitting such sign be illuminated, advertising only the brand of gasoline on sale, and permitting such sign to extend beyond the building line, as shown, for a distance of not more than 4 feet; that such portable fire-fighting appliances shall be maintained as the Fire Commissioner shall direct; that under Section 7i there may be minor repairing with hand tools only for adjustments maintained solely within the accessory building for a similar term; that under Section 7e for a similar term there may be, parking of cars awaiting service provided such cars are parked in the spaces that do not interfere with the servicing of the station; that the sidewalks and curbing abutting the premises shall be reconstructed or repaired to the satisfaction of the Borough President; and that all permits shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

Adjourned: 5:00 P.M.

JOSEPH J. DOYLE, Chief Clerk.

MINUTES

REGULAR MEETING

TUESDAY AFTERNOON, FEBRUARY 3, 1959, 2 P.M.

Present: Chairman Murdock, Commissioner Kleinert and Commissioner Foley.

674-47-SM—Vol. II

APPLICANT—The Rawlplug Company, Inc., owner.
SUBJECT—Application reopened January 14, 1958 Rawl Drives and Rawl Plugs—re Rawl-Drives, Masonry fastener; previously dismissed.

APPEARANCES—

For Applicant: Edward L. Della Valle.

ACTION OF BOARD—Material approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert and Commissioner Foley..... 3

Negative 0

Absent: Commissioner Sleeper..... 1

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Calendar Number 674-47-SM—Vol. II.

Subject: Rawl Drives & Rawl Plugs.

The Rawlplug Company, Inc., Church Street, New York, filed July 7, 1947 an application with the Board of Standards and Appeals for approval of the material known as Rawl Drives & Rawl Plugs under the provisions of C26-191.0 Administrative Building Code. The application was dismissed January 14, 1958 and reopened under Calendar Number 674-47-SM—Vol. II, January 14, 1958.

Purpose

The material is to be used for anchoring hangers in stone concrete.

Description

The Rawl Drive is a one piece, longitudinally sheared pre-expanded tempered steel expansion bolt. The drive is made in three head styles; Round, Countersunk and Stud.

In the manufacture of the drive, the drive is given two heat treatments so that it has great tensile strength and hardness. The size of the drive ranges from 3/16 inch to 1/2 inch diameter and from 1 inch to 6 inches in length.

In application, two operations are necessary; drill a hole in the masonry, the nominal diameter of the drive to be used then insert the Rawl Drive in the hole and drive it with a hammer, if the stud drive is used; tighten the nut slightly with a wrench.

The Rawl-Plug is a masonry anchor designed for use with wood, sheet metal and lag screws. It is formed of braided jute, compressed into a tubular shape and is treated chemically and by heat to give a tough and elastic binding. A lead lining makes it possible for the screw to reproduce its own thread and keeps the jute fibers from being cut by the screw.

In application, it is necessary to drill the proper sized hole, insert the plug, put fixture in place and turn.

Inspection and Test

Various size drives were tested at New York Testing Laboratories, Inc. The drives were inserted in concrete blocks and depending on the diameter and imbedment and the loading in pounds, varied from 1287 to 5010 pounds.

The plugs were tested with sheet metal, wood and lag screws. The loading, in pounds ranged from 1193 to 2623 pounds.

The applicant has also submitted a report of the Underwriters' Laboratory—E 5796 and an approval of the former Board of Buildings, City of New York dated August 15, 1935 granting approval to the use of Rawl-Drives.

Recommendation

On the basis of the tests and the data filed by the applicant, the Committee on Test recommends the approval of

the material known as Rawl-Drives and Rawl-Plugs, for voluntary use in New York City under the provisions of C26-191.0 Administrative Building Code under the pertinent sections of the Administrative Building Code in the same manner as an expansion bolt, wherein expansion bolts are permitted on condition that all cartons in which the material is marketed shall be tagged, stamped or labeled "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 674-47-SM".

(Sgd.) SAMUEL L. BECKER,
Director,
JOHN A. DARTS,
Asst. Engr.
GEORGE F. SKLENARIK,
Asst. Engr.
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

123-56-SA

APPLICANT—Hunt Heater Corporation, owner.
SUBJECT—Application February 1, 1956—Hunt Novent Gas-fired Heating Unit (for window or wall installation) Models W-20, W-355 and W-455, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Laid over to February 17, 1959, at 2 P.M. for further consideration, applicant having been notified.

454-58-SA

APPLICANT—Chattanooga Royal Company, owner.
SUBJECT—Application July 24, 1958—Royal DV-20 and DV-30, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Laid over to February 17, 1959, at 2 P.M. for further consideration; applicant having been notified.

725-49-SA

APPLICANT—Steward-Warner Corporation, U.S. Machine Division, owner.

SUBJECT—Application October 14, 1949—Saf-Air Gas-fired Wall Heater, Models 8201, 8202 and 8203, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Laid over to February 17, 1959, at 2 P.M. for further consideration; applicant having been notified.

272-55-SA

APPLICANT—H. C. Little Burner Company, Inc., owner.
SUBJECT—Application March 28, 1955—Safti-Vent Gas-fired wall Heaters, Models GW-16, GW-22, GW-30, GWT-16, GWT-22, GWT-30, GWR-8 and GWT-8, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Laid over to February 17, 1959, at 2 P.M. for further consideration; applicant having been notified.

107-54-SM

APPLICANT — Norton-McMurray Manufacturing Co., owner.

SUBJECT—Application February 10, 1954—Normac Compression Couplings and Fittings, Type No. 100, approval of.

MINUTES

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed for lack of prosecution.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert and Commissioner Foley 3
Negative: 0
Absent: Commissioner Sleeper 1

7-58-A

APPLICANT—Loral Electronics Corp., lessee, for Herbco Realty Corp., owner.

SUBJECT—Application January 3, 1958—Appeal from a decision of the Fire Commissioner, re permit for smoking—factory.

PREMISES AFFECTED—825 Bronx River Avenue, northeast side, 300 feet east of Story Avenue, Block 3621, Lot 10, Borough of The Bronx.

APPEARANCES—

For Applicant: Vincent Reiner.

For Administration: Lieut. John P. Manfredi, Fire Dept.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert and Commissioner Foley 3
Negative: 0
Absent: Commissioner Sleeper 1

THE RESOLUTION—

WHEREAS, the decision of the Fire Commissioner, dated December 3, 1957, reads:

"In response to your letter of November 26, you will please be advised that smoking is prohibited in all parts of factories within the City of New York."

and

WHEREAS, the applicant states that the building is 165 feet by 580 feet irregular, 1 story, 22 feet high, class 1 construction, erected in 1957, located in unrestricted use, A area, class $\frac{3}{4}$ height district, used and occupied since 1957 as follows: Office, Engineering and Manufacturing, 400 persons; that the building is provided with a two-source sprinkler and a standpipe system; that there are 8 exits along the perimeter of the building leading to street; that the only flammable material consists of maximum of 10 gallons of paint, kept in small masonry vented lockers; that this paint is not used in the manufacturing premises, but is used for general building maintenance and occasional "Touch up"; that the ventilation is provided with by continuous steel sash on the exterior of the building, roof ventilators and air conditioning system; that there is no fire hazard in the factory; that all materials used are non-combustible; that floors, ceilings, walls, partitions and fixtures are of fireproof material; that premises are sprinklered throughout; that there is 24 hour guard service in premises; and

WHEREAS, the premises was inspected by a committee of the Board and the committee recommended that the appeal should be granted on condition in this one story building.

Resolved, that the decision of the Fire Commissioner, dated December 3, 1957, be and it hereby is *modified* and that the appeal be and it hereby is *granted* to permit smoking in areas shown on plan prohibiting smoking in the shipping department, protection test department, assembly and wiring department, instrument assembly, model shop, purchase department and supervisor *on condition* that in all other respects the places where smoking is herein permitted shall be maintained with signs as may be required by the Fire Commissioner showing that smoking is permitted in such spaces; that receptacles for smokers' refuse shall be installed as indicated on plans of the building marked "Received November 26, 1958", 1 sheet; and that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto.

724-51-A—Vol. III

APPLICANT—Irving P. Marks, for Pennsylvania Nursing Home, lessee; Pennsylvania Home Inc., owner.

SUBJECT—Application for consideration—reopening for amendment of resolution—re Appeal from a decision of the Borough Superintendent; re increase in occupancy of existing nursing home; previously granted on condition.

PREMISES AFFECTED—452 Pennsylvania Avenue and 658 Dumont Avenue, southwest corner, Block 3805, Lot 26, Borough of Brooklyn.

APPEARANCES—

For Applicant: Irving P. Marks.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert and Commissioner Foley 3
Negative: 0
Absent: Commissioner Sleeper 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. III, on July 24, 1956, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 24, 1956, insofar as it has reference to the statement made by the applicant:

"that the building is completely covered by an automatic sprinkler system, so that as amended this statement by the applicant will be changed to agree with the resolution as adopted by the Board on December 9, 1952 reading:

'that all safeguards such as the installation of approved type sprinkler system in stair halls, stairs, slop sinks and closet, kitchen and pantry, self closing doors from all rooms to corridors, regulation exit signs and lights are being provided.'" (Alt. 211/55)

840-55-A

APPLICANT—Leonard F. Rothkrug, for Redore Realty Corp., owner.

SUBJECT—Application for consideration—reopening for amendment of resolution—re Appeal from a decision of the Borough Superintendent, exits—previously granted on condition.

PREMISES AFFECTED—1392-1400 Atlantic Avenue, south side, 200 feet east of New York Avenue, Block 1202, Lot 17, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert and Commissioner Foley 3
Negative: 0
Absent: Commissioner Sleeper 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board on March 26, 1957, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on March 26, 1957, by omitting the reference by the applicant to an installation of an improved interior fire alarm system throughout, which the Fire Commissioner now advises is not necessary in view of the installation of the sprinkler system so as to omit the words, 'and approved interior fire alarm system throughout.'" (Alt. 93/55)

MINUTES

286-58-A

APPLICANT—Clinton Brown, for Newton Associates, Inc., owner; World Dyeing and Finishing Co., lessee.

SUBJECT—Application April 30, 1958—Appeal from an Order of the Fire Commissioner, a decision re Orders of the Fire Commissioner and a decision of the Borough Superintendent, re location of Oil Burner.

PREMISES AFFECTED—345 West 13th Street, and 670-676 Hudson Street, northeast corner, 6th floor, Block 629, Lot 4, Borough of Manhattan.

APPEARANCES—

For Applicant: Clinton Brown.

For Administration: Lieut. John P. Manfredi, Fire Dept.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert and Commissioner Foley 3

Negative: 0

Absent: Commissioner Sleeper 1

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated February 7, 1958, on Fire Prevention Applic. 1705/58, reads:

"1. The location of oil burner in any story, the floor of which is more than fifty feet (50') above the street level is contrary to Rule 8.3.2. of the Oil Burner Rules of the Board of S.&A."

and

WHEREAS, the decision of the Fire Commissioner, dated April 10, 1957 on Order #1979-7, reads:

"6. Discontinue the use of oil burners installed on any story, the floor of which is more than 50 feet above the street level. Rule 8.3.2. (B56)."

and

WHEREAS, the applicant states that the building is 6 stories, 70 feet 1 inch high, 158 feet 6 inches by 111 feet 6 inches in area, class 3 construction, erected in 1890, located in unrestricted use, B area, class 1½ height district, used and occupied as follows: Cellar—boiler room and building maintenance, 2 persons; 1st floor—store, 5 persons; 2nd floor—printing, 7 persons; 3rd floor—candy manufacture, 12 persons; 4th floor—paper box manufacture, 10 persons; 5th floor—dyeing and finishing of textiles, 19 persons; 6th floor—dyeing and finishing of textiles, 15 persons; that the building is equipped with an approved one-source sprinkler system, standpipe system and an interior fire alarm system; that there are two interior stairs and three fire escapes; and

WHEREAS, the applicant states that two 45 horsepower Clayton Boilers (steam generators) Model UH 3695 were installed on the 6th floor of the above building; that both steam generators are fired with pressure atomizing type integral oil burners; that they are used for the production of steam used in the factory processing operations of the lessee, who occupies the 5th and 6th floors of the building; that the oil burners use #2 grade oil, supplied from a 3000 gallon fuel oil storage tank located in an existing sidewalk vault west of the Hudson Street building line; that a vault license for this purpose has been secured from the office of the President of the Borough of Manhattan, with a photostatic copy thereof filed; that the requirements of all applicable provisions of the Oil Burner Rules of the Board of Standards and Appeals have been met, including, specifically, Rules 8.3.3 and 8.3.4; that the only rule not complied with is Rule 8.3.2, insofar as the two units are more than 50 feet above street level; that a modification of this provision is sought on this appeal; that the nature of the lessee's manufacturing operation makes it almost mandatory that the steam generating process be on the upper of the two floors he occupies; that various aspects of existing gravity hoppers and feed back systems are involved, to the extent that great hardship and expense would be involved in revamping the factory assembly lines to accommodate steam production and distribution on the lower floor; that the distance from the street level to the sixth floor (where the oil burning units

are installed) is 58 feet 6 inches or 8 feet 6 inches more than the fifty feet permitted under Rule 8.3.2; that modification of the strict enforcement of this rule in this case would not seem to violate the spirit of the requirement, especially since all other safety devices have been provided and all observable hazards eliminated; that the use of other competitive fuels at this elevation would not be barred under existing law, although the potential hazards in the case of fuel oil are not demonstrably greater; and

WHEREAS, the premises was inspected by a committee of the Board and the committee recommended that the appeal should be granted on condition.

Resolved, that the decision of the Borough Superintendent acting on Fire Prevention App. 1705-58, Objection No. 1, based on a previous decision of the Fire Commissioner dated April 10, 1957, citing Order No. 1979-7, Objection No. 6 be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that both the feed line and the discharge line shall be of copper tubing, each enclosed in steel piping, as shown on plans marked "Received January 28, 1959, one sheet; that the return through the discharge line to the tank shall have a catch basin to collect leakages, as shown thereon, with mercury switch, maintained to the satisfaction of the Fire Commissioner; that with this arrangement the oil burner of approved type may be installed on the sixth floor, as proposed and as shown on such plans; and that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto, including the Oil Burner rules where applicable.

511-58-A

APPLICANT—Sidney H. Kitzler, for David Diamond, owner; King Furniture Co., lessee.

SUBJECT—Application August 28, 1958—Appeal from a decision of the Borough Superintendent, re stairways, live load, etc.

PREMISES AFFECTED—398-400 Rockaway Avenue, west side, 189 feet, 4½ inches north of Pitkin Avenue, Block 3499, Lot 161, Borough of Brooklyn.

APPEARANCES—

For Applicant: Sydney H. Kitzler.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert and Commissioner Foley 3

Negative: 0

Absent: Commissioner Sleeper 1

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated July 29, 1958 on Alt. Applic. 1627/58, reads:

"1. Provide one 3 feet wide stairway (6.4.1.2) (6.1.2.2.3) enclosed in one-hour fire retarded partitions (6.4.1.8.1) and leading directly to street and roof (6.4.1.11) as per A.C.

2. Floor of second floor to be good for a live load of 75 lbs. per sq. ft. for the sale and display of furniture."

and

WHEREAS, the applicant states that the building is 1 and 2 stories, 12 feet 3 inches and 22 feet 5 inches in height, of class 3 construction, 40 feet front by 90 feet in depth at 1st floor, 40 feet front by 60 feet in depth at typical floor, erected 1921, located on a lot 40 feet front by 100 feet in depth, in a business use, C area, class 1 height district, and used and occupied since 1921 and 1946 as follows: cellar—boiler room; 1st floor—furniture store, 4 persons; 2nd floor—furniture showrooms, 1 person; that no change in use or occupancy is now proposed; that the building is provided with one 3 foot 2 inch wide interior wood stairs, unenclosed; that it is proposed to provide one fire escape on the front, extending to street from second story balcony by counterbalanced stair; and

WHEREAS, Violation #2238 was issued June 15, 1955, for erecting a new store front, without obtaining a permit; and

WHEREAS, Certificate of Occupancy #29129 was issued October 9, 1924 against Alt. Permit 11544/21, permitting

MINUTES

#400 Rockaway Avenue to be used as a store and furniture showroom; and

WHEREAS, the applicant states that #400 Rockaway Avenue was erected in 1921 and Certificate of Occupancy #29129 issued, providing for store on the 1st floor and furniture showroom on the 2nd floor; that the approved plans indicated an open 3 foot 2 inch wide interior stair from store floor to the 2nd floor furniture showroom; that building #398 Rockaway Avenue was erected in 1921 and Certificate of Occupancy #12879 issued for store on the 1st floor and one family on the 2nd floor; that the approved plans indicated an enclosed stairway leading from street to the 2nd floor dwelling; that the present owner acquired the building in 1947 and found all conditions exactly as they now exist; that in 1923 Alt. Permit #17287/23 was issued to replace the show window of 398 Rockaway Avenue and provide a large opening in the center wall between the two halves of the store; that the approved plans filed with this application indicate that in the southerly portion of the building there are open stairs from 1st floor furniture store to 2nd floor furniture showroom; that in the northerly portion of the building there was a stair leading from street to the 2nd floor dwelling; that when the present owner purchased the property in 1947, the 2nd floor was entirely used as a furniture showroom, and there was no stair leading from 1st to the 2nd floors in the northerly portion; and

WHEREAS, the applicant states that it is now proposed to provide a second means of egress from the 2nd floor by installing a fire escape with counterbalance stairs at the front of the building; and

WHEREAS, the applicant contends that the use of the 2nd floor for a display and sale of household furniture requires 75 pounds live load; that the present second tier of beams is adequate for 58 pounds live load per square foot; that this loading was approved in 1921 for 400 Rockaway Avenue and it is now requested that the Board accept such loading for 398 in view of the fact that the display of household furniture is practically the same as the dwelling use, which requires 40 pounds live load; and

WHEREAS, the premises was inspected by a committee of the Board.

Resolved, that the decision of the Borough Superintendent, dated July 29, 1958, acting on Alt App 1627-58, Objection No. One be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that a fire escape shall be constructed on the front of the building as shown on plans marked "Received August 28, 1958", three sheets, as the second means of exit; that the interior stair shall be enclosed as to the second floor level with construction good for at least one hour; and as to Objection No. 2, that the existing floor loads may be continued provided they are posted and are not used for heavier loads than as stated, namely 40 pounds per superficial foot; and that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto and that the building shall not be increased in height or area.

591-58-A

APPLICANT—Lama, Proskauer and Prober, for 155 Hudson Street Corporation, owner.

SUBJECT—Application October 8, 1958—Appeal from a decision of the Borough Superintendent, re stairs.

PREMISES AFFECTED—153-155 Hudson Street, west side, 26 feet north of Hubert Street, 1st floor; Block 215, Lot 23, Borough of Manhattan.

APPEARANCES—

For Applicant: Eugene S. Ginsberg.

ACTION OF BOARD—Appeal denied.

THE VOTE TO GRANT—

Affirmative:	0
Negative: Chairman Murdock, Commissioner Kleinert and Commissioner Foley	3
Absent: Commissioner Sleeper	1

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated September 25, 1958, on Alt. Applic. 870/58 reads:

"1. Stairs at 1st floor should be enclosed to street. Sec. 271 LL."

and

WHEREAS, the applicant states that the building is 6 stories, 68 feet 8 inches high, 50 feet wide front by 109 feet 4 inches in depth, on the 1st floor and 100 feet deep on the upper floors, of class 3 construction, erected 1908, used and occupied since 1950 as follows: cellar—storage, no persons; 1st floor—storage, shipping and receiving, 6 persons; 2nd floor—office, 22 persons; 3rd and 4th floors—storage, 1 person each floor; 5th floor—packing of foods, 29 persons; 6th floor—preparation of foods and storage, 3 persons; and

WHEREAS, the building is now provided with two 3 feet wide interior wood stairs enclosed on all floors in 1 hour partitions and fireproof self-closing doors; that these stairs are not enclosed on the 1st floor; that the building is equipped with a one-source sprinkler system; and

WHEREAS, the applicant proposes to install a water curtain at the front of both stairs in lieu of fire retarded enclosures on the 1st floor leading to street; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and the committee deemed that the openings left unenclosed or protected by a sprinkler curtain as proposed should not be approved in lieu of required construction.

Resolved, that the decision of the Borough Superintendent, acting on Alt. Applic. 870/58, Objection No. 1 be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

652-58-A

APPLICANT—Abraham Grossman, for 31 West 9th Street Corporation, owner.

SUBJECT—Application November 14, 1958—filed pursuant to section 310 of the Multiple Dwelling Law for variation of section 177, subdivisions 1 and 3, re depth of yard.

PREMISES AFFECTED—31 West 9th Street, north side, 413 feet 6 inches west of 5th Avenue, Block 573, Lot 60, Borough of Manhattan.

APPEARANCES—

For Applicant: Abraham Grossman.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert and Commissioner Foley	3
Negative:	0
Absent: Commissioner Sleeper	1

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated October 31, 1958 on Alt. Applic. 1581/58, reads:

"A1. Cellar apartment is contrary to Sec. 177 subd. 1 and 3 of the M.D. Law in that yard shown is only 23' in depth instead of 30' as required."

and

WHEREAS, the applicant states that the premises consist of a lot 17 feet 6 inches by 92 feet 3¼ inches, located in residence use, C area, class 1½ height district, upon which there exists a 4 story, 50 feet 8 inches high, class 3 building, 17 feet 6 inches by 65 feet 5¼ inches, erected in 1890 as a one family residence; that in 1933 this building was classified as a converted dwelling—having two apartments on each of the 4 upper floors and a cellar apartment in the cellar, as noted on the photostatic copy of the CD-1 card herewith filed; that the cellar apartment is now vacant due to a violation to vacate this cellar apartment; that it is proposed to excavate the entire present yard to a depth of 6 inches below the present cellar floor; that it is also proposed to use only the rear room of the cellar apartment for living purposes; that the front cellar room to be used for storage purposes only; that the proposed one room cellar apartment will open

MINUTES

upon a yard open to the sky; that this yard and open spaces in the rear provide sufficient block ventilation; and

WHEREAS, the premises was inspected by a committee of the Board; and the committee recommended that the appeal should be granted having noted that several adjoining lots have a similar condition.

Resolved, that the decision of the Borough Superintendent, dated October 31, 1958, acting on Alt. Applic. 1581/58, Obj. A1 be and it hereby is *modified* and that the appeal be and it hereby is *granted*, under the power vested in the Board under section 310 of the Multiple Dwelling Law, to permit the reduced distance of the yard but not to less than 23 feet as proposed and to excavate the yard so as to permit the cellar apartment to comply with the requirements that the cellar and apartment shall be as shown on plans filed with this appeal marked, "Received November 14, 1958," 4 sheets, "January 8, 1959," 1 sheet, and "January 13, 1959," 1 sheet, *on condition* that in all other respects the cellar apartment shall comply with all laws, rules and regulations applicable thereto; that the yard, where excavated, shall have retaining walls constructed at the expense of this owner on the side lines and in rear line as may be necessary for the protection of adjoining yards where such yards may not have been excavated to a similar depth; that suitable lot line fences shall be maintained.

747-58-A

APPLICANT—Herman Horowitz for Mi-Bert Realty Corporation, owner.

SUBJECT—Application December 12, 1958—Appeal from a decision of the Borough Superintendent, review of Zoning matter.

PREMISES AFFECTED—446 East 86th Street and 1625-1631 York Avenue, Southwest corner, Block 1565, Lots 26, 126, 27, 28, Borough of Manhattan.

APPEARANCES—

For Applicant: Herman Horowitz.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert and Commissioner Foley 3
Negative: 0
Absent: Commissioner Sleeper 1

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated December 16, 1958, on N.B. Applic. 138/58, reads:

"A-1 Proposed 100% occupancy of plot at 1st floor is contrary to Art. IV, Sec. 12, sub div. b of Zoning Res."

and

WHEREAS, the applicant states that the proposed building will be 102 feet by 75 feet 7 inches in area at the street level and 91.3 feet by 75.7 feet at typical floor, 14 stories, 125 feet high, located in local retail use, B area, class 1½ height district, to be used and occupied as follows: Cellar—storage, no persons; 1st floor—stores, 20 persons; 2nd through 14th floor—multiple dwelling; that the entire street floor is to be devoted to business use with the upper stories occupied by residential tenants; that this Board has held a proper interpretation Sec. 12(b) to be that the curb level limitation does not apply where the structure at street level is devoted to business use; that the objective of Section 12(b) was not to protect adjacent properties but rather the residential tenants of the building subjected to limited coverage; that had this not been so, Section 12(b) would not have exempted a *non-residential* building in a B Area district from this restriction; that it is clear that in the subject premises the residential tenants are not adversely affected by permitting a business use throughout the street floor; that due to the sloping grade of the subject premises from East 86th Street upward to the south, it would not have been possible to use the street floor for residential purposes because much of it would have been below grade; that

it would have been impractical therefore to construct a building residential throughout; that the owners, of course, could construct a business building throughout without challenge; that being of the opinion that the correct development of the plot was a building part business and part residence, the owners proceeded on this basis only to encounter an improper ruling by the Borough Superintendent; and

WHEREAS, the Board finds that the slope of the lot has no bearing as to this application for interpretation; and finds that the terms of Article IV (Section 12, paragraph (b)) of the Zoning Resolution do not apply except to a building that is occupied throughout for residential use.

Resolved, that the decision of the Borough Superintendent, acting on N.B. Applic. 138/58, Objection A1, be and it hereby is *modified* and that the appeal be and it hereby is *granted* in accordance with the finding of the Board as above stated.

86-55-A—Vol. II

APPLICANT—Reuben Rappaport, for Netzach Israel Jewish Centre, Inc., owner; Beth Jacob School for Girls of East Bronx, lessee.

SUBJECT—Application for consideration—reopening as Vol. II subject to regular procedure—re decision of the Borough Superintendent; re construction and egress, previously dismissed.

PREMISES AFFECTED—1078 Kelly Street, east side, 89.32 feet south of East 167th Street, Block 2716, Lot 29, Borough of The Bronx.

APPEARANCES—

For Applicant: Reuben Rappaport.

ACTION OF BOARD—Application reopened as 86-55-A, Vol. II subject to regular procedure.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert and Commissioner Foley 3
Negative: 0
Absent: Commissioner Sleeper 1

374-58-A

APPLICANT—Simon B. Zelnik, for J. E. Lobert, owner.

SUBJECT—Application June 20, 1958—Appeal from a decision of the Borough Superintendent—re construction.

PREMISES AFFECTED—148 West 57th Street, south side, 225 feet east of 7th Avenue, Block 1009, Lot 55, Borough of Manhattan.

APPEARANCES—

For Applicant: Leon Rosenbaum.

ACTION OF BOARD—Appeal withdrawn at the request of applicant who states owner does not intend to proceed with changes.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert and Commissioner Foley 3
Negative: 0
Absent: Commissioner Sleeper 1

509-58-A

APPLICANT—Charles M. Shapiro, for L. Witkin, doing business as A. and J. Garage, Inc., owner; Mechanical Mirror Works, lessee.

SUBJECT—Application August 28, 1958—Appeal from a decision of the Borough Superintendent, re installation of infra-red drying oven, not of approved type.

PREMISES AFFECTED—659 Edgecombe Avenue, west side, 273.4 feet south of Jumel Place, Block 2112, Lots 90-94, Borough of Manhattan.

APPEARANCES—

For Applicant: Elliot J. Shapiro.

For Administration: Lieut. John P. Manfredi, Fire Dept.

ACTION OF BOARD—Laid over, date to be set, for applicant to correct housekeeping conditions in accordance

MINUTES

with the report of the committee rendered after inspection, and to obtain a certificate of occupancy proper for the second floor; hearing previously closed.

534-58-A

APPLICANT—Hurley and Hughes, for Besal Realty Corp., owner; Alfred Heller Heat Treating Co., lessee.
SUBJECT—Application September 3, 1958—Appeal from a decision of the Borough Superintendent—re enclosed stairways to street from cellar.

PREMISES AFFECTED—379-391 Pearl Street, west side, 98 feet, 8½ inches south of Vandewater Street, cellar, Block 113, Lots 23, 24 and 25, Borough of Manhattan.

APPEARANCES—

For Applicant: Edward J. Hurley, Joseph J. Krishok and Joseph Marino.

ACTION OF BOARD—Laid over to February 25, 1959, at 2 P. M., for inspection and decision; hearing closed.

545-58-A

APPLICANT—Samuel Rosenblum, for S. W. Steel Management Co. Inc., owner.

SUBJECT—Application September 19, 1958—Appeal from a decision of the Borough Superintendent—egress.

PREMISES AFFECTED—39-41 West 55th Street, north side, 395 feet east of Avenue of the Americas, 2nd, 3rd, 6th, 7th and penthouse floors, Block 1271, Lot 17, Borough of Manhattan.

APPEARANCES—

For Applicant: Samuel Rosenblum and Robert Steel.

ACTION OF BOARD—Laid over to February 10, 1959; at 2 P. M.; referred to examiner to check revised plans submitted; hearing previously closed.

617-58-A

APPLICANT—Leonard F. Rothkrug, for Angelo Santomartino, doing business as S and S Service Station, owner.

SUBJECT—Application October 28, 1958—filed pursuant to section 35, General City Law re erection of building in bed of a mapped street—West 19th Street.

PREMISES AFFECTED—2974-2984 Cropsey Avenue, west side, 25 feet south of Bay 53rd Street, Block 6947, Lot 301, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

ACTION OF BOARD—Laid over to February 25, 1959, at 2 P.M., to await comment and recommendation from the Borough President; hearing previously closed.

624-58-A

APPLICANT—Murray S. Bierer, for Bush Terminal Co., owner; Fein's Tin Can Co., Inc., lessee.

SUBJECT—Application October 24, 1958—Appeal from an order of the Fire Commissioner, re partitions separating cafeteria from factory.

PREMISES AFFECTED—Foot of 50th Street, 193.17 feet east of 1st Avenue, Bush Building 58, 5th floor; Block 725, part of Lot 1, Borough of Brooklyn.

APPEARANCES—

For Applicant: Murray S. Bierer.

For Administration: Lieut. John Manfredi, Fire Dept.

ACTION OF BOARD—Laid over to February 25, 1959, at 2 P.M., for inspection and decision; hearing previously closed.

25-59-A

APPLICANT—Steve Zedlovich, owner.

SUBJECT—Application January 13, 1959—filed pursuant to Section 35 General City Law, re relocation of building into bed of mapped street—proposed widening of Cryders Lane.

PREMISES AFFECTED—14-73 155th Street, northeast corner Cryders Lane, Block 4563, Lot 1, Beechhurst, Borough of Queens.

APPEARANCES—

For Applicant: Steve Zedlovich.

ACTION OF BOARD—Laid over to March 3, 1959, at 2 P.M., for inspection and decision; hearing closed.

1293-39-BZ—Vol. II

APPLICANT—Paul Friedman, for Walter Shapiro and Isidore Rachelson, owners.

SUBJECT—Application for consideration—reopening for extension of time to complete which has expired February 4, 1959, decision of the Borough Superintendent; previously granted on condition, under section 21 of the Zoning Resolution, permitting in a business use C area district, the erection and maintenance of a one story and cellar building to be used as stores using more than the area permitted.

PREMISES AFFECTED—1401-1407 Avenue M and 1291-1295 East 14th Street, northwest corner and 1402-1406 Chestnut Avenue, Block 6735, Lot 121, Borough of Brooklyn.

APPEARANCES—

For Applicant: Arthur Levine.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert and Commissioner Foley 3

Negative: 0

Absent: Commissioner Sleeper 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. II, on January 24, 1956, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended from time to time and last extended on February 4, 1958; and

WHEREAS, the applicant requested a further extension of time to complete the work.

Resolved, that the Board of Standard and Appeals does hereby *amend* the resolution adopted on January 24, 1956, as thereafter *amended* by resolution adopted on January 4, 1958, only as to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

“that in view of statement by the applicant that plans have been approved by the Department of Buildings, that all permits required, including a certificate of occupancy, shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution.” (N.B. App. 2204/55)

137-40-BZ—Vol. II

APPLICANT—Peggy Cooney, for Milton Cole doing business as Crescent Auto Service, owner.

SUBJECT—Application for consideration—reopening for amendment of resolution—re Application, decision of the Borough Superintendent; previously granted on condition, under sections 7c and 7i of the Zoning Resolution, to permit in a business use district, the extension in area of a gasoline service station, to include auto washing, lubrication, office, accessory sales, minor repairs, with hand tools only, 10 one car garages, parking and storage for more than 5 motor vehicles.

PREMISES AFFECTED—148-26 to 148-36 Hillside Avenue, south side, 103.25 feet east of 148th Street, Block 9694, Lot 17, Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Peggy Cooney.

ACTION OF BOARD—Application reopened and resolution amended.

MINUTES

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert and Commissioner Foley 3

Negative: 0

Absent: Commissioner Sleeper 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board, as Vol. II, on December 13, 1955, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on December 13, 1955, only so far as it has reference to gasoline storage tanks and pumps, by adding thereto:

"that there may be three additional 550 gallon gasoline tanks and one additional dispensing pump on the existing island, as shown on revised plan marked 'Received January 13, 1959' 1 sheet, as passed on by the Borough Superintendent under Misc. App. 756/58, Objection 1, disapproved January 7, 1959."

304-41-BZ

APPLICANT—Irving E. Kanner, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance—re Application, decision of the Borough Superintendent; previously granted on condition, under section 7h of the Zoning Resolution, permitting partly in a restricted retail use district and partly in an unrestricted use district, for a term of years, the parking and storage of motor vehicles.

PREMISES AFFECTED—116-118 West 31st Street, south side, 204 feet 2 inches west of 6th Avenue, Block 806, Lots 52 and 53, Borough of Manhattan.

APPEARANCES—

For Applicant: James W. Dowling, Jr.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert and Commissioner Foley 3

Negative: 0

Absent: Commissioner Sleeper 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board on June 24, 1941, on certain conditions; and

WHEREAS, the resolution was amended on September 14, 1948; and

WHEREAS, the term of variance was extended from time to time and last extended on February 9, 1954; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 24, 1941, as thereafter *amended* by resolutions adopted through February 9, 1954, only so far as it refers to the term of variance, so that as *amended* this portion of the resolution shall read:

"... granted under Section 7, Subdivision h for a term of five years from the date of this *amended* resolution, to permit; that other than as herein *amended* the resolutions above cited shall be complied with in all respects; and that all permits, including a new certificate of occupancy, shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution." (DC. App. 2500/41)

333-41-BZ

APPLICANT—Lama, Proskauer and Prober, for Philip and Josephine Cuillo, owners.

SUBJECT—Application for consideration—reopening for extension of term of variance which has expired January 12, 1959—re Application, decision of the Borough Superintendent; previously granted on condition, under sections 7f and 7h of the Zoning Resolution, permitting in a resi-

dence use district, for a term of years, the parking and storage of more than five motor vehicles and the use of existing building as a garage for five motor vehicles.

PREMISES AFFECTED—299-303 McDougal Street, north side, 100 feet west of Stone Avenue, Block 1528, Lots 49 and 52, Borough of Brooklyn.

APPEARANCES—

For Applicant: Eugene S. Ginsberg.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert and Commissioner Foley 3

Negative: 0

Absent: Commissioner Sleeper 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board on January 6, 1942, on certain conditions; and

WHEREAS, the term of variance was extended from time to time and last extended on January 12, 1954; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on January 6, 1942, as thereafter *amended* by resolution adopted through January 12, 1954, only so far as it refers to the term of variance, so that as *amended* this portion of the resolution shall read:

"... granted under Section 7, Subdivision f for a term of five years from the date of this *amended* resolution as passed on by the Borough Superintendent under amendment to BN 907-41, disapproved January 8, 1959, Objection No. 1, to permit; that other than as herein *amended* the resolutions above cited shall be complied with in all respects; and that all permits, including a new certificate of occupancy, shall be obtained and all work completed within six months from the date of this *amended* resolution." (B.N. App. 907/41)

1071-40-BZ—Vol. II

APPLICANT—John J. McNamara, for Interchemical Corp., owner.

SUBJECT—Application for consideration—reopening for extension of term of variance—re Application, decision of the Borough Superintendent; previously granted on condition, under sections 7e and 7h of the Zoning Resolution, permitting in a residence use district, for a term of years, the additional use of a 1-story building for the storage of chemicals used in abutting factory and also private parking of more than 5 motor vehicles for customers and employees of Interchemical Corporation and its subsidiaries.

PREMISES AFFECTED—428 West 45th Street, south side, 400 feet east of 10th Avenue, Block 1054, Lot 48, Borough of Manhattan.

APPEARANCES—

For Applicant: John J. McNamara.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert and Commissioner Foley 3

Negative: 0

Absent: Commissioner Sleeper 1

THE RESOLUTION—

WHEREAS, this application was amended by the Board, as Vol. II on April 25, 1944, on certain conditions; and

WHEREAS, the term of variance was extended from time to time and last extended on March 2, 1954; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on April 15, 1941, as thereafter *amended* by resolutions adopted through March 2,

MINUTES

1954, only so far as it refers to the term of variance, so that as *amended* this portion of the resolution shall read:

"... granted under Section 7, Subdivision h for a term of five years from the date of this amended resolution, to permit; that other than as herein amended the resolution above cited shall be complied with in all respects; and that all permits, including a new certificate of occupancy, shall be obtained and all work completed within six months from the date of this amended resolution." (N.B. 4/44)

1070-41-BZ—Vol. II

APPLICANT—Larry Meltzer, for Aniello Russo, owner.
SUBJECT—Application for consideration—reopening for extension of term of variance which has expired January 26, 1959—re Application, decision of the Borough Superintendent; previously granted on condition, under section 7h of the Zoning Resolution, permitting partly in a business use and partly in a residence use district, for a term of years, the parking and storage of motor vehicles.
PREMISES AFFECTED—3010-3012 Fulton Street and 239-241 Linwood Street, southeast corner, Block 3956, Lot 43, Borough of Brooklyn.

APPEARANCES—

For Applicant: Larry Meltzer.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert and Commissioner Foley 3
Negative: 0
Absent: Commissioner Sleeper 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board on March 10, 1942, on certain conditions; and

WHEREAS, the resolution was amended on November 24, 1942; and

WHEREAS, time to obtain permits and complete the work was extended from time to time and last extended on January 26, 1954; and

WHEREAS, the term of variance was extended from time to time and last extended on January 26, 1954; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on April 15, 1941, as thereafter *amended* by resolutions adopted through January 26, 1954, only so far as it refers to the term of the variance, so that as *amended* this portion of the resolution shall read:

"... granted under Section 7, Subdivision h for a term of 5 years from the date of this amended resolution, to permit; that other than as herein amended the resolution above cited shall be complied with in all respects; and that all permits, including a new certificate of occupancy, shall be obtained and all work completed within six months from the date of this *amended* resolution." (Alt. App. B.N. 2838/41)

569-43-BZ

APPLICANT—Lama, Proskauer and Prober, for Rose Bennett, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired January 12, 1959—re Application, decision of the Borough Superintendent; previously granted on condition, under section 7h of the Zoning Resolution, permitting partly in a residence and partly in a business use district, for a term of years, the parking and storage of motor vehicles.

PREMISES AFFECTED—520-522 Lefferts Avenue, south side, 254 feet 6 inches west of Kingston Avenue and 571 East New York Avenue, Block 1332, Lot 27 and part of Lot 87, Borough of Brooklyn.

APPEARANCES—

For Applicant: Eugene S. Ginsberg.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert and Commissioner Foley 3
Negative: 0
Absent: Commissioner Sleeper 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board on January 18, 1944, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on July 25, 1944; and

WHEREAS, the term of variance was extended from time to time ad last extended on January 12, 1954; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on January 18, 1944, as thereafter *amended* by resolutions adopted through January 12, 1954, only so far as it refers to the term of variance, so that as *amended* this portion of the resolution shall read:

"... granted under Section 7, Subdivision h for a term of five years from the date of this amended resolution, to permit; that other than as herein *amended* the resolutions above cited shall be complied with in all respects; and that all permits, including a new certificate of occupancy, shall be obtained and all work completed within six months from the date of this *amended* resolution." (B.N. 1528/43)

712-47-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for L and G Realty Corp., owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired November 27, 1958—re Application, decision of the Borough Superintendent; previously granted on condition, under section 7c of the Zoning Resolution, permitting in a business use district, the maintenance of the present gasoline service station as it now exists with the pumps set 3 feet 10 inches and 8 feet 3 inches from the street building line and to omit the concrete bumpers for a distance of 5 feet from the intersection.

PREMISES AFFECTED—1602-1610 39th Street and 3901-3921 16th Avenue, southeast corner, Block 5383, Lot 1, Borough of Brooklyn.

APPEARANCES—

For Applicant: Eugene S. Ginsberg.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert and Commissioner Foley 3
Negative: 0
Absent: Commissioner Sleeper 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. II, on May 27, 1958, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on May 27, 1958, only as to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of statement by the applicant that plans have been filed with the Department of Buildings, that all permits required, including a certificate of occupancy, shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution." (Alt. App. 2683/57)

MINUTES

819-47-BZ—Vol. II

APPLICANT—Samuel S. Arlen, for Pickman Realty Corp. owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired January 28, 1959—re Application, decision of the Borough Superintendent; previously granted on condition, under sections 7c and 21 of the Zoning Resolution, permitting in a retail and residence use, D and E area, Class 1 height district, the erection of a 16 story office building, to contain offices, stores and garage for more than 5 cars to exceed the height limit, without the required setback and extending from the retail into the residence use district.

PREMISES AFFECTED—118-21 Queens Boulevard, northwest corner of 78th Crescent, Block 2270, Lot 13, Forest Hills, Borough of Queens.

APPEARANCES—

For Applicant: Charles I. Goldman.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert and Commisisoner Foley 3
Negative: 0
Absent: Commissioner Sleeper 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. II, on January 29, 1957, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on January 28, 1958; and

WHEREAS, the applicant requested a further extension of time to complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on January 29, 1957, as thereafter *amended* through January 28, 1958, only as to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of statement by the applicant that the owner has not been able to start the work; and that all permits required, shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution." (N.B. App. 2330/56)

668-48-BZ

APPLICANT—Max Horn, for Edgemere Realty Corporation, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired January 29, 1959—re Application, decision of the Borough Superintendent; previously granted on condition, under section 7h of the Zoning Resolution, permitting in a residence use district, the parking and storage of more than 5 motor vehicles.

PREMISES AFFECTED—42-03 to 42-15 Rockaway Beach Boulevard, south side, 20.31 feet west of Beach 42nd Street, Block 323, Lots 33, 35, 40, 44, 45 and 46, Edgemere, Borough of Queens.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert and Commissioner Foley 3
Negative: 0
Absent: Commissioner Sleeper 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board on May 24, 1949, on certain conditions; and

WHEREAS, the resolution was amended on February 15, 1955; and

WHEREAS, the term of variance was extended from time to time and last extended on January 29, 1957; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on May 24, 1949, as thereafter *amended* by resolutions adopted through January 29, 1957 only so far as it refers to the term of variance, so that as *amended* this portion of the resolution shall read:

". . . granted under Section 7, Subdivision h for a term of two years from the date of this *amended* resolution, to permit . . . ; that other than as herein *amended* the resolutions above cited shall be complied with in all respects; and that all permits, including a new certificate of occupancy, shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution." (Misc. App. 2127/48)

972-48-BZ

APPLICANT—Max Horn, for Ethel M. Studbergh, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired January 29, 1959—re Application, decision of the Borough Superintendent; previously granted on condition, under section 7h of the Zoning Resolution, permitting in a residence use district, the parking and storage of motor vehicles.

PREMISES AFFECTED—165-27 Baisley Boulevard, north side, 240 feet east of Smith Street and 62 feet west of 166th Street, Block 12381, Lots 6 and 8, Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Leonard R. Rothkrug.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert and Commissioner Foley 3
Negative: 0
Absent: Commissioner Sleeper 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board on June 28, 1949, on certain conditions; and

WHEREAS, the term of variance was extended from time to time and last extended on January 29, 1957; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 28, 1949, as thereafter *amended* by resolutions adopted through January 29, 1957 only so far as it refers to the term of variance, so that as *amended* this portion of the resolution shall read:

". . . granted under Section 7, Subdivision h for a term of two years from the date of this *amended* resolution, to permit . . . ; that other than as herein *amended* the resolutions above cited shall be complied with in all respects; and that all permits, including a new certificate of occupancy, shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution." (Misc. App. 758/49)

668-50-BZ

APPLICANT—Lama, Proskauer and Prober, for Faytess Realty Corp., owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expires February 5, 1959—re Application, decision of the Borough Superintendent; previously granted on condition, under section 7h of the Zoning Resolution, permitting in a residence use district, the parking and storage of motor vehicles.

PREMISES AFFECTED—2769 West 36th Street, east side, 210 feet north of Neptune Avenue, Block 6979, Lot 55, Borough of Brooklyn.

MINUTES

APPEARANCES—

For Applicant: Eugene S. Ginsberg.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert and Commissioner Foley 3
Negative: 0
Absent: Commissioner Sleeper 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board on January 9, 1951, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on February 3, 1956; and

WHEREAS, the term of variance was extended from time to time and last extended on February 5, 1957; and

WHEREAS, the applicant requested a further extension of term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on January 9, 1951, only so far as it refers to the term of variance, so that as *amended* this portion of the resolution shall read:

"... granted under Section 7, Subdivision h for a term of five years from the date of this *amended* resolution, to permit; that other than as herein *amended* the resolutions above cited shall be complied with in all respects; and that all permits, including a new certificate of occupancy, shall be obtained and all work completed within six months from the date of this *amended* resolution." (Alt. App. 3264/50)

448-53-BZ

APPLICANT—Lama, Proskauer & Prober, for Socony Vacuum Oil Co., owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which has expired January 19, 1959—re Application, decision of the Borough Superintendent; previously granted on condition, under sections 7c, 7h, 7i and 7A of the Zoning Resolution, to permit in the business use district portion of a lot located in a residence and business use district, the extension in use and area of existing gasoline service station to include lubritorium, car wash, motor vehicle repairs, storage and sales of accessories, and to permit the parking and storage of motor vehicles in residence use portion of lot, with curb cuts nearer to residence use district than is permitted.

PREMISES AFFECTED—127-08 Rockaway Boulevard and 117-01 to 117-09 127th Street, southeast corner, Block 11749, Lot 44, Ozone Park, Borough of Queens.

APPEARANCES—

For Applicant: Eugene S. Ginsberg.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert and Commissioner Foley 3
Negative: 0
Absent: Commissioner Sleeper 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board on January 19, 1954, on certain conditions; and

WHEREAS, the applicant requested an extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on January 19, 1954, only so far as it refers to the term of variance, so that as *amended* this portion of the resolution shall read:

"... granted under Section 7, Subdivision h for a term of five years from the date of this *amended* resolution, to permit; that other than as herein *amended* the resolution above cited shall be complied with in all respects; and that all permits, including a new certificate of occupancy, shall be obtained and all work completed within six months from the date of this *amended* resolution." (N.B. App. 1771/53)

722-53-BZ

APPLICANT—Reginald S. Hardy, for Woodside Developers, Inc., owner.

SUBJECT—Application for consideration—reopening for extension of time to complete—re Application, decision of the Borough Superintendent; previously granted on condition, under sections 7c, 7e and 21 of the Zoning Resolution, permitting in the residence use district portion of a lot located in a residence and unrestricted use, A area district, the erection and maintenance of an additional building using more than the area permitted.

PREMISES AFFECTED—32-48 to 32-60 60th Street, west side, 100 feet north of Northern Boulevard, Block 1160, Lot 36, Borough of Queens.

APPEARANCES—

For Applicant: Reginald S. Hardy.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert and Commissioner Foley 3
Negative 0
Absent: Commissioner Sleeper 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board on January 18, 1955, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended from time to time and last extended on February 11, 1958; and

WHEREAS, the applicant requested a further extension of time to complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on January 18, 1955, as thereafter *amended* by resolutions adopted through February 11, 1958 only as to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that all permits required, including a certificate of occupancy, shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution." (N.B. App. 1706/53)

75-56-BZ

APPLICANT—Lama, Proskauer & Prober, for LaFia Service Station, Inc., owner.

SUBJECT—Application for consideration—reopening for amendment of resolution—re Application, decision of the Borough Superintendent; previously granted on condition, under sections 7A, 7f, 7e and 7h of the Zoning Resolution, permitting in a business use district, the proposed auto laundry, non-storage garage for more than five motor vehicles, office and boiler room, parking and storage of motor vehicles on unbuilt upon portion of the plot, proposed curb cuts and entrances within 75 feet of the residence use district.

PREMISES AFFECTED—203-209 Avenue X, 2399 Boynton Street, northeast corner and 2944-2948 86th Street, Block 7167, Lots 91 and 106, Borough of Brooklyn.

APPEARANCES—

For Applicant: Eugene S. Ginsberg.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert and Commissioner Foley 3
Negative: 0
Absent: Commissioner Sleeper 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board, on February 26, 1957, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution; and

MINUTES

WHEREAS, the Fire Department advises that the plans showed a boiler room, which has not been constructed; the purpose of this amendment is to omit reference to the boiler room.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted February 26, 1957, so that as *amended* the portion of the resolution reading as follows shall be deleted:

"that the boiler room in the garage shall be entered from the exterior." (N.B. 2814/55)

269-56-BZ

APPLICANT—Lama, Proskauer and Prober, for Michael and Julia Mary Novelli, owners.

SUBJECT—Application for consideration—reopening for amendment of resolution—re Application, decision of the Borough Superintendent; previously granted on condition, under section 7c of the Zoning Resolution, to permit in a residence use district, the proposed change of use from residence to restaurant on portion of the first floor of a 1 story building.

PREMISES AFFECTED—1845 Rockaway Parkway and 9701-9715 Avenue M, northeast corner, Block 8262, Lot 6, Borough of Brooklyn.

APPEARANCES—

For Applicant: Eugene S. Ginsberg.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert and Commissioner Foley 3

Negative: 0

Absent: Commissioner Sleeper 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board, on February 26, 1957, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on February 26, 1957, by adding thereto:

"that there may be a sign, as indicated on revised plan marked 'Received November 17, 1958, 1 sheet, as passed on by the Borough Superintendent under amendment to Alt. Application 542, disapproved December 15, 1958, on condition that in all other respects the requirements of the above resolution are complied with."

418-56-BZ

APPLICANT—Ingram S. Carner, for Louis Mintz, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which has expired January 28, 1959 and amendment of resolution—re Application, decision of the Borough Superintendent; previously granted on condition, under sections 7f and 7i of the Zoning Resolution, permitting in a business use district, the proposed erection and maintenance of a gasoline service station, car washing (non-automatic) minor repairs with hand tools only; office and sales, storage of accessories, parking for more than 5 cars waiting to be serviced.

PREMISES AFFECTED—7107-7127 New Utrecht Avenue, 1573 72nd Street, northeast corner, 1572 71st Street and 7102-7124 16th Avenue, Block 6180, Lots 63, 70, 71 and 72, Borough of Brooklyn.

APPEARANCES—

For Applicant: Ingram S. Carner.

ACTION OF BOARD—Application reopened, time extended and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert and Commissioner Foley 3

Negative: 0

Absent: Commissioner Sleeper 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board on February 19, 1957, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on January 28, 1958; and

WHEREAS, the resolution was amended on October 15, 1958; and

WHEREAS, the applicant requested a further amendment of the resolution and extension of time to complete the work.

WHEREAS, this application was subject to court review, with an order of certiorari served upon the Board on March 27, 1957, and decision by the court was rendered April 4, 1958; during this time, according to the practice of the Board the time to complete is added to the time to complete.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on February 19, 1957, as thereafter *amended* by resolutions adopted through October 15, 1958, insofar as it has reference to obtaining permits and completion of the work so that as amended this portion of the resolution shall read:

"that all permits required, including a certificate of occupancy, shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this amended resolution; N.B. App. 749-56, Objection No. 1, disapproved January 26, 1959;

and amended in the following respects: 1—that the pump island facing 16th Avenue, with three pumps fifteen feet from the building line, may be changed so as to face New Utrecht Avenue; 2—an additional curb cut thirty feet in width may be installed to 16th Avenue; 3—that there may be a brand sign at the intersection advertising only the brand of gasoline on sale, permitting such sign to be illuminated and to extend beyond the building line for a distance of not more than four feet; that at such intersection there shall be a block of concrete extending for a distance of five feet from the intersection along either street building line, not less than twelve inches in height, as indicated on revised plans marked "Received January 27, 1959", one sheet; and that in all other respects the resolution above cited shall be complied with.

470-56-BZ—Vol. II

APPLICANT—Lama, Proskauer & Prober, for The Booth Felt Company, Inc., owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which has expired February 4, 1959—re Application, decision of the Borough Superintendent; previously granted on condition, under section 7e of the Zoning Resolution, to permit in a local retail use district, the erection of a one story building to be used for the processing of felt products, shipping and receiving, office, boiler room, loading and unloading and the parking of employees cars and owners trucks for a stated term of twenty-five years.

PREMISES AFFECTED—1712-1720 10th Avenue, northwest corner of 18th Street, Block 877, Lots 45, 46, 47, 48 and 49, Borough of Brooklyn.

APPEARANCES—

For Applicant: Eugene S. Ginsberg.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert and Commissioner Foley 3

Negative: 0

Absent: Commissioner Sleeper 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. II, on February 4, 1958, on certain conditions; and

WHEREAS, the resolution was amended on May 6, 1958; and

MINUTES

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on February 4, 1958 as *amended* on May 6, 1958, under Vol. II, only as to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of statement by the applicant that plans have not been filed with the Department of Buildings, and no work commenced, that all permits required, including a certificate of occupancy, shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended resolution*." (N.B. App. 964/57)

7-57-BZ

APPLICANT—Lama, Proskauer & Prober, for Ethel Peres, owner.

SUBJECT—Application for consideration—reopening for amendment of resolution—re Application, decision of the Borough Superintendent; previously granted on condition, under sections 7e, 7f, 7h and 7i of the Zoning Resolution, permitting in a business and residence use district, the construction and maintenance of a gasoline service station, lubritorium, auto inspection, minor auto repairs, car wash, store room, office, store, parking and storage of motor vehicles.

PREMISES AFFECTED—2317-2327 Ralph Avenue, 6402-6414 Avenue M, southeast corner and 1302-1320 East 65th Street, Block 8354, Lot 34, Borough of Brooklyn.

APPEARANCES—

For Applicant: Eugene S. Ginsberg.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klei-
ert and Commissioner Foley 3
Negative: 0
Absent: Commissioner Sleeper 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board on July 23, 1957, on certain conditions; and

WHEREAS, the resolution was amended and time extended on July 8, 1958; and

WHEREAS, the applicant requested a further amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 23, 1957, as thereafter *amended* by resolution adopted through July 8, 1958, by adding thereto:

"that in the event the owner desires to make minor changes in the requirements of the resolutions adopted on July 23, 1957 through July 8, 1958, such changes may be permitted only as to the following:

"1. there may be two additional 550 gallon gasoline storage tanks, making a total of twelve such tanks;

"2. there may be one 30 foot island on the Ralph Avenue frontage with five pumps instead of two islands with two pumps, each as passed on by the Borough Superintendent under amendments to N.B. 2010/56, disapproved January 9, 1959, and as shown on revised plans marked 'Received January 13, 1959, 1 sheet;

"3. there may be an additional curb cut 30 feet in width to Avenue M, where shown."

77-57-BZ

APPLICANT—George J. Regan, for Curtis Barr, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which has expired November 6, 1958, re Application, decision of the Borough Superintendent; previously granted on condition, under section 7e of the Zoning Resolution, to permit in a residence use district, to use and maintain the premises as a day care agency, day camp and accessory dwelling.

PREMISES AFFECTED—150-12 Powells Cove Boulevard, southwest corner of 4th Avenue, Block 4508, Lot 7, Whitestone, Borough of Queens.

APPEARANCES—

For Applicant: George J. Regan.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klein-
ert and Commissioner Foley 3
Negative: 0
Absent: Commissioner Sleeper 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board, on May 6, 1958, on certain conditions; and

WHEREAS, the applicant requested an extension of time to complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on May 6, 1958, only as to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of statement by the applicant that the owner is now ready to proceed with the work, that all permits required, including a certificate of occupancy, shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended resolution*." (Alt. App. 2461/56)

590-57-BZ

APPLICANT—Gilbert Lazerus, for Elsie C. Katz and Adele Wilson, owners.

SUBJECT—Application for consideration—reopening for amendment of resolution and extension of time to complete—re Application, decision of the Borough Superintendent; previously granted on condition, under sections 7f and 7i of the Zoning Resolution, to permit in a retail use district, the construction and maintenance for a term of fifteen (15) years of a gasoline service station with lubritorium, incidental car washing (non-automatic), minor motor vehicle repairs with hand tools only (no welding or spraying), storage and sale of accessories, and incidental parking of more than five (5) motor vehicles awaiting service with incidental ground signs.

PREMISES AFFECTED—43-32 to 43-38 222nd Street and 221-11 to 221-19 Northern Boulevard, northwest corner, Block 6327, Lots 40 and 42, Bayside, Borough of Queens.

APPEARANCES—

For Applicant: Gilbert Lazerus and Theodore Tannor.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klein-
ert and Commissioner Foley 3
Negative: 0
Absent: Commissioner Sleeper 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board on April 15, 1958; on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on April 15, 1958, by adding thereto:

"that in the event certain changes are desired by the owner the following may be approved in lieu of the requirements in the resolution above cited: (1) that the accessory building may be relocated so as to be 11 feet to the west and 5 feet to the north from the approved location as now shown on revised plans marked, 'Received December 11, 1958,' 3 sheets; (2) that the depth of the building may be reduced in size from 30

MINUTES

feet to 28 feet; (3) that the 3 pump islands may be moved as shown not nearer than 15 feet to the Northern Boulevard building line; (3a) that the location of the gasoline storage tanks may be located where shown; (4) that the location of the ladies' washroom may be as shown, opening from the exterior toward the rear; (5) that the curb cuts to Northern Boulevard may be increased so that each may be 30 feet in width as shown; (6) that the brick masonry wall required toward the northerly portion of the lot, at right angles to and along the street building line on 222nd Street to within 30 feet of the street building of Northern Boulevard may be omitted as to the construction along the line of 222nd Street, which is un-opened and in its place there may be constructed, temporarily, a masonry curb, 2 feet in height in the same location as was previously required for the wall, *on condition* that if and when 222nd Street is duly opened by the City that such fence as required in the resolution of April 15, 1958 shall be installed; that in all other respects the requirements of the resolution as adopted April 15, 1958 shall be complied with where not inconsistent with this amended resolution; and that all permits shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution."

725-57-BZ

APPLICANT—Burke, Green & Groh, for Anthony Maniaci, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired October 8, 1958—re Application, decision of the Borough Superintendent; previously granted on condition, under section 21 of the Zoning Resolution, permitting in a G-1 area district, the erection of an extension to a one family dwelling that encroaches on the required setbacks in the front and side yards.

PREMISES AFFECTED—261-19 83rd Avenue, northwest corner of 262nd Street, Block 8755, Lot 1, Floral Park, Borough of Queens.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Acting Chairman Kleinert, Commissioner Foley and Commissioner Sleeper 3
Negative 0
Absent: Chairman Murdock 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board on April 8, 1958, on certain conditions; and

WHEREAS, the applicant requested an extension of time to complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on April 8, 1958 only as to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that all permits required, including a certificate of occupancy, shall be obtained and all work completed within six months from the date of this *amended* resolution." (Alt. App. 1987-53, disapproved December 31, 1958)

283-52-BZ—Vol. II

APPLICANT—A. H. Salkowitz, for Hillside Queens Corp., owner.

SUBJECT—Application for consideration—reopening as Vol. II subject to regular procedure—re Application, decision of the Borough Superintendent; previously granted

on condition, under sections 7f, 7h and 7i of the Zoning Resolution, permitting in a residence and local retail use district, more than 1 building on a lot, and the addition of a gasoline service station, lubritorium, car washing, motor vehicle repairs and office, to existing retail store and permitting the parking of store patron's vehicles upon un-built portion of lot.

PREMISES AFFECTED—272-06 to 276-10 Union Turnpike, southeast corner of Langdale Street, Block 8675, Lots 57, 59 and 61, Bellerose, Borough of Queens.

APPEARANCES—

For Applicant: P. R. Gray.

ACTION OF BOARD—Application reopened as Vol. II, subject to the regular procedure, to consider extension of use.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert and Commissioner Foley 3
Negative: 0
Absent: Commissioner Sleeper 1

189-52-BZ—Vol. II

APPLICANT—James E. McKillop, for Archie Lakin, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired October 1, 1958—re Application, decision of the Borough Superintendent; previously granted on condition, under section 21 of the Zoning Resolution, permitting in a business use C area district, the erection and maintenance of a building, store, using more than the area permitted.

PREMISES AFFECTED—602 Manhattan Avenue, east side, 200 feet south of Nassau Avenue, Block 2689, Lot 46, Borough of Brooklyn.

APPEARANCES—

For Applicant: Archie Lakin.

ACTION OF BOARD—Application reopened as Vol. II, subject to the regular procedure and set for hearing on March 10, 1959, at 10 A.M., waiving all requirements except a new decision of the Borough Superintendent, which has been filed, and two publications in the Bulletin as notice in view of the time to complete having expired on October 1, 1958.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert and Commissioner Foley 3
Negative: 0
Absent: Commissioner Sleeper 1

289-56-BZ—Vol. II

APPLICANT—Aaron Halpern, for Joseph J. Crupi, owner.

SUBJECT—Application for consideration—reopening as Vol. II subject to regular procedure—re Application, decision of the Borough Superintendent; previously granted on condition, under sections 7e and 21 of the Zoning Resolution, permitting in a retail use, D area district, the proposed erection of a 1-story building to be occupied as office, showroom, storage and welding of aluminum and steel windows and manufacturing; building to occupy more of the area than permitted.

PREMISES AFFECTED—45-42 162nd Street, west side, 400 feet south of 45th Avenue, Block 5440, Lot 61, Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Peter Wolf.

ACTION OF BOARD—Application reopened as Vol. II to consider extension of use, subject to the regular procedure.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert and Commissioner Foley 3
Negative: 0
Absent: Commissioner Sleeper 1

MINUTES

302-55-BZ

APPLICANT—Larry Meltzer, for John M. Ell, owner; Joseph Livio, lessee.

SUBJECT—Application for consideration—reopening for extension of time to complete which has expired January 9, 1958, re Application, decision of the Borough Superintendent; previously granted on condition, under sections 7e and 7i of the Zoning Resolution, permitting in a business use district, the proposed change in occupancy from boiler room, garage, for 5 cars and showroom to boiler room, body and fender repairs, wheel and frame alignment, welding, painting and parking of cars waiting to be serviced.

PREMISES AFFECTED—1469-1471 86th Street, north side, 100 feet west of 15th Avenue, Block 6340, Lot 48, Borough of Brooklyn.

APPEARANCES—

For Applicant: Larry Meltzer.

ACTION OF BOARD—Application reopened and set for hearing on March 10, 1959 at 10 A.M., subject to the regular procedure, waiving all requirements except a new decision of the Borough Superintendent, which has been filed, and two publications in the Bulletin as notice.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert and Commissioner Foley	3
Negative:	0
Absent: Commissioner Sleeper	1

Adojurned: 5:00 P.M.

JOSEPH J. DOYLE, *Chief Clerk.*

SPECIAL MEETING

FRIDAY MORNING, JANUARY 6, 1959, 10 A.M.

Present: Chairman Mudrock, Vice Chairman Kleinert, Commissioner Foley and Commissioner Fox.

765-58-A

APPLICANT—Goldwater & Flynn for 534 East 88th Street Corp., owner.

SUBJECT—Application December 30, 1958—Appeal from a decision of the Borough Superintendent—re proposed alternation constitutes a new building.

PREMISES AFFECTED—532-534 East 88th Street, south side, 171 feet west of East End Avenue, Block 1584, Lots 33 and 34, Borough of Manhattan.

APPEARANCES—

For Applicant: L. R. Colman.

For Dept. of Buildings: None.

ACTION OF BOARD—Appeal granted.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Kleinert, Commissioner Foley and Commissioner Fox.....	4
Negative	0
Absent: Commissioner Sleeper	1

THE RESOLUTION—

WHEREAS, the decision of the First Deputy Commissioner Department of Buildings, dated December 29, 1958, on Alteration Application 1633 of 1956 and F.P. Application 1492 of 1958 reads,

“Your application for Department of Buildings consideration for tax exemption and abatement pursuant to Sections J41-2.4 of the Administrative Code, has been disapproved.

We are returning here with your copy of the “Application for consideration for Tax Exemption and Abatement” which has been disapproved for the following reason(x):

The scope of work performed under Alteration Application 1633-56 is so extensive as to constitute a new building. Such alteration is not deemed to come within the purview of Section J41-2.4, Administrative Code.”

and

WHEREAS, the applicant states that building is 5 stories, 52 feet in height, fifty feet front by 86 feet 8 inches in depth of Class 3 construction located in the residence use of B area, Class 1½ height district and used and occupied as follows: Cellar, boiler room, tenants laundry and storage, no persons. First floor, 7 Class A apartments; second to fifth floor inclusive, 8 Class A apartments, each floor. The building is provided with Class A apartments each floor. The building is provided with 1 three feet wide interior steel stairs with cement treads enclosed in 8 inch block and extending from roof bulkhead direct to street and in addition there are 4 fire escapes, front and rear, extending to roof by ladder and the street and yard by ladder, for which Certificate of Occupancy, #49197, was issued June 24, 1958, against Alteration Application #1633 of 1956, and

WHEREAS, the applicant states that the premises formerly consisted of 2, Class 3, constructed Old Law Tenements, 25 feet front by 70 ft. 7 inches in depth erected prior to 1901 and occupied by 2 apartments in each building on each floor; and

WHEREAS, the applicant contends that the Dep't. of Buildings has no authority to reject an application for the issuance of a Certificate of Reasonable Cost pursuant to the provisions of Section J41-2.4 in order to establish the basis for the owner securing tax exemption and/or as the applicant states the owner purchased the premises Nov. 15, 1956 and on Dec. 17, 1956 the Dep't. of Buildings approved plans under Alteration Application 1633-56; that on September 1, 1957 the owner commenced the alteration and remodeling of the buildings and completed such work on or about June 8, 1958 and received a Certificate of Occupancy on June 24, 1958; that on or about July 8, 1958 the owner filed an application for a Certificate of Reasonable Cost of the alterations and improvements and thereafter on August 22, 1958, the Dep't. issued a disapproval of the application; that the owner then commenced a proceeding under Article 78 of the Civil Practice Act to compel the Dep't. of Bldg. to consider the application and issue the Certificate of Reasonable Cost; that on Dec. 26, 1958, Mr. Justice Conlon, in Special Term of the Supreme Court handed down a decision dismissing the petition of the owner solely on the grounds that he had not exhausted his Administrative remedy by appealing to the Board to determine whether the improvements are alterations or a new building; and

WHEREAS, the applicant contends that the Dep't. acted arbitrarily and in a capricious manner in refusing to process the application for a Certificate of Reasonable Cost on the ground that the work performed is so expensive as to constitute a new building; and

WHEREAS, the applicant contends that the Dep't. not only approved the plans as an alteration but subsequently issued a Certificate of Occupancy based on the fact that the existing structure had been modified and changed; that the Dep't. had accepted and processed at least 100 similar applications involving plans substantially identical to the plans herein involved; and

WHEREAS, the applicant further contends that the Board on the Calendar Number 311-58-A affecting premises 169-171 East 77th Street, decided a similar appeal where the plans were substantially identical to the plans herein involved; that in connection with that appeal, the Dep't. submitted a brief, indicating that it would follow a policy of refusing to issue Certificates of Reasonable Cost in similar situations unless overruled by the Board; and

WHEREAS, the applicant therefore requests that the determination of the Dep't. of Buildings be reversed and that a ruling be issued requiring the Dep't. to accept and process applications for Certificates of Reasonable Costs under Sec. J41-2.4 of the Administrative Code; and

MINUTES

WHEREAS, the premises was inspected by a committee of the Board and the Board found that the alteration meets the requirements of the definition of "alteration" under Section J41-2.4 of the Administrative Code after a full and complete hearing.

Resolved, that the decision of the Borough Superintendent, dated December 29, 1958, acting on Alt. App. 1633-56 and FP. App. 1492-58 and it hereby is *modified* and that the appeal be and it hereby is *granted*.

15-59-A

APPLICANT—61 Holding Corporation, owner.

SUBJECT—Application January 7, 1959—disapproval for tax abatement, alteration constitutes a new building.

PREMISES AFFECTED—832-836 Greenwich Street and 61 Horatio Street, northwest corner, Block 643, Lots 59, 60 and 61, Borough of Manhattan.

APPEARANCES—

For Applicant: Hyman I. Luster.

For Dept. of Buildings: None.

ACTION OF BOARD—Appeal granted.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Kleinert, Commissioner Foley and Commissioner Fox.... 4

Negative: 0

Absent: Commissioner Sleeper 1

THE RESOLUTION—

WHEREAS, a decision of the Borough Superintendent, dated December 30, 1958 on Alt. Applic. 1843/56 and F.P. App. 43/58, reads:

"Your application for Department of Buildings consideration for tax exemption and abatement pursuant to Section J41-2.4 of the Administrative Code, has been disapproved.

"We are returning herewith your copy of the 'Application for consideration for Tax Exemption and Abatement' which has been disapproved for the following reason(x):

"The scope of work performed under Alteration Application 1843/56 is so extensive as to constitute a new building. Such alteration is not deemed to come within the purview of Section J41-2.4, Administrative Code."

and

WHEREAS, the applicant states that the building is 5 stories, 60 feet in height, 60 feet 5 inches front by 82 feet 11 inches in depth located in an unrestricted use, A area, class 2 height district and used and occupied: Cellar—boiler room and storage; basement to 4th floors inclusive, 7 apartments each floor; that the building is provided with one 3 foot wide interior steel stairs, masonry enclosed, extending from roof bulkhead direct to street and 4 fire escapes extending to roof by stair and to street and yard by ladder with egress through buildings and through adjoining yard to street; and

WHEREAS, Certificate of Occupancy #48748 was issued March 10, 1958 against Alt. Applic. 1843/56 permitting the present use and occupancy; and

WHEREAS, the applicant contends that the work performed on these buildings was completed under Alt. Applic. 1843/56 that the alteration comes within the purview of Section J41-2.4 of the Administrative Code; that the Certificate of Occupancy #48748 issued March 10, 1958 classifies the building as an old law tenement Class A Multiple Dwelling in that the word alteration as defined by Section J41-2.4 of the Administrative Code is as follows:

"1. Alterations and improvements; a physical change in an existing dwelling other than painting, ordinary repairs, normal replacements or maintenance items."

and

WHEREAS, the applicant contends that there is no limitation as to the type of work or the amount of work done on the premises except that the alteration and improvements

are to provide central or other heating and to eliminate fire or other hazards; that Section J41-2.4 of the Administrative Code defines an existing dwelling; that in the instant building the floor beams party walls between buildings and party walls permitted to remain; that the foundation of the building was permitted to remain that the roof beams were permitted to remain; and

WHEREAS, the applicants contends that Section J41-2.4 of the Administrative Code does not give the Department of Buildings the discretion to determine what building shall or shall not receive the benefit of Section J41-2.4, of the Administrative Code, Paragraph 5, of Subdivision 3 of Section J41-2.4, provides that Department of Buildings shall determine and certify the reasonable cost of any such alteration and improvements; that therefore the department has not been given discretion, but is mandated to determine and certify the reasonable cost; and

WHEREAS, the premises was inspected by a committee of the Board and the Board found that the alteration meets the requirements of the definition of "alteration" under Section J41-2.4 of the Administrative Code after a full and complete hearing and a stipulation agreed on by the Board with the applicant that statements as to general facts as expressed by the applicant orally in Calendar Number 765-58-A were made part of his presentation in this appeal to avoid repetition.

Resolved, that the decision of the Borough Superintendent, dated December 30, 1958, acting on Alt. App. 1843-56 and FP App. 43/58 be and it hereby is *modified* and that the appeal be and it hereby is *granted*.

Adjourned: 10:35 A.M.

JOSEPH J. DOYLE, Chief Clerk.

*CORRECTION

The minutes of the meeting of the Board of Standards and Appeals held on December 9, 1958, as they appeared in Bulletin No. 50, Vol. 43, hereby corrected to read as follows:

74-35-BZ—Vol. II

APPLICANT—Esso Standard Oil Company, lessee; Thaler Realty Corp., owner.

SUBJECT—Application for consideration—reopening for amendment of resolution—re Application, decision of the Borough Superintendent; previously granted on condition under Section 7f of the Zoning Resolution, to permit in a business use district, the addition of a garage for more than five motor vehicles to an existing gasoline service station.

PREMISES AFFECTED—2475-2481 Flatbush Avenue, northeast corner of Avenue U, Block 8543, Lot 3, Borough of Brooklyn.

APPEARANCES—

For Applicant: Joseph B. Lynch.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper.. 4

Negative: 0

Absent: Vice Chairman Keating 1

THE RESOLUTION—

WHEREAS, this application was amended by the Board as Vol. II, on April 11, 1950, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on May 15, 1951; and

WHEREAS, the resolution was amended on May 15, 1951; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 18, 1935, as thereafter *amended* by resolutions adopted through May 15, 1951, by adding thereto:

MINUTES

"that there may be *four* (4) 550 gallon approved gasoline storage tanks making a total of twelve such tanks; that there may also be one additional low type approved gasoline dispensing pump, as shown on revised plans marked 'Received December 1, 1958' one sheet, as passed on by the Borough Superintendent under Gas Tank App. 3546-58, disapproved October 31, 1958."

* Correction—In the resolution five tanks changed to "*four* (4)" tanks and the Gas Tank App. 3546-56 changed to "3546-58" as indicated above.

*CORRECTION

The minutes of the meeting of the Board of Standards and Appeals held on November 18, 1958, as they appeared in Bulletin No. 47, Vol. 43, hereby corrected to read as follows:

700-55-SA

APPLICANT—Vacuum Gas Burner Co., owner (Union Stove Works, Inc., Agent).

SUBJECT—Application August 12, 1955—Blu-Flame Gas-fired Space Heater, Models VG-30, VG-45 and VG-60, approval of.

APPEARANCES—

For Applicant: George G. Wolfe.

ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert and Commissioner Foley. 4

Negative: 0

Absent: Commissioner Sleeper 1

THE RESOLUTION—

WHEREAS, the report of a Committee on test reads.

REPORT OF COMMITTEE ON TEST

Re: Calendar Number 700-55-SA

Subject: Blu-Flame—Models VG-30, VG-35, VG-45, VG-50, VG-60 and VG-65.

Vacuum Stove Works, Inc., filed August 12, 1955 an application with the Board of Standards and Appeals for approval of the appliance known as The Blu-Flame, Models VG-35, VG-50, VG-60 and VG-65 Space Heaters under the provisions of Article 12, Chapter 26, Administrative Building Code.

Purpose

The appliance is a gas fired space heater.

Description

The space heaters are designed for BTU input ranging from 30,000 to 65,000 BTU per hour.

The heater is an assembly of parts; namely a chassis, cabinet burners, heat exchanger, draft diverter and controls.

The combustion chamber is constructed of 18 gauge steel and the jacket is of 20 gauge steel.

The heat exchanger is a multi tube heater type assembly of wedge tube design. The draft diverter section at the top is also integral with the heat exchanger tubes and is made of aluminized steel.

The burners are of the cast iron drilled port type.

Inspection and Test

The heaters have been approved by the American Gas Association under certificate numbers 2-2175.201, 2-1275.101, 2-1275.001.

Recommendation

On the basis of the data filed by the applicant, the Committee on Test recommends the approval of the appliance known as Blu-Flame Models VG-30, VG-35, VG-45, VG-50, VG-60 and VG-65 Space Heaters for use in New York City when installed in accordance with the requirements of Article 12, Chapter 26, Administrative Building Code on condition

that the units shall not be installed in garages or places of explosive atmospheres and further that the appliance bear a label permanently affixed reading "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 700-55-SA."

(Sgd.) SAMUEL L. BECKER,
Director,

JOHN A. DARTS,
Assistant Engineer,

GEORGE F. SKLENARIK,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

* Correction—In the Report of Committee on Test, certain additional model numbers were inserted and under the heading of *Description*, the BTU was corrected from "35,000 to 60,000" to "30,000 to 65,000" as indicated and printed above.

*CORRECTION

The minutes of the meeting of the Board of Standards and Appeals held on December 19, 1958, as they appeared in Bulletin No. 52, Vol. 43, hereby corrected to read as follows:

277-58-BZ

APPLICANT—Leonard F. Rothkrug, for Frank and Leana Mezzacappa, owners; Michael Battista, lessee.

SUBJECT—Application May 2, 1958—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a retail and residence use district, the rebuilding of an accessory motor vehicle repair shop building to an existing gasoline service station and motor vehicle repair shop with parking of cars awaiting service.

PREMISES AFFECTED—175 Targee Street, southeast corner of Broad Street, Block 563, Lot 60, Stapleton, Borough of Richmond.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: None.

For Administration: C. J. Cammarata (New York Housing Authority).

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper.. 4

Negative: 0

Absent: Vice Chairman Keating 1

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on December 16, 1958 after due notice by publication in the Bulletin; laid over to December 19, 1958; for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site, Gordon Street and Targee Street are in retail and residence use, C and D area, class 1 height districts; Broad Street is in a retail use, D area, class 1 height district; that on July 25, 1916 the premises was in an unrestricted use, B area, class 1½ height district; that the premises was rezoned on November 17, 1922 to be partly in an unrestricted and partly in a residence use district; that the unrestricted district was rezoned into business and the area district was changed to C area on June 14, 1935; that on January 21, 1942 the business use district was changed to business-1 district and the area district was changed to C and E area district; that on June 28, 1956 the use district was changed from business-1 to retail; and

WHEREAS, the decision of the Borough Superintendent, dated April 21, 1958 acting on Alt. Applic. No. 401-57, reads:

MINUTES

"1. This proposed 'alteration' consists very nearly, of the demolition of the existing frame building and erection of a new Class III building. This is contrary to Art. II Par. (6a) of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 133.6 feet frontage by 80 feet in depth, irregular in area, on which is located two 2-story buildings fronting on Broad Street and not affected by this application, and a gasoline service station and a motor vehicle repair shop with parking of cars awaiting service under Certificate of Occupancy No. 2888 issued September 29, 1941; that it is proposed to reconstruct the accessory motor vehicle repair shop building by erecting a new cinder block wall around the interior perimeter of the existing frame wall, which was still standing; and

WHEREAS, the applicant states that the premises was originally zoned unrestricted and then was changed to business; that the gasoline service station and motor vehicle repair shop was not accepted by the Department of Buildings as an existing legal non-conforming use and the only basis for its objection is that the accessory frame building cannot be replaced under Article II Section 6(a) of the Zoning Resolution since it is in excess of the percentage of reconstruction permitted; that when the accessory building was erected, it was of frame construction and in the almost 40 years that this building has existed, it has been damaged from time to time in the ordinary wear and tear of business and by the elements; that the building was particularly substantially damaged by hurricanes in 1953 and 1954 to the point that it was in a dangerous and unsafe condition; and

WHEREAS, the applicant further states that it is not proposed to increase the area of the motor vehicle repair shop building, and it is not proposed to change the uses on the premises; that the proposed construction is only intended to replace the damaged shell of the building and would be a permitted alteration if the damage had been caused by fire rather than by hurricanes; and

WHEREAS, the applicant contends that a grant of the variance will benefit the property owners within the affected area, since it will permit the removal of an unsightly, dilapidated building that has long outlived its usefulness; that this beneficial effect is proved by the large number of consents which have been promised; and

WHEREAS, the applicant states that Violation No. 533-57 was issued May 31, 1957 for doing work without a permit; that the occupant of the premises explained to the Building Department that the work done was of an emergency nature and that the frame building was unsafe; that the work consisted of erecting cement block walls within the interior perimeter of the frame building; that the exterior frame walls are still standing and will be demolished upon a grant of this variance; and

WHEREAS, the applicant contends that the spirit of the Zoning Resolution does not seek to prevent the repair or reconstruction of accessory buildings as proposed herein; that it becomes difficult to compute the value of the gasoline service station and accessory building in order to determine whether the reconstruction is greater than 50% as permitted in Article II Section 6 of the Zoning Resolution which appears to be designed to relate to buildings in which the principal use is within the building, whereas in the present application, the building occupies a very small percentage of the area of the lot, and is an accessory building to the principal use of the premises as a gasoline service station; and

WHEREAS, the applicant states that the present owners have held title to the property since October 9, 1953; that the assessed valuation of land is \$12,000 and of the building \$9,000 making a total of \$21,000; that the building was erected in 1957; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the records of the Fire Department show that the gasoline station was established in 1924 under F. D.

Alteration Application 219-1924, on a vacant plot 50 feet x 100 feet irregular, numbered 171-175 Targee Street; and

WHEREAS, the records in the Building Department show approval in 1926 of substantially all of the present plot including that part at the corner now occupied by buildings not now occupied as part of the existing gasoline station; the total frontage of the premises were approved for a total of 105 feet instead of the frontage now shown; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision c of the Zoning Resolution and to include extension of area.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7c to permit the reconstruction of the existing accessory building as proposed and shown on plans filed with this application marked, "Received May 2, 1958," 4 sheets; except that that part of the plot at the corner of Targee Street and Broad Street now occupied with two story buildings with stores stated to be under the same ownership and shown on the plot plan is not included in this grant; that the total street frontage of plot that is included is approximately 80 feet; that the reconstructed building shall comply in all respects with all laws, rules and regulations applicable thereto; that there shall be no cellar under such building; that the building shall be faced with stucco over the proposed cement block; that the premises where not occupied by accessory building and pumps shall be paved with concrete or asphaltic pavement; that pumps shall be not nearer to the street line than shown; that fences of the woven wire chain link type shall be maintained on all interior lot lines; that such portable firefighting equipment shall be maintained as the Fire Commissioner shall require; that signs shall be restricted to permanent signs on the front facade of the accessory building excluding all roof signs and temporary signs and advertising devices but permitting the erection of one post standard within the building line for supporting a sign which may be illuminated advertising only the brand of gasoline on sale and permitting such sign to extend over the building line for a distance of not more than four feet; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; and that all permits shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

*CORRECTION

The minutes of the meeting of the Board of Standards and Appeals held on December 16, 1958, as they appeared in Bulletin No. 51, Vol. 43, hereby corrected to read as follows:

472-58-BZ

APPLICANT—Leonard F. Rothkrug, for 14th Street Garage, Inc., owner, Tamarkin Collision Service, Lessee.

SUBJECT—Application Aug. 1, 1958—decision of the Borough Superintendent, under sections 7e and 7i of the Zoning Resolution, to permit in a business use district, the change in occupancy from garage for more than five (5) cars to motor vehicle repair shop with collision repairs, acetylene welding, auto painting and spraying, and parking of cars awaiting service all for a temporary term of ten (10) years.

PREMISES AFFECTED—2773 East 14th Street, east side, 155 feet, 11½ inches north of Emmons Avenue, Block 7488, Lot 58, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Foley and Commissioner Sleeper.. 4

Negative: 0

Absent: Vice Chairman Keating..... 1

3

University of Illinois Library
Serials Dept.
Urbana, Ill.

MINUTES

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on December 9, 1958 after due notice by publication in the Bulletin; laid over to December 16, 1958, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site and Emmons Avenue are in a business use, A area, class 1 height district; East 14th Street and East 15th Street are in business and residence use, A area, class 1 height districts; Shore Parkway is in a residence use, A area, class 1 height district; that on July 25, 1916 the premises was in an unrestricted use district and was rezoned to its present designation on October 10, 1930; that no petition is pending at the City Planning Commission; and

WHEREAS, the decision of the Borough Superintendent, dated July 31, 1958, acting on Alt. Applic. No. 2637-58, reads:

"1. Proposed change of occupancy from garage for more than (5) cars to motor vehicle repair shop, auto painting & spraying, auto collision repairs with acetylene welding in a business use district is contrary to Art. 2 Sect. 4a, 29 & Art. 2 Sect. 4(a) 4 of zone resolutions."

and

WHEREAS, the applicant states that the premises consist of a plot, 65 feet $3\frac{1}{4}$ inches frontage by 128 feet $9\frac{1}{4}$ inches in depth, irregular in area, on which is located a one story building 18 feet 6 inches in height, 65 feet $3\frac{1}{4}$ inches front by 106 feet 8 inches in depth, erected under N.B. Applic. No. 2753-26 and occupied under Certificate of Occupancy No. 40057 issued August 5, 1926 as a garage for more than five cars—three buildings—the subject premises being the middle building; that it is proposed to occupy the premises as a motor vehicle repair shop with collision repairs, acetylene welding, auto painting and spraying and parking of cars awaiting service on the unbuilt upon portion of the premises; and

WHEREAS, the applicant states that the building is presently occupied substantially as proposed herein by the owner, doing business as Tamarkin Collision Works; that Violation No. 93-58 was issued by the Department of Buildings on May 5, 1958 in that premises being located in a business use district, said premises is being unlawfully used as a motor vehicle repair shop and body and fender repairs and spraying; that the present owners have conducted this same business on these premises since 1946 and the premises had been occupied as a repair shop prior to that time; and

WHEREAS, the applicant further contends that it is not proposed to alter the exterior of the building or extend the building in height or area; that the tax lot is greater in depth than the two adjoining lots; that the three buildings

designated as 2767-87 were erected at the same time and when the zone was unrestricted and there was only one lot number, lot 55, assigned; that the lots were subdivided and the subject premises, in the center, was assigned lot 58; that a vacant area in back of the building, 24 feet by 65 feet in area, was associated with these premises for the purpose of subsequently obtaining an easement onto lot 35 and out to East 15th Street; that there is no such easement presently existing and it is proposed to use the vacant portion at the back of the subject building for parking of cars awaiting service; that no repairs will be conducted in this open area; that the existing curb cuts will satisfy the needs of the proposed uses; that since both sides of the street are developed principally with motor vehicle uses, there is an absence of pedestrian traffic; that the building is a considerable distance from any residence development and therefore will be no adverse effect on such development; that the proposed use could have been legalized at the time the building was erected, since it was in an unrestricted use district; that the two other buildings are presently used for factory uses; and

WHEREAS, the applicant states that the present owner has held title to the property since October 19, 1954; that the assessed valuation of land is \$11,500 and of the buildings \$20,500 making a total of \$32,000; that the buildings were erected in 1926; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee found that the existing garage was doing repair work and had done so for many years and recommended that the application should be granted under certain conditions; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivisions e and i of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Sections 7e and i for a term of *ten years* to permit the existing garage to be occupied also for the repairing of motor vehicles substantially as proposed and as indicated on plans filed with this application marked "Received August 1, 1958", 6 sheets, including parking of motor vehicles awaiting service on the unbuilt area of the lot, *on condition* that such portable fire-fighting appliances shall be maintained as the Fire Commissioner shall direct; and that all permits shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

*CORRECTION—In the resolution, the term of variance corrected to read "*ten years*" instead of "five years—as indicated in italics."

BULLETIN

OF THE

BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

Issued under authority of Chapter 27, Section 665 of the Charter of the City of New York

Published weekly by the Board of Standards and Appeals at its office, 80 Lafayette Street, 9th Floor, Manhattan, New York 13, N. Y.

Vol. XLIV

Subscription
\$15.00 a year

February 17, 1959

Single Copies, 25 cents
By Mail, 30 cents

No. 7

DIRECTORY

BOARD OF STANDARDS AND APPEALS

HARRIS H. MURDOCK, Chairman
EDWIN W. KLEINERT, Vice Chairman
MAX H. FOLEY
HAROLD R. SLEEPER
HUGH P. FOX

SAMUEL L. BECKER, Director

JOSEPH J. DOYLE, *Chief Clerk*

OFFICE—80 Lafayette Street, 9th Floor, Manhattan, New York 13, N. Y.

TELEPHONE—Whitehall 3-3600, Extensions 2600-2609, 2769-2770 and 3020-3024.

Address all communications to the Chairman

CONTENTS

Court Decision.

Docket.

Notice of Calendar Hearing.

Minutes of Regular Meeting, Tuesday Morning, February 10, 1959, Affecting Calendar Numbers 54-36-BZ—Vol. II, 18-37-BZ—Vol. IV, 186-53-BZ—Vol. II, 711-56-BZ, 635-57-BZ, 741-57-BZ, 918-57-BZ, 117-58-BZ, 135-58-BZ, 665-58-A, 300-58-BZ, 455-58-BZ, 482-58-BZ, 501-58-BZ, 552-58-BZ, 553-58-BZ, 554-58-A, 729-52-BZ—Vol. II, 540-27-BZ—Vol. II, 240-28-BZ—Vol. II, 705-58-A, 143-42-BZ—Vol. II, 352-45-BZ—Vol. II, 659-50-BZ—Vol. IV, 240-57-BZ—Vol. II, 493-57-BZ, 494-57-A, 306-58-BZ, 456-58-BZ, 491-58-BZ, 538-58-BZ and 570-58-BZ.

Minutes of Regular Meeting, Tuesday Afternoon, February 10, 1959, Affecting Calendar Numbers 324-58-SM, 128-41-SA, 411-58-SM, 411-54-SM, 320-54-SM, 321-54-SM, 323-54-SM, 324-54-SM, 325-54-SM, 326-54-SM, 330-58-A, 378-58-A, 545-58-A, 561-58-A, 333-58-A, 20-59-A, 963-55-A—Vol. II, 627-57-A, 639-58-A, 281-32-

COURT DECISION

Matter of Dugach vs. Board—On March 25, 1958, the Board denied a variance under Section 7, subdivisions e and h of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, car washing—non-automatic, minor repairs, with hand tools only, office, sales and storage of auto accessories, and parking of cars waiting for service, with curb cuts and ground sign in a residence use district, for a stated term of fifteen (15) years; Calendar Number 600-57-BZ; Premises 76-26 to 76-46 (76-36 official) 164th Street, west side, from 76th Road to 77th Avenue; 162-27 to 162-37 77th Avenue and 162-28 to 162-38 76th Road, Block 6848, Lots 1, 6 and 8(1), Flushing, Borough of Queens.

At Special Term, Supreme Court, Mr. Justice Kusnetz sustained the Board, the order of certiorari vacated and the petition dismissed. (New York Law Journal, February 5, 1959, page 15).

NOTICE TO APPELLANTS AND APPLICANTS

No appeal or application will be entertained in connection with which court proceedings are pending or in progress, unless exception is granted by the chairman, nor accepted which is not filed within thirty days from the date of the action of the Administrative Official.

Any communication purporting to be an appeal or application shall be regarded as a mere notice of intention to seek relief until it is filed on the form required by the rules of this board.

Upon receipt of any such communication the writer will be supplied with the official forms for presenting his appeal or application.

At the time of filing an appeal or application, the appellant or applicant shall forward a signed notice of appeal addressed to the Administrative Official either Borough Superintendent of Buildings or Fire Commissioner and file with this board a duplicate of said notice.

Appellants and applicants are advised that their plans must indicate the points of the compass so as to establish the true location and position of the property, the subject of the appeal or application.

Appeals and applications will be simplified and disposition of same expedited by conforming to these directions.

HARRIS H. MURDOCK, *Chairman*.

BZ—Vol. II, 212-35-BZ—Vol. III, 90-43-BZ, 447-48-BZ Vol. II, 808-48-BZ, 871-49-BZ—Vol. III, 1-54-BZ, 256-56-BZ, 5-58-BZ, 107-58-BZ, 536-37-BZ—Vol. II, 135-49-BZ—Vol. II, 352-53-BZ, 470-57-BZ and 486-25-BZ—Vol. II.

Corrections Affecting Calendar Numbers 505-58-BZ, 127-58-BZ and 534-30-BZ.

CALENDAR

DOCKET

New Cases Filed up to February 10, 1959

Cal. No. Dept. Premises Affected

65-59-SM—Glazetone (glazed structural units), manufactured by Glazetone Products Corp., Material.

66-59-SA—Metalwash Finishing System, Model VRT gas-fired bake oven, manufactured by Metalwash Machinery Corp., Appliance.

67-59-BZ—B.M.—134-40 Hillside Avenue, north side, 145 feet west of Sickles Street, Block 2173, Lot 41, Borough of Manhattan, Alt. 1757-58—re parking lot for more than 5 cars—residence use district.

68-59-A—B.Q.—87-37 188th Street, northeast corner of Palo Alto Avenue, Block 10501, Lot 60, Hollis, Borough of Queens, Alt. 2719-56—re change in use to nursing home in frame construction, etc.

69-59-A—B.M.—10-12 East 38th Street, south side, 200 feet east of 5th Avenue, Block 867, Lot 64, Borough of Manhattan, Alt. 1288-58—re provide fire tower; review of Borough Superintendent decision in zoning matter.

70-59-A—F.D.—44-50 West 28th Street, south side, 100 feet east of 6th Avenue, Block 829, Lot 68, Borough of Manhattan, Decision—re elevator in readiness.

71-59-A—B.M.—1261-1279 Avenue of the Americas, west side, from West 50th to West 51st Streets, 101-131 West 50th Street and 100-130 West 51st Street, Block 1003, Lots 17 and 29, Borough of Manhattan, B.N. 4049-58—re high ceiling.

72-59-SM—Armstrong Acoustical Fire-Guard (2 hour fire resistive ceiling construction), manufactured by Armstrong Cork Co. Inc., Material.

73-59-SA—Carrier Heat gas and oil-fired diffusers, Models 46AF30, 50, 55, 70, 100, 125, 150, 175 and 200; 46AH30, 40, 55, 70, 100, 125, 150, 175, 200; 46AG30, 40, 55, 70, 100, 125, 150, 175 and 200, manufactured by Carrier Corp., Allied Products Division, Appliance.

74-59-SM—American Vulcathene, piping for drainage systems, manufactured by American Vulcathene Division, The Nalge Co., Inc., Material.

75-59-SA—Gordonair gas-fired furnaces, Models SFA-160, GC-100, RGH-85, RGH-105, GL-80, GL-100, GH-80, GH-100, GL-125, GH-125, manufactured by The Roberts-Gordon Appliance Corp., Appliance.

76-59-A—B.Q.—7-24 Clintonville Street, northwest corner of 8th Avenue, Block 4512, Lot 35, Whitestone, Borough of Queens, Revocation of Certificate of Occupancy Q-103582 issued re N.B. 459-53.

77-59-BZ—B.B.—17-19 89th Street and 8823 Narrows Avenue, northeast corner, Block 6059, Lot 1, Borough of Brooklyn, Alt. 4272-58—re extension in required 15 foot setback—residence use, E-1 area district.

78-59-BZ—B.Bx.—1241-1249 Randall Avenue, 600-628 Barretto Street, northeast corner and 615 Manida Street, Block 2765, Lots 227, 232, 236, 237, 238, 240 and 244, Borough of The Bronx, N.B. 10-59—re factory, office, storage, accessory parking, etc.—business and residence use district.

Restored to Docket

963-55-A—Vol. II—F.D.—Packaging of Ronsonol lighter fluid in containers not of a type required by or in violation of Section C19-59.0 of the Administrative Code, Decision.

411-58-SM—Speed-Kleen Fills, Models 2200, 2200M45, 2200F45 and 3200, manufactured by Time Saving Fills Inc., reopened for amendment of resolution, Material.

128-41-SA—Afco Ceiling Mounted, oil-fired Air Conditioning Unit, Models 12-OC, 23-OC, 28-OC and 33-OC, manufactured by American Furnace Co., reopened for test and report as to additional models, Appliance.

536-57-BZ—Vol. II—B.M.—158-162 West 83rd Street, south side, 150 feet east of Amsterdam Avenue, Block 1213, Lot 58, Borough of Manhattan, Amendment to Alt. 742-58—re extension of commercial use, area excessive—business and residence, B area district.

352-53-BZ—B.B.—402-434 Euclid Avenue and 1015-1023 Glenmore Avenue, northwest corner, Block 4194, Lots 27-36, Borough of Brooklyn, Amendment to Alt. 2911-52—reopened for consideration as to extension of term of variance—re parking and storage of motor vehicles—residence use district.

470-57-BZ—B.B.—91-97 Sumner Avenue and 273-299 Vernon Avenue, northeast corner, Block 1585, Lot 1, Borough of Brooklyn, N.B. 476-57—reopened for consideration as to extension of time to complete—re gasoline service station, lubritorium, office, parking and storage of motor vehicles, etc.—local retail and residence use district.

135-49-BZ—Vol. II—B.Bx.—1773 East Gun Hill Road, north side, 125 feet east of Wickham Avenue, Block 4806, Lot 44, Borough of The Bronx, Alt. 159-55—reopened for consideration as to extension of time to complete—re extension of an existing gasoline and oil service station—business use district.

DESIGNATIONS: B.—Department of Buildings; B.B.—Department of Buildings, Brooklyn; B.M.—Department of Buildings, Manhattan; B.Q.—Department of Buildings, Queens; B.R.—Department of Buildings, Richmond; B.Bx.—Department of Buildings, Bronx; H.D.—Health Department; F.D.—Fire Department, and M. and A.—Dept. of Marine and Aviation.

RULES

Last Publication

Arc and Gas Welding and Oxygen Cutting	Nov. 27, 1956.
Carbon Dioxide Liquefier, Rules..	Mar. 18, 1947—Vol. 32, No. 11
Cements, Air Entraining Portland, Rules for Approval and Use of	April 12, 1955.
Cements, Blended, Rules for Testing and Use of	Mar. 15, 1955—Vol. 40, No. 11
Certificate of Occupancy, approved form	Dec. 28, 1943—Vol. 28, No. 52A
Concrete Flat Slabs, Rules	July 13, 1937—Vol. 22, No. 28
Concrete Masonry Units, Rules for Manufacture, Testing and Use of	April 24, 1951—Vol. 36, No. 7A
Dry Cleaning Establishments, Rules Covering	Sept. 15, 1955.
Concrete Rules (Hydrated Lime) ..	Aug. 3, 1937—Vol. 22, No. 31

CALENDAR

	Last Publication
Elevator Rules	Mar. 3, 1936—Vol. 21, No. 9
Erection, Alteration, Repair, Excavation for and Demolition of Buildings	Feb. 1, 1956.
Exit Rules (Revolving Doors) ...	June 15, 1937—Vol. 22, No. 24
Exterior Veneering Materials, Rules for	Mar. 11, 1952—Vol. 37, No. 11A
Factory Exit Rules	Feb. 22, 1955.
Fire Alarm Rules (Interior).....	April 15, 1958.
Fire Drill Rules	April 15, 1958.
Fire Resistive, Flameproof Materials, etc., Rules for Testing of	Jan. 8, 1957.
Fire Retarding Rules for Garages, Motor Vehicle Repair Shops and Oil Selling Stations	Apr. 22, 1952—Vol. 37, No. 17
Fireproof Wood, Testing of.....	Apr. 13, 1937—Vol. 22, No. 15
Gas Shut-Off Rules	Apr. 7, 1925—Vol. 10, No. 14
Hatchway Protection	June 5, 1928—Vol. 13, No. 23
Insulating Fibre Board Rules	Mar. 25, 1952—Vol. 37, No. 13A
Methyl Chloride Rules for Class B and C Refrigerating Systems...	Feb. 11, 1947—Vol. 32, No. 6
Oil Burner Rules	Nov. 20, 1956.
Opening Protective Assemblies, Rules for Inspection of	May 27, 1954.
Parking and Storage of Motor Vehicles—Rules of Commissioner of Housing and Buildings	Sept. 7, 1948—Vol. 33, No. 36
Plumbing Rules	Aug. 3, 1937—Vol. 22, No. 31
Plumbing Rules (Submerged Inlets; Protective Methods to Prevent Contamination of Water Supply)	Nov. 13, 1956.
Procedure, Rules of	Sept. 7, 1937—Vol. 22, No. 36
Smoking in Factories, Rules for..	April 15, 1958.
Spraying and Drying of Paints, Varnishes, Lacquers, etc.	Mar. 4, 1958.
Sprinkler, Rules	June 29, 1937—Vol. 22, No. 26
Standpipe Fireline Rules	June 8, 1937—Vol. 22, No. 23
Structural Alterations, Reporting.	June 7, 1932—Vol. 17, No. 23
Wire Glass Rules (Amendment to Rule 505 of Industrial Code)..	Sept. 3, 1946—Vol. 31, No. 36
Zoning Resolution, Rule to Supplement Section 19-A—July 11, 1958.	

Section I, List of Approved Gas Fired Heating Equipment, Gas Burner and Heater Accessories. Oil Fired Heating Equipment and Oil Burner and Heater Accessories, issued June 1, 1955, listing all approvals through May 24, 1955.

Section II, List of Approved Concrete and Clay Products, issued June 27, 1958, listing all approvals through July 2, 1957.

These pamphlets may be purchased at 80 Lafayette Street, Manhattan. Single Copies \$1.25; By Mail—\$1.50.

Further Sections will be published, containing other approved materials and appliances.

FEBRUARY 17, 1959, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, February 17, 1959, at 10 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:

431-58-BZ

APPLICANT—Anthony M. Salvati, for Fred Di Donna, owner.

SUBJECT—Application July 17, 1958—decision of the Borough Superintendent, under Section 7c of the Zoning Resolution, to permit in a local retail use district, in an existing three story and cellar structure presently occupied as a store and wet wash laundry on the first floor with apartments on the second and third floors, the extension of the laundry facilities to include shirt pressing.

PREMISES AFFECTED—568 17th Street and 1701-1709 10th Avenue, southeast corner, Block 878, Lot 4, Borough of Brooklyn.

479-39-BZ—Vol. III

APPLICANT—Haus and Bresin, for Lakeden Realty Corp., owner.

SUBJECT—Application reopened October 21, 1958 as Vol. III—decision of the Borough Superintendent, under Sections 7f and 7i of the Zoning Resolution, to permit in a

business use district, the erection and maintenance of a gasoline service station, lubritorium, office, sale of accessories, minor repairs with hand tools only, non-automatic auto wash and the parking and storage of more than five (5) motor vehicles all for a temporary term of fifteen (15) years.

PREMISES AFFECTED—184-194 Ludlow Street and 207-215 East Houston Street, southeast corner, Block 412, part of Lot 53, Borough of Manhattan.

663-58-BZ

APPLICANT—Leonard F. Rothkrug, for Northern Studios, Inc., owner.

SUBJECT—Application November 14, 1958—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a residence use district, the change in use from stables and storage to a factory for manufacturing of metal products with accessory office and caretaker's apartment in another building on the same lot formerly used as a one family dwelling all for a temporary term of ten (10) years.

PREMISES AFFECTED—25-52 Crescent Street, west side, 140.76 feet north of Astoria Avenue, Block 872, Lot 76, Astoria, Borough of Queens.

664-58-A

APPLICANT—Leonard F. Rothkrug, for Northern Studios, Inc., owner.

SUBJECT—Application November 14, 1958—Appeal from a decision of the Borough Superintendent, re egress, frame structure, business use.

PREMISES AFFECTED—25-52 Crescent Street, west side, 140.76 feet north of Astoria Avenue, Block 872, Lot 76, Astoria, Borough of Queens.

659-58-BZ

APPLICANT—George H. Colin, for Cities Service Oil Co., owner.

SUBJECT—Application November 3, 1958—decision of the Borough Superintendent, under Section 7c of the Zoning Resolution, to permit in a business use district, the reconstruction of an existing gasoline service station, retail sales, and minor motor vehicle repairs by extending the uses to include car laundry and lubritorium, and by erecting a new accessory building, installing additional gasoline tanks and a new pump island.

PREMISES AFFECTED—1398-1410 Eastern Parkway, northeast corner of Pitkin Avenue, Block 1475, Lot 35, Borough of Brooklyn.

68-36-BZ—Vol. IV

APPLICANT—Lama, Proskauer and Prober, for 10 Brighton 11th Street Corp. and New York City Transit Authority, owners; Waldbaum 21, Inc., lessee.

SUBJECT—Application reopened January 6, 1959 as Vol. IV—re decision of the Borough Superintendent, under Section 7c of the Zoning Resolution, to permit in a business and residence use district, the change in use of an existing public garage, motor repairs, lubritorium, and parking in the open area to a supermarket, stores, loading and unloading area, parking of patrons and employees cars—no fee to be charged, and a sign in the residential portion of the plot.

PREMISES AFFECTED—14-48 Brighton 11th Street, west side, 59 feet, 9½ inches south of Neptune Avenue, Block 7516, Lots 2375 and part of 2370, Borough of Brooklyn.

169-49-BZ—Vol. II

APPLICANT—Joshua Brown, for Staten Island Oil Co., Inc., owner.

SUBJECT—Application reopened April 15, 1958—as Vol. II—decision of the Borough Superintendent, under Section 7c of the Zoning Resolution, to permit in a residence use district, the reconstruction of a present gasoline service station and to continue the present uses such as of-

CALENDAR

face, lubritorium, sale of auto accessories, car wash—non automatic, minor auto repairs with hand tools only and the parking of more than five (5) motor vehicles waiting to be serviced.
PREMISES AFFECTED—5270 Amboy Road, southeast corner of Arbutus Avenue, Block 6523, Lot 80, Huguenot, Borough of Richmond.

17-59-A

APPLICANT—Joshua Brown for Staten Island Oil Company, Incorporated, owner.
SUBJECT—Application January 9, 1959—filed pursuant to Section 35, General City Law re premises in bed of a mapped street—Proposed widening of Amboy Road.
PREMISES AFFECTED—5270 Amboy Road, southeast corner of Arbutus Avenue, Block 6523, Lot 80, Huguenot, Borough of Richmond.

525-58-BZ

APPLICANT—Charles M. Spindler, for Helen Bartelucci, Kuni Rickel and Louise S. Grimm, owners.
SUBJECT—Application September 10, 1958—decision of the Borough Superintendent, under Sections 7e and 7h of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubrication, auto washing—non automatic, office, sale of accessories, minor repairs with hand tools only, safety inspection station and the parking and storage of motor vehicles for a stated term of fifteen (15) years.
PREMISES AFFECTED—43-01 to 43-09 (43-07 official) Astoria Boulevard and 23-11 to 23-21 43rd Street, northeast corner, Block 780, Lot 80 (tentative), Astoria, Borough of Queens.

294-44-BZ—Vol. IV

APPLICANT—Albert B. Bauer, for Department of Public Works, City of New York, owner.
SUBJECT—Application reopened December 2, 1958 as Vol. IV—decision of the Borough Superintendent, under Sections 7a and 7e of the Zoning Resolution, to permit in a residence use district, the erection of a Central Laundry building for City hospitals in the Borough of Brooklyn which will be used conjunctively with the existing Kingston Avenue Hospital and Kings County Hospital.
PREMISES AFFECTED—645 Kingston Avenue, northeast corner of Winthrop Street, Block 4812, part of Lot 1, Borough of Brooklyn.

703-58-BZ

APPLICANT—A. L. Seiden, for Sea Crest Inc., owner; Sylvan Parking Co., and Abraham Dollinger, lessees.
SUBJECT—Application December 3, 1958—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a restricted retail use district, the maintenance of a parking lot for more than five (5) motor vehicles of the pleasure car type.
PREMISES AFFECTED—65 West 55th Street, north side, 152.8 feet east of Avenue of the Americas (6th), Block 1271, Lot 7, Borough of Manhattan.

514-45-BZ—Vol. II

APPLICANT—Leonard F. Rothkrug, for D. D. Blackman, Inc., owner; Ethical Products, Inc., lessee.
SUBJECT—Application reopened April 29, 1958 as Vol. II—decision of the Borough Superintendent, under Section 7c of the Zoning Resolution, to permit in a manufacturing and retail use district, the change in use from garage for more than five (5) motor vehicles and automobile salesroom and incidental repair shop—previously granted by the Board, to manufacture of metal products, assembly of machines and machine parts with accessory spraying, welding and loading and unloading.
PREMISES AFFECTED—2339-2351 Bedford Avenue and 2302 Tilden Avenue, southeast corner, Block 5135, Lot 1, Borough of Brooklyn.

515-45-A—Vol. II

APPLICANT—Leonard F. Rothkrug, for D. D. Blackman, Inc., owner; Ethical Products, Inc., lessee.
SUBJECT—Application reopened April 29, 1958 as Vol. II—Appeal from a decision of the Borough Superintendent, re exits, vertical opening between floors, etc.
PREMISES AFFECTED—2339-2351 Bedford Avenue and 2302 Tilden Avenue, southeast corner, Block 5135, Lot 1, Borough of Brooklyn.

468-27-BZ—Vol. II

APPLICANT—Henry J. Nurick, for Shell Oil Co., owner.
SUBJECT—Application reopened November 25, 1958 as Vol. II—decision of the Borough Superintendent, under Section 7c of the Zoning Resolution, to permit in a business use district, the reconstruction of an existing gasoline service station by erecting a new accessory building for use as office, salesroom, lubritorium, minor motor vehicle repairs, car washing and to provide parking for cars awaiting service, the proposed reconstruction to relocate the pump islands and increase the size of the existing curb cuts.
PREMISES AFFECTED—6414-6420 Fort Hamilton Parkway and 945 65th Street, northwest corner, Block 5743, Lot 26, Borough of Brooklyn.

881-54-BZ—Vol. II

APPLICANT—Charles M. Spindler, for Shell Oil Co., owner.
SUBJECT—Application reopened October 28, 1958—decision of the Borough Superintendent, under Sections 7c and 21 of the Zoning Resolution, to permit in a retail and residence use district, the erection of a two bay extension to an existing gasoline service station, accessory building, a pylon and a sign and a refuse storage bin, the proposed extension does not provide a rear yard.
PREMISES AFFECTED—218-10 Northern Boulevard, south side, from Springfield Boulevard to 218th Street, 45-02 to 45-12 Springfield Boulevard and 45-01 to 45-09 218th Street, Block 7338, Lot 10, Bayside, Borough of Queens.

584-58-BZ

APPLICANT—Lama, Proskauer and Prober, for Menora Caterers Inc.
SUBJECT—Application October 10, 1958—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution to permit in a residence use district, the maintenance of a parking lot for the parking of patrons' cars in conjunction with the Masonic Temple located on the corner plot.
PREMISES AFFECTED—1362-1364 50th Street, south side, 140 feet west of 14th Avenue, Block 5649, Lots 32 and 33, Borough of Brooklyn.

609-58-BZ

APPLICANT—M. Martin Elkind, for Marie Roody, owner.
SUBJECT—Application October 24, 1958—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot for the parking and storage of more than five (5) motor vehicles.
PREMISES AFFECTED—40-14 80th Street, west side, 100 feet south of Roosevelt Avenue, Block 1490, Lot 12, Jackson Heights, Borough of Queens.

514-58-BZ

APPLICANT—Tobias Goldstone, for Brooklyn Savings Bank, owner.
SUBJECT—Application September 2, 1958—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a restricted retail use district, the maintenance of a parking lot for the parking and

CALENDAR

storage of more than five (5) motor vehicles for patrons of the adjoining bank and public parking.
PREMISES AFFECTED—135 Pierrepont Street, northeast corner of Clinton Street, Block 239, part of Lot 9, Borough of Brooklyn.

572-58-BZ

APPLICANT—Ingram S. Carner, for Sutbros Realty Corporation, owner; Shell Oil Company, lessee.
SUBJECT—Application October 3, 1958—decision of the Borough Superintendent, under Sections 7f, 7i and 7A of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, office, sale of auto accessories, car washing—non automatic, minor automobile repairs with hand tools only, lubritorium, storage and parking and storage of more than five (5) motor vehicles waiting to be serviced for a stated term of fifteen (15) years.
PREMISES AFFECTED—2472-2484 Knapp Street and 3111-3121 Avenue Y, northwest corner, Block 7429, part of Lot 16, Borough of Brooklyn.

606-58-BZ

APPLICANT—Randolph M. Smith, for Anthony and Ernest Caputo, owners.
SUBJECT—Application October 23, 1958—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot for the parking and storage of more than five (5) motor vehicles on a monthly and transient basis.
PREMISES AFFECTED—370-372 Lefferts Avenue, southside, 416 feet, 2 $\frac{3}{8}$ inches east of Nostrand Avenue, Block 1330, Lots 21 and 22, Borough of Brooklyn.

390-57-BZ—Vol. II

APPLICANT—Herman Horowitz, for Jacob Perlow, Samuel J. Landau and Joseph G. Blum, owners.
SUBJECT—Application reopened December 2, 1958 as Vol. II—decision of the Borough Superintendent, under Section 19B(d) of the Zoning Resolution, to permit in a local retail and residence use district, the erection of a Class A multiple dwelling without the required garage or parking spaces for passenger motor vehicles.
PREMISES AFFECTED—69-75 West 9th Street and 422-430 Avenue of The Americas, northeast corner, Block 573, Lots 1 and 3, Borough of Manhattan.

125-57-BZ

APPLICANT—James E. Vassalotti, for Max Kirsch, Inc., owner.
SUBJECT—Application February 18, 1957—decision of the Borough Superintendent, under sections 7e and 7h of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs, storage, offices and sales, car washing and parking and storage of motor vehicles.
PREMISES AFFECTED—9501-9515 Sea View Avenue and 1645-1655 East 95th Street, northeast corner, Block 8298, Lot 7, Borough of Brooklyn.

157-57-BZ

APPLICANT—Fred C. Dahlem and Victor E. Block, for Jacob Starr, owner.
SUBJECT—Application March 1, 1957—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot for the parking and storage of more than five (5) motor vehicles.
PREMISES AFFECTED—1191-1195 Woodycrest Avenue, west side, 140 feet north of West 167th Street, Block 2515, Lot 53, Borough of The Bronx.

137-56-BZ

APPLICANT—Leonard F. Rothkrug, for Frank Ward, owner.

SUBJECT—Application reopened May 28, 1957 and restored to docket—(decision of the borough superintendent) under sections 7h and 7c of the zoning resolution, to permit in a residence and local retail use district, the maintenance of a parking lot for the non transient parking of motor vehicles, pleasure car type.

PREMISES AFFECTED—238-240 McDougal street, south side, 100 feet east of Rockaway avenue, Block 1534, Lot 7, Borough of Brooklyn.

Laid over from June 25, 1957, date to be determined after applicant consults with adjoining owners; for decision; hearing closed; now set for February 17, 1959.

565-57-BZ

APPLICANT—Charles M. Spindler, for Leopold Gerinsky and Thomas J. O'Brien, owners.

SUBJECT—Application July 26, 1957—decision of the Borough Superintendent, under sections 7e, 7f, 7i, and 7A of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, auto laundry—non automatic, lubritorium, office, accessory sales, minor repairs with hand tools only, safety inspection station, parking and storage of more than five (5) motor vehicles with curb cuts within 75 feet of a residence use district for a stated term of fifteen (15) years.

PREMISES AFFECTED—5832-5848 Broadway and 196-198 West 239th Street, southeast corner, Block 3271, Lots 193, 194, 195, 196, 197 and 198, Borough of The Bronx.

Laid over from January 28, 1958, to February 18, 1958, for applicant to consult Department of Buildings with respect to Section 21A; then to March 18, 1958, for inspection and decision; hearing closed, then laid over pending Court action, reviewing denial by the Board of a similar application on property across the street from subject site, Block 3414, Lot 340, under Cal. No. 510-39-BZ; date for decision to be determined; then set for February 17, 1959.

474-58-BZ

APPLICANT—Harry A. Yarish, for 98 Sterling Place Realty Corp., owner.

SUBJECT—Application July 31, 1958—decision of the Borough Superintendent, under Sections 7c and 21 of the Zoning Resolution, to permit in a residence use district, the extension in use of an existing one story building, occupied as a garage for more than five (5) cars, to include auto repair shop and gasoline selling facilities by the installation of twelve tanks and six pumps.

PREMISES AFFECTED—98-114 Sterling Place, south side, 235 feet, 5 inches west of 7th Avenue, Block 945, Lot 21, Borough of Brooklyn.

Laid over from January 13, 1959, to February 17, 1959, for inspection and decision; hearing closed.

578-58-BZ

APPLICANT—Murray Stockman, for Violet Camack and Gertrude Greenblatt, owners.

SUBJECT—Application October 7, 1958—decision of the Borough Superintendent, under sections 7e, 7f and 7i of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, non automatic auto laundry and minor auto repairs with hand tools only for adjustment with incidental parking of motor vehicles awaiting repairs or service for a term of fifteen (15) years.

PREMISES AFFECTED—1085 Morris Park Avenue, northwest corner of Haight Avenue, Block 4130, Lots 33, 34 and 35, Borough of The Bronx.

Laid over from December 9, 1958, to December 16, 1958, for inspection and decision; hearing closed; then to January 13, 1959, for owner to report as to possibility of selling the premises for a conforming use, now under negotiations; then to February 17, 1959, at the request of the applicant to negotiate for the sale of the premises.

CALENDAR

741-57-BZ

APPLICANT—Dominick Salvati and Son, for Andrew Trenchina, owner.

SUBJECT—Application October 16, 1957—decision of the Borough Superintendent under Section 7c of the Zoning Resolution, to permit in a retail and residence use district, the erection of a one-story masonry extension to an existing one-story building to provide adequate facilities for the established cement block manufacturing shop. PREMISES AFFECTED—1564 Hylan Boulevard southeast corner of Burgher Avenue, Block 3368, Lot 15, Dongan Hills, Borough of Richmond.

Laid over from September 30, 1958; date to be set; for inspection and decision; hearing closed; then set for December 19, 1958; the premises were inspected by a Committee of the Board; then to January 6, 1959, for applicant to furnish the Board with full information as to the establishment of the present use; then to January 20, 1959, for applicant to submit revised plans, permit numbers and dates. The premises were inspected by a committee of the Board which questioned the legality of location and size of existing building and area of premises in use; then to February 10, 1959, for applicant to submit revised plans; then to February 17, 1959, for consideration of revised plans and for decision.

553-58-BZ

APPLICANT—Max Wechsler of Wechsler and Schimenti, for Fraydun Construction Co., owner.

SUBJECT—Application filed September 22, 1958—decision of the Borough Superintendent, under sections 7c, 7A and 21 of the Zoning Resolution, to permit in a local retail and residence use district, a one story extension to an existing four-story multiple dwelling with basement and cellar and the change in occupancy of the basement floor from apartments to restaurant with storage, office and restrooms in the cellar, the proposed show windows and signs are within 75 feet of a residence use district and the proposed extension exceeds the permitted area.

PREMISES AFFECTED—355 East 50th Street, north side, 85 feet west of 1st Avenue, Block 1343, Lot 23, Borough of Manhattan.

Laid over from January 6, 1959, to January 27, 1959, for inspection and decision; hearing closed; then to February 10, 1959, for decision; at request of applicant so the owner may be present; then to February 17, 1959, for applicant to file revised plans making proposal less objectionable to adjoining owners and for decision.

554-58-A

APPLICANT—Max Wechsler of Wechsler and Schimenti, for Fraydun Construction Co., owner.

SUBJECT—Application filed September 22, 1958—Appeal from a decision of the Borough Superintendent—exit and rear yard.

PREMISES AFFECTED—355 East 50th Street, north side, 85 feet west of 1st Avenue, basement and 1st floor, Block 1343, Lot 23, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

FEBRUARY 17, 1959, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, February 17, 1959, at 2 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:

123-56-SA

APPLICANT—Hunt Heater Corporation, owner.

SUBJECT—Application February 1, 1956—Hunt Novent Gas-fired Heating Unit (for window or wall installation) Models W-20, W-355 and W-455, approval of.

454-58-SA

APPLICANT—Chattanooga Royal Company, owner.

SUBJECT—Application July 24, 1958—Royal DV-20 and DV-30, approval of.

725-49-SA

APPLICANT—Steward-Warner Corporation, U.S. Machine Division, owner.

SUBJECT—Application October 14, 1949—Saf-Air Gas-fired Wall Heater, Models 8201, 8202 and 8203, approval of.

272-55-SA

APPLICANT—H. C. Little Burner Company, Inc., owner.

SUBJECT—Application March 28, 1955—Safti-Vent Gas-fired Wall Heaters, Models GW-16, GW-22, GW-30, GWT-16, GWT-22, GWT-30, GWR-8 and GWT-8, approval of.

243-53-SM

APPLICANT—L. Sonneborn Sons, Inc., owner.

SUBJECT—Application March 30, 1953—Trimix, admixture for concrete, approval of.

49-55-SA

APPLICANT—Magic Chef, Incorporated, owner.

SUBJECT—Application January 10, 1955—Magic Chef Space Heaters (gas-fired) Models GH-30, GH-31, GH-135, GH-235, GH-50, GH-51, GH-70 and GH-71, approval of.

713-56-SM

APPLICANT—The Transwall Coated Products, Div. of Bemis Bros. Bag Co., owner.

SUBJECT—Application August 2, 1956—BemisWall or TransWall Folding Doors or Partitions, approval of.

801-56-SA

APPLICANT—Carrier Corporation, owner.

SUBJECT—Application October 23, 1956—Carrier Series 22F Cooling Tower, approval of.

822-56-SM

APPLICANT—Joanna Western Mills Company, owner.

SUBJECT—Application November 13, 1956—UV490-12FRC and UV490-12FRM (flame resistant vinyl coated cotton fabric for folding doors), approval of.

892-56-SA

APPLICANT—Sears, Roebuck & Company, for Temco Inc., owner.

SUBJECT—Application December 13, 1956—Kenmore 138-536020, 138.535035A, 138.537555T, 138.537570T, 138.556-030A, 138.557545T and 138.557560T, approval of.

356-57-SM

APPLICANT—Joseph Platzker, for American Biltrite Rubber Company, owner.

SUBJECT—Application April 16, 1957—Amtico Vinyl Tile Flooring, approval of.

423-57-SM

APPLICANT—Gilford Leather Co., for Interchemical Corp., Div. Cotan, owner.

SUBJECT—Application May 15, 1957—Cotan Cohyde Wall Coverings (to be marketed also by Gilford Leather Co., as Caribou, Tahiti Strawtex, Golden Glow, Gilcolite Antique, Gilcolite Leather Grain, Shantung, Luxor, Linentex, Savoy Basket, Harlequin, Grass Cloth, Sequin and Flax Antique), approval of.

795-57-SM

APPLICANT—R. M. Hollingsheed Corporation, owner.

SUBJECT—Application October 21, 1957—Cocoon Sprayable Vinyl Plastic Coating, approval of.

1023-57-SM

APPLICANT—Barrett Div. of Allied Chemical & Dye Corporation, owner.

SUBJECT—Application December 24, 1957—Barrett Insulating Wallboard, plank and tile, approval of.

CALENDAR

26-58-SM

APPLICANT—Finetex Inc., owner.
SUBJECT—Application January 3, 1958—Fire Retardant SR, approval of.

73-58-SM

APPLICANT—Construction Products Company, owner.
SUBJECT—Application February 3, 1958—Construction Products Chute Door, approval of.

106-58-SA

APPLICANT—Janitrol Div., Surface Combustion Corporation, owner.
SUBJECT—Application February 26, 1958—Janitrol Series SC-75 Gas Conversion Burner, approval of.

313-58-SA

APPLICANT—Hayes Furnace Mfg. & Supply Company, owner.
SUBJECT—Application May 19, 1958—Hayes Gas-Fired Duct Furnace, Models 80-SED-E to 600-SED-E and 80-SED-S to 600-SED-S, approval of.

720-58-SA

APPLICANT—Per-Fab Company, Inc., owner.
SUBJECT—Application December 9, 1958—Per-Fab Heat Transfer System, approval of.

1013-47-SM

APPLICANT—Porete Manufacturing Company, owner.
SUBJECT—Application reopened November 5, 1958 for amendment of resolution as to additional width of plank—re Porex Plank Roof Deck 2 inch and 3 inch Planks; previously approved.

334-53-SA

APPLICANT—Surface Combustion Corporation, owner.
SUBJECT—Application reopened May 6, 1958 for amendment of resolution as to additional model of gas-fired space heater—re Janitrol Gas-fired Conditioner Series FHS-25, Models 65, 90, 125 and 150; previously approved.

336-55-SA

APPLICANT—Metalmaster Corporation, owner.
SUBJECT—Application reopened January 13, 1959 for amendment of resolution as to additional trade name—re A-1 & B-1, A1-5 & B1-5, AS2 & BS2, A1-1 & B1-1, A-2 & B2, A1-6 & B1-6, A1-2 & B1-2, A2-1 & B2-1, A2-2 & B2-2, A1-3 & B1-3, B1-3 & B3, AS2-1 & BS2-1 Oil Burners, Models B-15, BS2-1 and B2, marketed by Edwards Eng. Company under trade name of Spi-Rol-Fin, Models BS201 and BS, S-11 S-1, S-2 S-21 and S-3, Utica Oil Burner, Models A-11, A-1, A-2 and A-3; Percoflash Mfg. Corp. by trade name Percoflash and Delta Heating Corp. as Delta P-1, P-2 and P-3; and Metalmaster Oil Burner and Silent Heat Distributing Corp. Oil Burner Models AA-1, A-2, A-3 and A-11; previously approved.

566-55-SA

APPLICANT—FlorLift Corporation, owner.
SUBJECT—Application reopened February 5, 1957 for amendment of resolution as to additional use—re Florlift, Models A and B; previously approved.

505-57-SA

APPLICANT—Edwards Engineering Corporation, owner.
SUBJECT—Application reopened December 2, 1958 for amendment of resolution as to change of trade name—Spi-Rol-Fin Gold Crown Gas-fired Boiler, Hot Water Models 600G and 750G; previously approved.

859-57-SA

APPLICANT—American La-France Corporation, owner.
SUBJECT—Application reopened January 6, 1959 for amendment of resolution as to additional trade name—re

American La-France Dry Chemical Extinguishers, Models PDC-2A, PDC-5, PDC-10, PDC-20 and PDC-30; previously approved.

305-58-A

APPLICANT—Samuel Carr, for Willa Realty Co., owner.
SUBJECT—Application May 13, 1958—Appeal from a decision of the Borough Superintendent, re egress.
PREMISES AFFECTED—35 West 21st Street, north side, 372 feet east of Avenue of The Americas, Block 823, Lot 19, Borough of Manhattan.

183-58-A

APPLICANT—Power and Hopkins, for Mabel Curran, owner.
SUBJECT—Application March 31, 1958—Appeal from a decision of the Borough Superintendent, re conversion of 2 story and cellar, frame, two-family dwelling to three families.
PREMISES AFFECTED—1600 Hering Avenue, northeast corner of Pierce Avenue, Block 4113, Lot 38, Borough of The Bronx.

586-58-A

APPLICANT—Abraham Grossman, for Seymour Nathan, owner.
SUBJECT—Application October 10, 1958—Appeal from a decision of the Borough Superintendent, re egress, fire escape, etc.
PREMISES AFFECTED—101-103 Wooster Street, west side, 125 feet north of Spring Street, Block 501, Lot 28, Borough of Manhattan.

963-54-A

APPLICANT—Robert Gottlieb, for Meprin Realty Corp., owner.
SUBJECT—Application December 15, 1954—Appeal from a decision of the Borough Superintendent—re egress.
PREMISES AFFECTED—369 3rd Avenue, east side, 49 feet 4½ inches south of East 27th Street, Block 907, Lot 57, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

FEBRUARY 25, 1959, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Wednesday morning, February 25, 1959, at 10 o'clock, at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:*

614-58-BZ

APPLICANT—Nathan Lubroth for City of New York, Department of Water Supply, Gas and Electricity, owner; Jerome Fine, doing business as West 92nd Street Parking Corp., lessee.
SUBJECT—Application October 27, 1958—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a non-transient parking lot for the parking and storage of more than five (5) motor vehicles.
PREMISES AFFECTED—105-107 West 90th Street, north side, 100 feet west of Columbus Avenue and 104-106 West 91st Street, Block 1221, Lot 28, Borough of Manhattan.

Laid over from January 27, 1959, to February 25, 1959, owner to consult with the Commissioner of Water Supply, Gas and Electricity.

615-58-BZ

APPLICANT—Nathan Lubroth, for City of New York, Department of Water Supply, Gas and Electricity, owner; Jerome Fine, doing business as West 92nd Street Parking Corp., lessee.
SUBJECT—Application October 27, 1958—decision of the Borough Superintendent, under section 7h of the Zoning

CALENDAR

Resolution, to permit in a business and residence use district, the maintenance of a non-transient parking lot for the parking and storage of more than five (5) motor vehicles.

PREMISES AFFECTED—101-115 West 92nd Street, 660-664 Columbus Avenue, northwest corner and 108-118 West 93rd Street, Block 1223, Lot 25, Borough of Manhattan.

Laid over from January 27, 1959 to February 25, 1959, owner to consult with the Commissioner of Water Supply, Gas and Electricity.

346-58-BZ

APPLICANT—Victor G. Madonia, for Joseph Scarapicchia, owner.

SUBJECT—Application June 2, 1958—decision of the Borough Superintendent, under sections 7e and 7a of the Zoning Resolution, to permit in a local and residence use district, for a term of fifteen (15) years the erection and maintenance of a gasoline service station and automatic auto laundry with minor auto repairing, office, salesroom, storage room and the parking of motor vehicles awaiting service.

PREMISES AFFECTED—232-01 to 232-19 Linden Blvd (232-11 official), north side from 232nd St. to 233rd St., 116-67 to 116-75 232nd St., 116-72 to 116-82 233rd St., Block 11333, Lot 1, Cambria Heights, Borough of Queens.

Laid over from January 27, 1959, to February 25, 1959, at request of applicant in view of possible sale of premises.

782-56-BZ Vol. II

APPLICANT—Lama, Proskauer and Prober, for David Minkin, Sigmund S. Briger and Elias Thall, owners.

SUBJECT—Application reopened April 22, 1958 as Vol. II—decision of the Borough Superintendent, under sections 7f, 7i, 7e and 7A of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs, car washing, storage, office and sales, parking and storage of motor vehicles with show window and sign less than 75 feet from a residence use district for a stated term of fifteen (15) years.

PREMISES AFFECTED—195-06 to 195-24 (195-20 official) Northern Boulevard, south side, from 195th to 196th Streets, 43-01 to 43-09 195th Street and 43-02 to 43-10 196th Street, Block 5519, Lot 1, Flushing, Borough of Queens.

Laid over from February 3, 1959, to February 25, 1959, at the request of the applicant to permit attendance of owner; no further requests for adjournment.

335-58-BZ

APPLICANT—Lama, Proskauer and Prober for Park South Building Corp., owner.

SUBJECT—Application May 27, 1958—decision of the Borough Superintendent under section 7e of the Zoning Resolution, to permit in a residence use district, the change in use of an existing building now used for restaurant and doctor's office on the first floor and apartments on second to sixth floors to restaurant and doctors office on first floor and doctors and commercial offices for a stated term of twenty (20) years.

PREMISES AFFECTED—24/28 Central Park South, South Side, 275 feet, west of Grand Army Plaza. Block 1274, Lot 57, Borough of Manhattan.

336-58-A

APPLICANT—Lama, Proskauer and Prober for Park South Building Corp., owner.

SUBJECT—Application May 27, 1958—Appeal from a decision of the Borough Superintendent, re doctor's offices, commercial offices and restaurant—live load, height limits, egress.

PREMISES AFFECTED—24/28 Central Park So., south side, 275 feet, west of Grand Army Plaza and Central Park South. Block 1274, Lot 57, Borough of Manhattan.

78-58-BZ

APPLICANT—Gilbert Lazerus, for Helen Kraft, Morris Maran and Billiou Corp., owners.

SUBJECT—Application February 24, 1958—decision of the Borough Superintendent, under sections 7e and 7h of the Zoning Resolution, to permit in a residence use district, the construction and maintenance, for a term of fifteen (15) years, of a gasoline service station with lubritorium, incidental car washing (non-automatic), minor motor vehicle repairs with hand tools only—no welding or spraying, office, sale and storage of auto accessories and parking of more than five (5) motor vehicles awaiting service with incidental ground signs.

PREMISES AFFECTED—142-02 to 142-14 (142-10) Horace Harding Expressway, 61-13 to 61-19 Main Street, southeast corner and 142-01 to 142-09 61st Road, Block 6411, Lot 34, Kew Gardens Hills, Borough of Queens.

749-58-BZ

APPLICANT—Samuel Rosenblum for Eva M. Trytell, owner.

SUBJECT—Application December 19, 1958—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the erection of a one story building for use as a day camp in conjunction with a proposed nursery school.

PREMISES AFFECTED—166-33 Powells Cove Boulevard, north side 1034.87 feet east of 161st Street, Block 4574, Lot 103, Whitestone, Borough of Queens.

603-58-BZ

APPLICANT—Anthony M. Salvati, for Burgerama, Inc., owner.

SUBJECT—Application October 20, 1958—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a business and residence use district, at an existing drive-in restaurant, the extension of employee and patron parking into the residence portion of the premises.

PREMISES AFFECTED—4-26 Dahill Road and 3301-3313 Fort Hamilton Parkway, southwest corner, Block 5303, Lot 59, Borough of Brooklyn.

563-58-BZ

APPLICANT—Henry Nordheim, for Max Steinberg, Jacob Greenman, Robert Grundt and Andrew Catapano, owners.

SUBJECT—Application September 29, 1958—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot for parking and storage of more than five (5) motor vehicles.

PREMISES AFFECTED—341-349 East 34th Street, north side, 110 feet west of 1st Avenue, Block 940, Lots 24, 25, 26, 27 and 28, Borough of Manhattan.

292-58-BZ

APPLICANT—Leonard F. Rothkrug, for Oneibern Realty Corp., owner; Esso Standard Oil Co., lessee.

SUBJECT—Application May 12, 1958—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a local retail use district, the erection of a gasoline service station, lubritorium, minor auto repairs, car washing (non-automatic), office, sale and the accessory parking of cars awaiting service all for a temporary term of fifteen (15) years.

PREMISES AFFECTED—826 East 233rd Street, southeast corner of Bussing Avenue, Block 4857, Lot 44, Borough of The Bronx.

672-58-A

APPLICANT—Leonard F. Rothkrug, for Oneibern Realty Corp., owner; Esso Standard Oil Co., lessee.

SUBJECT—Application November 21, 1958—filed pursuant to section 35, General City Law re proposed structure in

CALENDAR

bed of a mapped street—proposed widening of Bussing Avenue.

PREMISES AFFECTED—826 East 233rd Street, south-east corner of Bussing Avenue, Block 4857, Lot 44, Borough of The Bronx.

587-58-BZ

APPLICANT—John F. Fitzsimons, for George and Eugene Capuozzo, owners.

SUBJECT—Application October 14, 1958—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in an unrestricted use, D area district, an extension to an existing building so as to cover more than the permitted area.

PREMISES AFFECTED—95-14 Sutphin Boulevard, west side, 100 feet south of Atlantic Avenue, Block 10026, Lot 12, Jamaica, Borough of Queens.

537-58-BZ

APPLICANT—Lama, Proskauer and Prober, for Atlas Holding Corp., owner.

SUBJECT—Application September 11, 1958—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a retail use district, in an existing two story structure presently occupied by a movie theatre and eleven stores, the use of two stores for a wholesale dry cleaning establishment.

PREMISES AFFECTED—32-34 West Mt. Eden Avenue, southwest corner of Inwood Avenue, Block 2865, Lot 53, Borough of The Bronx.

660-58-BZ

APPLICANT—Charles M. Spindler, for Amato Racine, owner.

SUBJECT—Application November 18, 1958—decision of the Borough Superintendent, under sections 7f, 7i and 7e of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubricatorium, auto washing (non-automatic), office, sale of accessories, minor repairs with hand tools only, safety inspection station and the parking and storage of motor vehicles all for a temporary term of fifteen (15) years.

PREMISES AFFECTED—3540 Boston Road and 3520 Mickle Avenue, southeast corner, Block 4724, Lot 61, Borough of The Bronx.

605-58-BZ

APPLICANT—Tobias Goldstone, for Anthony Sessa, Executor and Trustee of Estate of Gaetano Farina, owner; Walbaums Inc., lessee.

SUBJECT—Application October 23, 1958—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a business and residence use district, in an existing one story building occupied as a retail food market, the use of that portion located in the residence use district for the storage of packaged merchandise.

PREMISES AFFECTED—1694 Church Avenue, south side, 215 feet, 9 inches east of Buckingham Road, Block 5097, Lot 76, Borough of Brooklyn.

653-58-BZ

APPLICANT—Leonard F. Rothkrug, for Rocco and Concetta Migliorelli, owners; Gulf Oil Co., lessee.

SUBJECT—Application November 14, 1958—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station with accessory minor auto repairs, car washing (non-automatic), office, sale and parking of cars awaiting servicing all for a temporary term of fifteen (15) years.

PREMISES AFFECTED—2985 Edson Avenue, southwest corner of Adeo Avenue, Block 4797, Lot 1, Borough of The Bronx.

594-58-BZ

APPLICANT—Lama, Proskauer and Prober, for 533 Remsen Realty Corp., owner.

SUBJECT—Application October 16, 1958—decision of the Borough Superintendent, under sections 7e and 21 of the Zoning Resolution, to permit in a business use district, on a plot with an existing one story garage for five (5) trucks, storage of fuel tanks, oil burner parts tanks, gasoline for occupants use and the parking of employees cars, the erection of a new one story structure for use as a motor vehicle repair shop with body and fender work, incidental painting and spraying, wheel alignment and brake testing, the proposed new building will exceed the permitted area coverage.

PREMISES AFFECTED—523-533 Remsen Avenue, east side, 240 feet north of Church Avenue, Block 4687, Lot 19, Borough of Brooklyn.

645-58-BZ

APPLICANT—Leonard F. Rothkrug, for Yerna J. Kauffman, owner.

SUBJECT—Application November 12, 1958—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot (non-transient)—pleasure type only for daily use by officers and employees of the Kings Highway Savings Bank and for evening use by the officers of the Avenue "R" Temple for a term of five (5) years.

PREMISES AFFECTED—1717 East 16th Street, east side, 120 feet south of Quentin Road, Block 6799, Lot 85, Borough of Brooklyn.

763-58-BZ

APPLICANT—Samuel Rosenblum for Louis Denberg and Alexander Hirsch, owners.

SUBJECT—Application December 30, 1958—decision of the Borough Superintendent under sections 19B(d) and 21 of the Zoning Resolution, to permit in a retail, B area, district, the erection of a nineteen (19) story multiple dwelling without the required garage or parking space, the proposed structure exceeds the permitted area coverage.

PREMISES AFFECTED—1-3 East 14th Street and 69 5th Avenue, northeast corner, Block 842, Lots 1, 5 and part of Lot 7, Borough of Manhattan.

602-58-BZ

APPLICANT—Anthony M. Salvati, for Gelray Corporation, owner.

SUBJECT—Application October 20, 1958—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the change in occupancy of an existing one story building from public garage to bowling alleys with cocktail lounge, luncheonette and snack bar.

PREMISES AFFECTED—2425-2435 Cropsey Avenue, northeast corner of Bay 37th Street, Block 6892, Lot 7, Borough of Brooklyn.

595-58-BZ

APPLICANT—Henry C. Brucker, for Nichola and Santa Todero, owners.

SUBJECT—Application October 17, 1958—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a residence use, G-1 area district, the change in occupancy of an existing dwelling from one family to two families.

PREMISES AFFECTED—111-07 225th Street, east side, 41.64 feet south of 111th Avenue, Block 11209, Lot 15, Queens Village, Borough of Queens.

1051-21-BZ—Vol. IV

APPLICANT—Lama, Proskauer and Prober for D & L Truck Renting Corporation, owner.

CALENDAR

SUBJECT—Application reopened July 1, 1958 as Vol. IV—decision of the Borough Superintendent under section 7e and 7i of the Zoning Resolution, to permit on a plot partly in business and partly in residence use district, the erection and maintenance of a one story extension to an existing building and extend the present use of garage for trucks and repair shop to include body and fender work, incidental painting and spraying, welding and storage of parts.

PREMISES AFFECTED—1820-1832 Cropsey Avenue and 231-245 Bay 19th Street, southwest corner, Block 6464, Lot 16, Borough of Brooklyn.

959-57-BZ

APPLICANT—Kenneth W. Milnes, for Frank and Wesley Van Hoesen, owners.

SUBJECT—Application December 23, 1957—decision of the Borough Superintendent, under sections 7c and 21 of the Zoning Resolution, to permit in a residence use district, a new modern, four (4) bay, masonry building as additional accessory building to the present gasoline service station, the new building to be used for lubratorium, car wash, motor adjustments and minor repairs with hand tools only.

PREMISES AFFECTED—3701 Amboy Road, northwest corner of Old Amboy Road, Block 4645, Lot 100, Great Kills, Borough of Richmond.

Laid over from October 21, 1958; date to be set; hearing closed; then set for December 19, 1958; then to January 6, 1959; then to February 3, 1959, for applicant to file plans showing pumps removed from property in the bed of a mapped street; full dimensions of portion of plot to be used for gas station; and appeal under Section 35 of the General City Law to be filed for entrance across the property in the bed of a mapped street. The premises were inspected by a committee of the Board; then to February 25, 1959, for inspection and decision; for applicant to file an Administrative Appeal.

21-59-A

APPLICANT—Kenneth W. Milnes, for Frank and Wesley Van Hoesen, owners.

SUBJECT—Application January 8, 1959—appeal from a decision of the Borough Superintendent—re curb cuts in bed of mapped street—proposed widening of Amboy Road.

PREMISES AFFECTED—3701 Amboy Road, northwest corner of Old Amboy Road, Block 4645, Lot 100, Great Kills, Borough of Richmond.

696-24-BZ—Vol. II

APPLICANT—Leonard F. Rothkrug, for Singer and Carlton, Inc. owners.

SUBJECT—Application reopened September 30, 1958 as Vol. II—decision of the Borough Superintendent, under sections 7i and 7e of the Zoning Resolution, to permit in a manufacturing and residence use district, the change in occupancy from public garage, previously granted by the board to public garage, motor vehicle repair shop, touch up painting and spraying lubrication, gasoline tanks and pumps, welding, storage of parts and office, all for a temporary term of ten (10) years.

PREMISES AFFECTED—1317-1327 36th Street and 123-139 Louisa Street, northeast corner, Block 5312, Lot 6, Borough of Brooklyn.

Laid over from January 27, 1959, to February 25, 1959, for inspection and decision; hearing closed.

557-58-BZ

APPLICANT—Lama, Proskauer and Prober, for Abraham Rosenberg, Rebecca Rosenberg, Sylvia Rosenberg, Shirley Firkser, Marvin Friedman and Ruth Gould, owners.

SUBJECT—Application filed September 24, 1958—decision of the Borough Superintendent, under sections 7f, 7i and 7e of the Zoning Resolution, to permit in a business and residence use district, on the business portion of the

premises, the erection and maintenance of a gasoline service station with accessory uses of lubratorium, minor auto repairs, car wash, storage room, office and sales and the parking and storage of motor vehicles, all for a temporary term of fifteen (15) years.

PREMISES AFFECTED—88-01 to 88-15 (official 88-09) Liberty Avenue and 103-11 to 103-19 88th Street, northeast corner, Block 9108, Lots 19, 22, 25, 28 and 29, Ozone Park, Borough of Queens.

Laid over from January 27, 1959, to February 25, 1959, for inspection and decision; hearing closed.

338-46-BZ—Vol. II

APPLICANT—Charles M. Spindler, for Peteling Realty Corp., owner.

SUBJECT—Application reopened October 28, 1958 as Vol. II—decision of the Borough Superintendent, under sections 7f and 7i of the Zoning Resolution, to permit in a business use district, on a plot presently occupied as a used car sales lot, the erection of a one story building for use as an automobile showroom with incidental motor vehicle repairs, sale and display of new and used cars, parking and storage of motor vehicles and a gasoline service station with lubrication, non-automatic auto washing, accessory sales and auto safety inspection station all for a temporary term of twenty (20) years.

PREMISES AFFECTED—1504-1526 Coney Island Avenue, west side, 100 feet north of Avenue L, Block 6536, Lots 30 and 34, Borough of Brooklyn.

Laid over from January 27, 1959, to February 25, 1959, for inspection and decision; hearing closed.

510-58-BZ

APPLICANT—Matthew and Lucy Macchio, owners.

SUBJECT—Application August 22, 1958—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in an E-1 area district, the erection of a two family dwelling with less than the required set back from the side street.

PREMISES AFFECTED—1301 Astor Avenue, northeast corner of Wilson Avenue, Block 4381, Lot 8, Borough of The Bronx.

Laid over from January 27, 1959, to February 25, 1959, for inspection and decision; hearing closed.

223-31-BZ—Vol. II

APPLICANT—Patrick D. Concagh, for American Oil Company, owner.

SUBJECT—Application reopened October 28, 1958 as Vol. II—decision of the Borough Superintendent, under sections 7c, 7i and 7a of the Zoning Resolution, to permit in a business and residence use district, the extension and relocation of an existing gasoline service station and to permit the accessory uses of lubratorium, car wash non-automatic, minor repair with hand tools only and accessory parking of cars waiting to be serviced.

PREMISES AFFECTED—2871-2875 Baisley Avenue and 3319-3333 East Tremont Avenue, northwest corner, Block 5333, Lots 1, 4 and 110, Borough of The Bronx.

Laid over from January 27, 1959, to February 25, 1959, for inspection and decision; hearing closed.

1079-25-BZ—Vol. II

APPLICANT—Leonard F. Rothkrug, for Madeline Scime, doing business as Mels Automatic Transmission Co., owner.

SUBJECT—Application reopened September 30, 1958 as Vol. II—decision of the Borough Superintendent, under section 7i of the Zoning Resolution, to permit in a business use district the change in occupancy of an existing public garage for more than five (5) cars previously granted by the Board to motor vehicle repair shop principally automatic transmission repairs for a temporary term of ten (10) years.

CALENDAR

PREMISES AFFECTED—915-925 65th Street, north side, 90 feet west of Fort Hamilton Parkway, Block 5743, Lot 31, Borough of Brooklyn.

Laid over from January 27, 1959, to February 25, 1959, for inspection and decision; hearing closed.

504-58-BZ

APPLICANT—Julius S. Rapson, for Stephen E. Korpanty, owner.

SUBJECT—Application August 26th 1958—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a G-1 area district, the maintenance of a one family dwelling that encroaches on the required setbacks from the street line, these encroachments are due to proposed street widenings.

PREMISES AFFECTED—244-25 130th Avenue, northwest corner of Hook Creek Boulevard, Block 12891, Lot 10, Rosedale, Borough of Queens.

Laid over from January 27, 1959, to February 25, 1959, for inspection and decision; hearing closed.

486-58-BZ

APPLICANT—Ingram S. Carner, for J. and A. Brenneis, Inc., owner.

SUBJECT—Application August 14, 1958—decision of the Borough Superintendent, under sections 7c and 7i of the Zoning Resolution, to permit in a retail use district the change in use of the existing building and premises from stores, auto showroom and service station for owners cars only to store for sale and storage of auto accessories, motor vehicle repair shop no painting or spraying and parking of more than five cars waiting to be serviced on the unbuilt portion of the premises.

PREMISES AFFECTED—35-19 Leavitt Street, east side, 101.10 feet north of Northern Boulevard, Block 4961, Lot 7, Flushing, Borough of Queens.

Laid over from January 27, 1959, to February 25, 1959, for inspection and decision; hearing closed.

643-58-BZ

APPLICANT—Lama, Proskauer and Prober, for The Greenpoint Savings Bank, owner.

SUBJECT—Application November 10, 1958—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a retail and residence use district, the extension of the present parking lot from the retail portion into the residential portion of the plot for use of the patrons of the bank, no fee to be charged.

PREMISES AFFECTED—5102-5124 Church Avenue and 356-366 East 52nd Street, southwest corner and 397-409 East 51st Street, Block 4699, Lot 1, Borough of Brooklyn.

Laid over from January 27, 1959, to February 25, 1959, for inspection and decision; hearing closed.

267-49-BZ—Vol. III

APPLICANT—Multer, Nova and Seymour, for Aaron Bring Chevrolet Company, Inc. owner; Gold Medal Candy Corp., lessee.

SUBJECT—Application reopened November 13, 1957, as Vol. III—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a residence and business-1 use district, the change of use of a present building from a public garage to storage warehouse finished and boxed candy products.

PREMISES AFFECTED—2920 West 20th Street, west side, 140 feet south of Mermaid Avenue, Block 7059, Lot 26, Borough of Brooklyn.

Laid over from January 27, 1959, to February 25, 1959, for inspection and decision; hearing closed.

851-57-A

APPLICANT—Multer, Nova and Seymour for Gold Medal Candy Corp., lessee; Aaron Bring Chevrolet Co., Inc., owner.

SUBJECT—Application November 1, 1957—Appeal from a decision of the Borough Superintendent, re use of Class

4 Building—change of use from garage to storage warehouse.

PREMISES AFFECTED—2920 West 20th Street, west side, 140 feet south of Mermaid Avenue, Block 7059, Lot 26, Borough of Brooklyn.

389-58-BZ

APPLICANT—Ludwig P. Bono, for Young Israel of Pelham Parkway, owner.

SUBJECT—Application June 24, 1958—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a C area district, the erection of an addition and extension to a present basement synagogue structure occupying more than the permitted area.

PREMISES AFFECTED—2120-2126 Barnes Avenue and 800-818 Lydig Avenue, southeast corner, Block 4293, Lot 31, Borough of The Bronx.

Laid over from January 27, 1959, to February 25, 1959, for inspection and decision; hearing closed.

471-58-BZ

APPLICANT—William C. Kane, for Pat Management Corp., owner.

SUBJECT—Application August 1, 1958—decision of the Borough Superintendent, under sections 7f, 7e and 7i of the Zoning Resolution, to permit in a retail use district a gasoline service station, lubritorium, non-automatic car wash, motor vehicle repair shop using hand tools only, parking of more than five (5) motor vehicles.

PREMISES AFFECTED—801-821 Sound View Avenue, 1701-1751 Lafayette Avenue, northwest corner and 800-830 Rosedale Avenue, Block 3637, Lot 64, Borough of The Bronx.

Laid over from December 16, 1958, to December 19, 1958 for inspection and decision; hearing closed; then to January 20, 1959, at the request of an objector; then to February 3, 1959, for inspection and decision; no further notices to be sent out; then to February 25, 1959, at the request of an objector, applicant concurring.

552-58-BZ

APPLICANT—Frederick A. Ketcher and Charles Karsch, for 2574 7th Avenue Corp., owner; Eli Zelikoff and Zion Nelson, lessees.

SUBJECT—Application September 22, 1958—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a local retail use district, the continuance of a non-flashing, illuminated sign located above the first floor of the building and is not over the subject store.

PREMISES AFFECTED—200 West 149th Street and 2574 7th Avenue, southwest corner, Block 2034, Lot 36, Borough of Manhattan.

Laid over from January 13, 1959, to February 10, 1959, for inspection and decision; hearing closed; then to February 25, 1959 for applicant to submit a letter for the Alcohol Beverage Control Board indicating their approval or disapproval of proposed sign.

918-57-BZ

APPLICANT—Leonard F. Rothkrug, for Peter Baron and New York Lien Corp., owners.

SUBJECT—Application December 17, 1957—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in an E-1 area district, the erection of a six-story building with cellar and sub-cellar for use as a multiple dwelling.

PREMISES AFFECTED—1227-1233 Pelham Parkway and 2201-2225 Throop Avenue, northwest corner, Block 4372, Lots 1, 25, 26 and 28, Borough of The Bronx.

Laid over from December 9, 1958, to January 13, 1959, for inspection and decision; hearing closed; then to February 3, 1959, at the request of the applicant; then to February 10, 1959, for full membership of the Board; then to February 25, 1959, for decision by full membership of the Board.

CALENDAR

186-53-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober for Jacob Stein, owner.

SUBJECT—Application reopened July 29, 1958 as Vol. II—decision of the Borough Superintendent under section 7c of the Zoning Resolution to permit in a local retail and residence use district, the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs, storage, office and sales and the parking of cars waiting to be serviced for a stated term of fifteen (15) years.

PREMISES AFFECTED—216-06 Hillside Avenue and 88-10 to 88-13 216th Street, southeast corner, Block 10676, Lot 17, Hollis, Borough of Queens.

Laid over from January 20, 1959, to February 3, 1959, for inspection and decision; hearing closed; then to February 10, 1959, for completion of vote; then to February 25, 1959, for decision by full membership of the Board.

HARRIS H. MURDOCK, *Chairman*.

FEBRUARY 25, 1959, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Wednesday afternoon, February 25, 1959, at 2 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:*

449-58-A

APPLICANT—Haus and Bresin, for Frank Fernandez, owner.

SUBJECT—Application July 23, 1958—Appeal from a decision of the Borough Superintendent re: Class 4 construction, business use, stairs, etc.

PREMISES AFFECTED—25 Tompkins Avenue, east side, 75 feet south of Hopkins Street, Block 1726, Lot 5, Borough of Brooklyn.

626-58-A

APPLICANT—William H. Byrne of Byrne Associates, Inc., for American Bank Note Co., owner.

SUBJECT—Application October 29, 1958—Appeal from a decision of the Borough Superintendent, re Class 3 construction, over 4 stories in height.

PREMISES AFFECTED—74 Broad Street, southwest corner of Marketfield Street, Block 11, Lot 17, Borough of Manhattan.

617-58-A

APPLICANT—Leonard F. Rothkrug, for Angelo Santomartino, doing business as S and S Service Station, owner.

SUBJECT—Application October 28, 1958—filed pursuant to Section 35, General City Law re erection of building in bed of a mapped street—West 19th Street.

PREMISES AFFECTED—2974-2984 Cropsey Avenue, west side, 25 feet south of Bay 53rd Street, Block 6947, Lot 301, Borough of Brooklyn.

624-58-A

APPLICANT—Murray S. Bierer, for Bush Terminal Co., owner; Fein's Tin Can Co., Inc., lessee.

SUBJECT—Application October 24, 1958—Appeal from an order of the Fire Commissioner, re partitions separating cafeteria from factory.

PREMISES AFFECTED—Foot of 50th Street, 193.17 feet east of 1st Avenue, Bush Building 58, 5th floor; Block 725, part of Lot 1, Borough of Brooklyn.

534-58-A

APPLICANT—Hurley and Hughes, for Besal Realty Corp., owner; Alfred Heller Heat Treating Co., lessee.

SUBJECT—Application September 3, 1958—Appeal from a decision of the Borough Superintendent—re enclosed stairways to street from cellar.

PREMISES AFFECTED—379-391 Pearl Street, west side, 98 feet, 8½ inches south of Vanderwater Street, cellar, Block 113, Lots 23, 24 and 25, Borough of Manhattan.

140-49-A—Vol. III

APPLICANT—Burke, Green and Groh, for George and Sonia Cullinen, owners; Les Clochettes, lessee.

SUBJECT—Application reopened October 15, 1958 as Vol. III—Appeal from a decision of the Borough Superintendent; re extension of Day Nursery use to cellar.

PREMISES AFFECTED—35-45 223rd Street, east side, 152.8 feet north of 37th Avenue, Block 6192, Lot 68, Bay-side, Borough of Queens.

122-56-A

APPLICANT—Ludwig Hanauer, for Eleanor Glickman, Owner.

SUBJECT—Application February 15, 1956—Appeal from a decision of the Borough Superintendent, re egress.

PREMISES AFFECTED—5 East 3rd Street, north side, 104 feet 4 inches east of Bowery, Block 459, Lot 47, Borough of Manhattan.

528-57-A

APPLICANT—Leonard F. Rothkrug, for Manufacturers Trust Co., owner; Lillie Rubin, Inc., lessee.

SUBJECT—Application July 15, 1957—Appeal from a decision of the Borough Superintendent re exits.

PREMISES AFFECTED—2015 Church Avenue, and 515-519 Ocean Avenue, northeast corner, Block 5081, Lot 43, Borough of Brooklyn.

86-58-A

APPLICANT—S. Walter Katz, for 218-5th Avenue, Inc., owner.

SUBJECT—Application February 27, 1958—Appeal from a decision of the Borough Superintendent re stair enclosure.

PREMISES AFFECTED—218-220 5th Avenue and 5-7 West 26th Street, Block 828, Lot 35, northwest corner, Borough of Manhattan.

631-58-A

APPLICANT—Joseph Lau, for George and Luise Smol, owners.

SUBJECT—Application November 5, 1958—filed pursuant to Section 310 of The Multiple Dwelling Law for variation of Section 172(1) re legal yard, etc.

PREMISES AFFECTED—1289 Madison Avenue, east side, 40 feet, 8½ inches south of East 92nd Street, Block 1503, Lot 53, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman*.

MARCH 3, 1959, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning March 3, 1959, at 10 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:*

619-58-BZ

APPLICANT—Kenneth W. Milnes, for Garabed S. Papazian, owner.

SUBJECT—Application October 29, 1958—decision of the Borough Superintendent, under Sections 7f and 7i of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, car wash, minor repairs and office and sales.

PREMISES AFFECTED—333 Forest Avenue, northeast corner of Hart Boulevard, Block 131, Lot 242, West Brighton, Borough of Richmond.

555-56-BZ—Vol. III

APPLICANT—Carl H. Salminen, for Charles J. Erthal, owner.

SUBJECT—Application October 28, 1958—decision of the Borough Superintendent, under Sections 7f, 7i and 7A of the Zoning Resolution, to permit in a retail use district, the change in use of the present building, public garage,

CALENDAR

store, and gasoline station to gasoline station, lubritorium, car wash, minor motor vehicle repairs with hand tools only, curb cuts and show window within 75 feet of a residence use district.

PREMISES AFFECTED—22-50 122nd Street and 121-11 23rd Avenue, northwest corner, Block 4197, Lot 40, College Point, Borough of Queens.

377-57-BZ—Vol. II

APPLICANT—Carl H. Salminen, for Edgersam Corporation, owner.

SUBJECT—Application reopened October 21, 1958, as Vol. II—decision of the Borough Superintendent, under Sections—7a, 7e and 21 of the zoning resolution, to permit in a retail use, D area district, the erection of an extension to an existing structure occupying more than the permitted area and extend the use of light manufacturing of incombustible plastic novelties, office, storage, storage of carboard containers and incombustible plastics, parking and loading area.

PREMISES AFFECTED—45-22 to 45-30 162nd Street, west side, 200 feet south 45th Avenue, Block 5440, Lots 51 and 54, Flushing, Borough of Queens.

673-58-BZ

APPLICANT—Hurley and Hughes, for Beverley Management Corp., owner; A. and P. Tea Co., lessee.

SUBJECT—Application November 21, 1958—decision of the Borough Superintendent, under Sections 7c and 7A of the Zoning Resolution, to permit in a retail and residence use district, the erection of a one story and cellar structure for use as a retail supermarket and to provide in the residence portion of the premises, a business entrance into the rear yard for an unloading area.

PREMISES AFFECTED—300-304 West 20th Street and 189-195 8th Avenue, southwest corner, Block 743, Lots 44, 45, 47 and 49, Borough of Manhattan.

727-58-BZ

APPLICANT—Arno Fischer, for James J. and Katherine Bartley, owners.

SUBJECT—Application December 10, 1958—decision of the Borough Superintendent, under Sections 7c, 7i and 7A of the Zoning Resolution, to permit in a business and residence use district, the reconstruction of an existing gasoline service station, eliminating the garage and extend the uses to include minor auto repairs, lubritorium, non-automatic auto laundry, sale of accessories, state inspection service, parking of cars awaiting service with show window and curb cuts within 75 feet of a residence use district.

PREMISES AFFECTED—27-01 to 27-11 Newtown Avenue and 26-50 to 26-56 28th Street, northwest corner, Block 573, Lot 1, Long Island City, Borough of Queens.

604-58-BZ

APPLICANT—Andrew Di Camillo, for Joseph Azara, owner.

SUBJECT—Application October 22, 1958—decision of the Borough Superintendent, under Section 7c of the Zoning Resolution, to permit in a residence use district, the change in occupancy of an existing one story and cellar structure from blacksmith shop to the storage and light repairing of air conditioning equipment.

PREMISES AFFECTED—1342 65th Street, south side, 340 feet east of 13th Avenue, Block 5734, Lot 24, Borough of Brooklyn.

592-58-BZ

APPLICANT—Edith Glennon, for Estate of Edward J. Glennon, owner.

SUBJECT—Application October 16, 1958—decision of the Borough Superintendent, under Section 7h of the Zoning

Resolution, to permit in a residence use district, the construction and maintenance of a non-transient parking lot for pleasure-type vehicles only for a term of ten (10) years.

PREMISES AFFECTED—276 Bedford Park Boulevard (East 200th Street), south side, 36.33 feet west of Bainbridge Avenue, Block 3297, Lot 19, Borough of The Bronx.

770-58-BZ

APPLICANT—Lama, Proskauer & Prober, for Drake Bakeries, Inc., owner.

SUBJECT—Application December 30, 1958—decision of the Borough Superintendent, under Section 7c of the Zoning Resolution, to permit in an unrestricted, business and residence use district, the extension of the use of parking and storage of owners trucks, loading and unloading from the unrestricted and business portion into the residence portion of the plot.

PREMISES AFFECTED—81-85 Clinton Avenue, east side, 105 feet 4 inches south of Park Avenue and 76 Waverly Avenue, Block 1888, Lots 37, 38 and 39, Borough of Brooklyn.

911-57-BZ

APPLICANT—Charles M. Spindler, for Sarah Burick, owner.

SUBJECT—Application December 13, 1957—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station with accessory uses of lubritorium, auto washing (non-automatic), office, sale of accessories, minor repairs with hand tools only, safety inspection station and parking and storage of motor vehicles for a temporary term of fifteen (15) years.

PREMISES AFFECTED—80-14 to 80-24 (80-20 official) Pitkin Avenue, southwest corner of 81st Street, Block 9139, Lot 340, Ozone Park, Borough of Queens.

345-58-BZ

APPLICANT—Leo Kornblath, for Geray Comp, and Ethel Latt, owners.

SUBJECT—Application May 27, 1958, decision of the Borough Superintendent, under Sections 7c and 7f of the Zoning Resolution, to permit in a business use district, on a plot presently used for the parking of more than five (5) motor vehicles, the installation of gasoline tanks and pumps to be used in conjunction with the existing gasoline service station located on the adjoining lot.

PREMISES AFFECTED—2125 Jerome Avenue, west side, 70.65 feet, south of West 181st Street, Block 3192, Lots 46 and 42, Borough of Bronx.

756-58-BZ

APPLICANT—Leonard F. Rothkrug for Jacob Morrow and Nat Chanelis, owners.

SUBJECT—Application December 24, 1958—decision of the Borough Superintendent under Sections 9A and 21 of the Zoning Resolution, to permit in a class ½ height district, the erection of a multiple dwelling the height of a portion of which is in excess of that permitted within two miles of a designated airport.

PREMISES AFFECTED—3291-3323 Nostrand Avenue, northeast corner of Avenue T, Block 7365, Lot 71, Borough of Brooklyn.

787-55-BZ—Vol. III

APPLICANT—J. G. L. Molloy, for B. Kerner and Son, Inc., and Padula Service Station, Inc., owners.

SUBJECT—Application reopened October 28, 1958 as Vol. III—decision of the Borough Superintendent, under Sections 7e, 7f and 7i of the Zoning Resolution, to permit in a business use district, the enlargement in area of a

CALENDAR

gasoline service station by the addition of an adjoining lot and to relocate and add curb cuts and gasoline pumps.
PREMISES AFFECTED—160-168 Ridge Street and 339-345 East Houston Street, southeast corner, Block 345, Lots 44, 48, 49 and 50, Borough of Manhattan.

622-58-BZ

APPLICANT—Fred C. Dahlem and Victor E. Block, for Anthony Monaco, owner.
SUBJECT—Application October 29, 1958—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubricatorium, car wash, office, sale of accessories, minor repairs with hand tools only and the parking and storage of more than five (5) motor vehicles.
PREMISES AFFECTED—3850-3852 Bronxwood Avenue and 904-908 East 222nd Street, southeast corner, Block 4692, Lots 40, 42 and 43, Borough of The Bronx.

759-58-BZ

APPLICANT—Leonard F. Rothkrug for Berkeley Plaza Corporation, owner.
SUBJECT—Application December 24, 1958—decision of the Borough Superintendent, under Sections 9A and 21 of the Zoning Resolution, to permit in a class one height district, the erection of a multiple dwelling of a height in excess of that permitted within two miles of a designated airport.
PREMISES AFFECTED—2111 Brown Street, southeast corner of Avenue U, Block 7365, Lot 1, Borough of Brooklyn.

668-58-BZ

APPLICANT—Department of Traffic, City of New York, owner.
SUBJECT—Application November 19, 1958—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a municipal parking lot for more than five (5) motor vehicles.
PREMISES AFFECTED—2869-2883 Pitkin Avenue, north side, from Sheridan to Grant Avenues, Block 4222, Lot 1, Borough of Brooklyn.

755-58-BZ

APPLICANT—Lama, Proskauer and Prober for Richard Zirinsky, owner.
SUBJECT—Application December 23, 1958—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in a D area district, the extension of a present building covering more than the permitted area coverage.
PREMISES AFFECTED—72-25 Woodhaven Boulevard, 90-01 to 90-19 73rd Avenue, northeast corner, and 90-22 to 90-26 Metropolitan Avenue, Block 3884, Lot 2, Middle Village, Borough of Queens.

178-57-BZ—Vol. II

APPLICANT—Hurley, Kearney and Lane, for Church of Our Lady of Grace at Howard Beach, owner.
SUBJECT—Application reopened October 7, 1958 as Vol. II—decision of the Borough Superintendent, under Section 9A of the Zoning Resolution, to permit in a class ½ height district, the erection of an additional story to an existing two-story school building the height of which exceeds that permitted within two miles of a designated airport.
PREMISES AFFECTED—158-10 to 158-20 101st Street, southwest corner of 158th Avenue, Block 14170, Lot 1, Howard Beach, Borough of Queens.

669-58-BZ

APPLICANT—Department of Traffic, City of New York, owner.
SUBJECT—Application November 19, 1958—decision of the Borough Superintendent, under Section 7h of the Zoning

Resolution, to permit in a residence use district, the maintenance of a municipal parking lot for more than five (5) cars.

PREMISES AFFECTED—2885-2907 Pitkin Avenue, north side, from Grant Avenue to Elderts Lane, Block 4223, Lot 1, Borough of Brooklyn.

402-40-BZ

APPLICANT—Agnes M. Hall, owner.
SUBJECT—Application reopened January 20, 1959 for consideration as to extension of time to complete, expired July 24, 1957—decision of the Borough Superintendent, previously granted on condition under section 7c of the Zoning Resolution, permitting in a residence use, F area district, the erection and maintenance of a building to be used as an auto laundry, lubricatorium, office and boiler room in conjunction with a gasoline service station on a plot previously occupied as a gasoline service station.
PREMISES AFFECTED—144-39 to 144-47 Farmers Boulevard, southeast corner of South Conduit Avenue, Block 4517, Lot 1, and part of Lot 3, Springfield, Borough of Queens.

289-58-BZ

APPLICANT—Leo Kornbluth, for Allwyn Contracting Co., Inc., owner.
SUBJECT—Application May 9, 1958—decision of the Borough Superintendent, under Sections 7e, 7f, 7i and 7A of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubricatorium, minor repairs with hand tools only, non-automatic auto laundry, office, storage and sales of auto accessories, parking of more than five (5) motor vehicles waiting for service for a stated term of (15) years.

PREMISES AFFECTED—398-410 Kings Highway, southwest corner of Kings Place, Block 6678, Lots 73, 75 and 77, Borough of Brooklyn.

Laid over from September 30, 1958, to October 15, 1958, for inspection and decision; hearing closed; then to December 16, 1958, at request of applicant to investigate possible conforming use, which might result in withdrawal of this application; premises have been inspected; then to January 13, 1959, at the request of the applicant; then to March 3, 1959, at the request of applicant pending negotiations for the sale of the property.

280-58-BZ

APPLICANT—James E. Vassalotti, for L. L. F. Realty Co., Inc., owner.
SUBJECT—Application May 5, 1958—decision of the Borough Superintendent, under sections 7e and 7h of the Zoning Resolution, to permit in a residence use district, the erection of two (2) one-story buildings to be used as public market and stores with loading and unloading and the parking of patrons cars—no fee to be charged.
PREMISES AFFECTED—1555-1581 Rockaway Parkway, east side, 379 feet south of Flatlands Avenue and 1162-1174 East 98th Street, Block 8205, Lot 11, Borough of Brooklyn.

Laid over from December 9, 1958, to January 20, 1959, for inspection and decision; hearing closed; then to March 3, 1959, for further consideration after applicant advises the Board as to the proposed tenant who shall have signed an agreement to occupy the premises.

579-58-BZ

APPLICANT—Samuel Carr, for Frank and Joseph Imbriale, owners.
SUBJECT—Application October 7, 1958—decision of the Borough Superintendent, under sections 7c and 21 of the Zoning Resolution, to permit in a manufacturing and residence use district, in the existing one story building occupied as a junk yard with storage and garage for two cars and one truck, the installation of loading and unloading facilities in the open area.

CALENDAR

PREMISES AFFECTED—264-268 Bay Ridge Avenue, south side, 124 feet, 10 $\frac{7}{8}$ inches west of 3rd Avenue, Block 5871, Lot 40, Borough of Brooklyn.

Laid over from February 3, 1959, to March 3, 1959, for inspection and decision; hearing closed.

573-58-BZ

APPLICANT—Victor G. Madonia, for George Burburan, owner.

SUBJECT—Application filed October 3, 1958—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a local retail and residence use district, the extension of parking facilities for patrons and employees into the residence portion of the plot for a period of fifteen (15) years.

PREMISES AFFECTED—158-06 Northern Boulevard and 40-02 158th Street, southeast corner, Block 5277, Lot 16, Flushing, Borough of Queens.

Laid over from February 3, 1959, to March 3, 1959, for inspection and decision; applicant to file additional plan showing proposed curb cuts, walls and fences; hearing closed.

671-58-BZ

APPLICANT—Gustave Goldman, for Congregation Talmud Torah, R. Morris Kevelson, owners.

SUBJECT—Application November 20, 1958—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in an E-1 area district, the construction of a second story extension to the east end and a two story extension to the south end of the present two story community building occupying more than the permitted area.

PREMISES AFFECTED—1379-1387 East 96th Street, east side, 100 feet north of Avenue L, Block 8242, Lot 15, Borough of Brooklyn.

Laid over from February 3, 1959, to March 3, 1959, for inspection and decision; hearing closed.

623-58-BZ

APPLICANT—Carl H. Salminen, for Frank Reis, owner; Bari Construction Co., Inc., owner under contract.

SUBJECT—Application October 31, 1958—decision of the Borough Superintendent, under sections 7e and 21 of the Zoning Resolution, to permit in a residence use district, the erection of a one-story structure of Class 3 construction to be used for light manufacturing as permitted in a business use district, office, loading and unloading and parking of trucks used in conjunction with business, the structure to occupy more than the permitted area.

PREMISES AFFECTED—33-04 23rd Street and 21-04 33rd Avenue, southwest corner, Block 556, Lots 34-39 inclusive, Astoria, Borough of Queens.

Laid over from February 3, 1959, to March 3, 1959, for inspection and decision; hearing closed.

707-56-BZ Vol. II

APPLICANT—Charles M. Spindler, for William Galvin, owner.

SUBJECT—Application reopened November 18, 1958 as Vol. II—decision of the Borough Superintendent, under sections 7f and 7i of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubrication, auto washing—non automatic, office, sale of accessories, minor repairs with hand tools only, safety inspection station and the parking and storage of motor vehicles, all for a temporary term of fifteen (15) years.

PREMISES AFFECTED—1500-1510 Williamsbridge Road and 1601-1611 Eastchester Road, northeast corner, Block 4082, Lots 5 and 10, Borough of The Bronx.

Laid over from February 3, 1959, to March 3, 1959, for inspection and decision; hearing closed.

702-58-A

APPLICANT—Charles M. Spindler, for William Galvin, owner.

SUBJECT—Application October 23, 1958—filed pursuant to section 35, General City Law proposed sign within bed of a mapped street—proposed widening of Williamsbridge Road.

PREMISES AFFECTED—1500-1510 Williamsbridge Road, northeast corner of Eastchester Road, Block 4082, Lots 5 and 10, Borough of The Bronx.

539-58-BZ

APPLICANT—Norman Lederer and Leonard Joseph, for Nugget Properties, Inc., owner.

SUBJECT—Application September 17, 1958—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a local retail use district, in an existing two story and cellar structure, the change in occupancy of one store on the first floor to a print shop—factory.

PREMISES AFFECTED—147-57 41st Avenue and 41-02 149th Street, northwest corner, Block 5027, Lot 1, Flushing, Borough of Queens.

Laid over from February 3, 1959, to March 3, 1959, for inspection and decision; hearing closed.

540-58-A

APPLICANT—Norman Lederer and Leonard Joseph, for Nugget Properties, Inc.; Erwin M. Gilbert, Inc., lessee.

SUBJECT—Application September 17, 1958—Appeal from a decision of the Borough Superintendent—factory in frame building.

PREMISES AFFECTED—147-57 41st Avenue and 41-02 149th Street, northwest corner, 1st floor, Block 5027, Lot 1, Flushing, Borough of Queens.

752-29-BZ Vol. IV

APPLICANT—Leonard F. Rothkrug, for Walbell Real Estate Corp., owner.

SUBJECT—Application reopened November 12, 1958—as Vol. IV—decision of the Borough Superintendent, under sections 7f, 7i and 21 of the Zoning Resolution, to permit partly in a business use and partly in manufacturing use, C area district, the extension of the accessory motor vehicle repair shop building—hand tools only, no welding or spraying, using more than the permitted area, and the maintenance of the gasoline service station—previously granted by the Board; all for a temporary term of ten (10) years.

PREMISES AFFECTED—8801-8809 4th Avenue, southeast corner of 88th Street, Block 6065, Lot 6, Borough of Brooklyn.

Laid over from February 3, 1959, to March 3, 1959, for inspection and decision; applicant to correct plans to show that all plans are not void; hearing closed.

620-58-BZ

APPLICANT—Coscia Realty Corp., through De Rose and Cavaliere, for Theresa Caravella and Carmine Luongo, owners.

SUBJECT—Application October 29, 1958—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit for a stated term of five (5) years, the parking and storage of more than five (5) pleasure type motor vehicles on a plot located partly in a residence and partly in a local retail use district.

PREMISES AFFECTED—408 East 116th Street, south side and 411-413 East 115th Street, north side, 95 feet east of 1st Avenue, Block 1709, Lots 5, 6 and 43, Borough of Manhattan.

Laid over from February 3, 1959, to March 3, 1959, for inspection and decision; hearing closed.

635-49-BZ—Vol. II

APPLICANT—Leonard F. Rothkrug, for Carmelo Sgarlato, owner; Ornamental Iron Works, lessee.

SUBJECT—Application reopened April 29, 1958—as Vol. II—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use

CALENDAR

district, a change in occupancy from storage of fruit and two truck garage, previously granted by the Board, to ornamental iron works factory with accessory welding and garage for two trucks in the open yard, for a term of ten (10) years.

PREMISES AFFECTED—78 Butler Street, south side, 150 feet east of Smith Street, Block 409, Lot 14, Borough of Brooklyn.

Laid over from February 3, 1959, to March 3, 1959, for inspection and decision; hearing closed.

902-52-BZ—Vol. III

APPLICANT—Charles M. Spindler, for Estate of Sadie V. Sisto; John R. Owens, Executor; owner.

SUBJECT—Application reopened July 23, 1957 as Vol. III—decision of the Borough Superintendent under sections 7c and 7e of the Zoning Resolution, to permit in a retail use district the erection and maintenance of a gasoline service station together with a motor safety inspection station, minor repairs with hand tools only and the parking within the retail use zone of cars awaiting service.

PREMISES AFFECTED—164-15 to 164-25 (164-25 official) Union Turnpike and 78-28 to 78-36 165th Street, northwest corner, Block 6972, Lot 21, Flushing, Borough of Queens.

Laid over from March 25, 1958 to April 15, 1958, for inspection and decision; hearing closed; then to May 6, 1958, at request of applicant who is trying to acquire adjoining property to enlarge the plot; then to June 3, 1958, at request of the applicant, to acquire additional property for possible conforming use; then to June 17, 1958, at the request of the applicant to attempt to acquire additional property to enlarge the plot; then to September 17, 1958, at the request of the applicant; then to November 12, 1958, for decision; applicant to be notified; then to December 9, 1958 at request of the applicant, in view of possibility of property being sold for a conforming use; then to January 13, 1959, as request of applicant to consider possibility of conforming use; then to February 3, 1959, at the request of the applicant; then to March 3, 1959, at the request of the applicant to consider using the premises for conforming use.

482-58-BZ

APPLICANT—Otto J. and Warren A. Sambach, for Anthony J. Amato, owner.

SUBJECT—Application August 12, 1958—decision of the Borough Superintendent, under sections 7e, 7h and 21 of the Zoning Resolution, to permit in a residence use district, the erection of a one story building for use as a warehouse and office with the open area in front used for the parking of employees cars, the proposed structure does not provide a rear yard and exceeds the permitted area coverage.

PREMISES AFFECTED—156-08 107th Avenue, south side, 50 feet west of 157th Street, Block 10135, Lot 27, South Jamaica, Borough of Queens.

Laid over from January 20, 1959, to February 10, 1959, for inspection and decision; hearing closed; then to March 3, 1959, for inspection and decision; applicant to file revised plans.

635-57-BZ

APPLICANT—H. M. Cole, for 115 East 69th Street, Inc., owner.

SUBJECT—Application September 17, 1957—decision of the Borough Superintendent under section 7e of the Zoning Resolution, to permit in a residence use district, the use of the first floor as a legation for the Republic of Sudan to the United Nations and the second floor as an office for the Pharmaceutical Information Bureau.

PREMISES AFFECTED—115 East 69th Street, north side, 185 feet east of Park Avenue, Block 1404, Lot 8, Borough of Manhattan.

Laid over from December 16, 1958, and continuation of hearing to January 20, 1959; applicant to obtain new de-

cision of the Borough Superintendent, submit revised plans and notices to be sent by regular mail of a new date of hearing; then to February 3, 1959, for applicant to obtain new decision of the Borough Superintendent as to the use of the second floor under the Multiple Dwelling Law; then to February 10, 1959, for decision; applicant to file plan identical with that referred to in decision of the Borough Superintendent, dated November 26, 1958, showing compliance with the Multiple Dwelling Law for the second story; then to March 3, 1959, for inspection and decision.

HARRIS H. MURDOCK, *Chairman*

MARCH 3, 1959, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, March 3, 1959, at 2 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:

25-59-A

APPLICANT—Steve Zedlovich, owner.

SUBJECT—Application January 13, 1959—filed pursuant to Section 35 General City Law, re relocation of building into bed of mapped street-proposed widening of Cryders Lane.

PREMISES AFFECTED—14-73 155th Street, northeast corner Cryders Lane, Block 4563, Lot 1, Beechhurst, Borough of Queens.

637-58-A

APPLICANT—Lama, Proskauer and Prober, for Louis Kotler, owner; Surf Avenue Boys' Club, lessee.

SUBJECT—Application November 6, 1958—Appeal from a decision of the Borough Superintendent re use of frame building—for business to public occupancy (Club rooms).

PREMISES AFFECTED—3523-3531 Surf Avenue, northeast corner of West 36th Street, Block 7046, Lot 43, Borough of Brooklyn.

675-58-A

APPLICANT—Samuel Kaplan, for 57th Street Maspeth Realty Corp., owner; Kings Automatic Plating Co., lessee.

SUBJECT—Application November 24, 1958—Appeal from an order and a decision of the Fire Commissioner, re screened windows, 1st floor.

PREMISES AFFECTED—58-96 57th Street, west side, 431 feet, 6 1/8 inches south of Grand Avenue, and 58-97 56th Street, Block 2631, Lot 19, Maspeth, Borough of Queens.

90-59-A

APPLICANT—Goldwater and Flynn for Kimberly Arms, Incorporated, owner.

SUBJECT—Application February 13, 1959—re Disapproval for Tax Abatement and Tax Exemption re extensive alteration.

PREMISES AFFECTED—523-525 East 88th Street, north side, 270 feet 8 1/2 inches west of East End Avenue, Block 1585, Lots 14 and 15, Borough of Manhattan.

98-59-A

APPLICANT—Goldwater and Flynn for Metsch Construction Corporation, owner.

SUBJECT—Application February 18, 1959—Tax Exemption and Abatement; Scope of work performed under Alteration so extensive as to constitute New Building.

PREMISES AFFECTED—435-443 East 85th Street, north side, 94 feet west of York Avenue, Block 1565, Lots 17, 18, 19, 20 and 21, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman*

CALENDAR

MARCH 10, 1959, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, March 10, 1959, at 10 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:

477-58-BZ

APPLICANT—James J. Chambers, for Oppen and Cefalu, owner.

SUBJECT—Application August 6, 1958—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a residence use district, for a term of five (5) years, the use of the lot for off street shipping and receiving of metal bed springs and parking of occupants and customers cars as accessory to the bed spring factory to the west under the same ownership.

PREMISES AFFECTED—745 East 9th Street, north side, 118 feet, west of Avenue D, Block 379, Lot 42, Borough of Manhattan.

222-57-BZ—Vol. II

APPLICANT—J. G. L. Molloy, for Park Drive East Holding Corp., owner.

SUBJECT—Application reopened November 12, 1958 as Vol. II—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in a residence use, F area district, the erection of a six (6) story multiple dwelling that exceeds the permitted area coverage.

PREMISES AFFECTED—87-01 to 87-11 Midland Parkway and 180-02 to 180-16 Wexford Terrace, southeast corner, Block 9944, Lot 1, Jamaica, Borough of Queens.

666-58-BZ

APPLICANT—Boris W. Dorfman, for Mathilde and Francis Mortingeno, owners.

SUBJECT—Application November 19, 1958—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a business and residence use district, the use of the present building and open area as a machine shop in conjunction with tile, terrazzo and marble works.

PREMISES AFFECTED—6901-6923 Avenue X, north side, from East 69th to East 70th Streets, Block 8447, Lots 1 and 3, Borough of Brooklyn.

690-58-BZ

APPLICANT—Lama, Proskauer and Prober, for Rebecca Rubin, owner.

SUBJECT—Application December 1, 1958—decision of the Borough Superintendent, under Sections 7e and 7h of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubrication, car wash, office, minor auto repairs, sales room and the parking and storage of more than five (5) cars for a temporary term of fifteen (15) years.

PREMISES AFFECTED—666-670 Castle Hill Avenue and 2201-2207 Cincinnatus Avenue, Block 3575, Lots 28, 30 and 31, Borough of The Bronx.

678-58-BZ

APPLICANT—Leonard F. Rothkrug, for Anna Cara, owner.

SUBJECT—Application November 25, 1958—decision of the Borough Superintendent, under Sections 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a non-transient parking lot—pleasure type vehicle only, for a temporary term of five (5) years.

PREMISES AFFECTED—182-188 Clermont Avenue, east side, 152 feet, 7 inches north of Willoughby Avenue, Block 2074, Lot 41, Borough of Brooklyn.

593-58-BZ

APPLICANT—Sidney H. Kitzler, for Petval Realty Corp., owner; Angelo Maurici, lessee.

SUBJECT—Application October 16, 1958—decision of the Borough Superintendent, under Sections 7c and 7A of the Zoning Resolution, to permit in a retail and residence use district, the extension of the existing used car sales and parking lot into the residence portion of the premises with a business entrance within 75 feet of the residence use district.

PREMISES AFFECTED—273-279 68th Street, north side, 40 feet, 1¾ inches west of 3rd Avenue and 272-278 Senator Street, Block 5853, Lots 36, 38 and 49, Borough of Brooklyn.

712-58-BZ

APPLICANT—Carl H. Salminen, for Ida Cacciatore, owner.

SUBJECT—Application December 5, 1958—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit on a plot partly in a G-1 area and partly in a D area district, the conversion of a one family dwelling to a two family dwelling.

PREMISES AFFECTED—190-17 33rd Avenue and 32-66 191st Street, northwest corner, Block 4941, Lot 5, Flushing, Borough of Queens.

633-58-BZ

APPLICANT—Henry Nordheim, for American Revolving Door Co., Inc., owner.

SUBJECT—Application November 6, 1958—decision of the Borough Superintendent, under Section 7c of the Zoning Resolution, to permit in a manufacturing use district, the use of power saws in the manufacture of revolving doors.

PREMISES AFFECTED—240-242 East 146th Street, south side, 250.13 feet west of Morris Avenue, Block 2335, Lot 23, Borough of The Bronx.

764-58-BZ

APPLICANT—Lama, Proskauer & Prober for Ann Turso, owner.

SUBJECT—Application December 30, 1958—decision of the Borough Superintendent under Section 21 of the Zoning Resolution, to permit in a retail use, C area district, the erection of a one story retail store for the sales, storage, loading and unloading of fruits and vegetables, the proposed building to cover the entire lot, exceeds the permitted area coverage.

PREMISES AFFECTED—1889-1893 Fulton Street north side, 103 feet 2¼ inches east of McDougal Street and 14-18 McDougal Street, Block 1530, Lot 19, Borough of Brooklyn.

206-42-BZ—Vol. II

APPLICANT—Samuel Miller for Esso Standard Oil Company, owner.

SUBJECT—Application reopened December 9, 1958 as Vol. II—decision of the Borough Superintendent, under Section 7c and 7i of the Zoning Resolution, to permit in a retail use district, the reconstruction of an existing gasoline service station and parking lot and the additional conjunctive uses of lubritorium, non-automatic car washing and minor auto repairs with hand tools only for adjustments.

PREMISES AFFECTED—91-02 63rd Drive, northeast corner of Alderton Street, Block 3104, Lot 208, Rego Park, Borough of Queens.

585-58-BZ

APPLICANT—De Rose and Cavalieri, for Michael De Stefano, owner.

SUBJECT—Application October 10, 1958—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot for the parking and storage of more than five (5) motor vehicles.

PREMISES AFFECTED—915 Clarence Avenue, west side, 96.08 feet north of Lafayette Avenue, Block 5468, Lot 18, Borough of The Bronx.

CALENDAR

774-58-BZ

APPLICANT—Leonard F. Rothkrug for Takabe Corporation, owner.

SUBJECT—Application December 31, 1958—decision of the Borough Superintendent, under Section 9A of the Zoning Resolution, to permit in a class 1 height district, the erection of a multiple dwelling of a height in excess of the permitted within two miles of La Guardia Airport.

PREMISES AFFECTED—36-25 Parsons Boulevard, northeast corner of 37th Avenue, Block 5014, Lot 1, Flushing, Borough of Queens.

144-19-BZ—Vol. IV

APPLICANT—Justin A. Rothstein, for David E. Meltzer and Alvin Greenstein, owners; Windowcraft Display Installation, lessee.

SUBJECT—Application reopened December 4, 1956 as Vol. IV—re decision of the Borough Superintendent, under Sections 7e and 21 of the Zoning Resolution to permit in a residence use district, the manufacture of display cards and posters in an existing building.

PREMISES AFFECTED—23-69 to 23-71 38th Street, east side, 162.21 feet north of Astoria Boulevard (Triboro Bridge Plaza), Block 803, Lot 13, Long Island City, Borough of Queens.

630-38-BZ—Vol. III

APPLICANT—John Harold Barry, for 5239 Corporation, owner; Webb and Knapp, Inc., lessee.

SUBJECT—Application reopened December 9, 1958—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a restricted retail use district, the erection of two additional illuminated signs, one over the East 41st Street garage entrance reading "Parking" and one on the Park Avenue facade of the penthouse reading "Parking Airlines Building".

PREMISES AFFECTED—118-134 Park Avenue, west side, from East 41st to East 42nd Streets, 57-63 East 41st Street and 74-80 East 42nd Street, Block 1276, Lot 33, Borough of Manhattan.

450-58-BZ

APPLICANT—Sidney H. Kitzler, for Sardin Realty Corp., owner; Ralph Iron Works and Allen Peterson, lessee.

SUBJECT—Application July 21, 1958—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a local retail use district, the change in occupancy of an existing one story building from automobile salesroom and auto accessories to auto repair shop with spray booth, manufacturing of metal products with welding and parking for three (3) motor vehicles.

PREMISES AFFECTED—480-496 Ralph Avenue to 1626-1636 Prospect Place, south corner, Block 1369, Lot 39, Borough of Brooklyn.

82-40-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for T. Harry Glick and New York City Transit Authority, owners.

SUBJECT—Application reopened April 29, 1958 as Vol. III—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a retail and residence use district, the parking and storage of more than five (5) motor vehicles.

PREMISES AFFECTED—58-62 East 18th Street, west side, 161 feet, 9 1/8 inches north of Church Avenue, Block 5078, Lot 30 and part of Lot 32, Borough of Brooklyn.

189-52-BZ—Vol. II

APPLICANT—James E. McKillop, for Archie Lakin, owner.

SUBJECT—Application reopened February 3, 1959 for consideration as to extension of time to complete, expired October 1, 1958—decision of the Borough Superintendent, previously granted on condition under Section 21 of the

Zoning Resolution, permitting in a business use, C area district, the erection and maintenance of a building (store) using more than the area permitted.

PREMISES AFFECTED—602 Manhattan Avenue, east side, 200 feet south of Nassau Avenue, Block 2689, Lot 46, Borough of Brooklyn.

302-55-BZ

APPLICANT—Larry Meltzer, for John M. Ell, owner; Felix Fezzuologlio, lessee.

SUBJECT—Application reopened February 3, 1959 for consideration as to extension of time to complete, expired January 9, 1958—decision of the Borough Superintendent, previously granted on condition, under Sections 7e and 7i of the Zoning Resolution, permitting in a business use district, the proposed change in occupancy from boiler room, garage for 5 cars, and showroom to boiler room, body and fender repairs, wheel and frame alignment, welding, painting and spraying, parking of cars waiting to be serviced.

PREMISES AFFECTED—1469-1471 86th Street, north side, 100 feet west of 15th Avenue, Block 6340, Lot 48, Borough of Brooklyn.

19-57-BZ

APPLICANT—Reginald S. Hardy, for Frances P. Headley and Seena Prastien, owners.

SUBJECT—Application January 15, 1957—decision of the Borough Superintendent, under sections 7f, 7i and 7A of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry (non-automatic), motor vehicle repair shop, for minor repairs (hand tools only), and with show windows within 75 feet of residence use district.

PREMISES AFFECTED—1790-1820 Utica Avenue and 4914-4924 Avenue J, southwest corner, Block 7797, Lots 47, 49, 50 and 51, Borough of Brooklyn.

Laid over from July 16, 1957, to July 23, 1957, for inspection and decision; hearing closed; then to December 17, 1957, for further consideration by the Board after community building has been developed; then to May 20, 1958, for report at that time as to the condition in connection with the proposed gasoline station; and for determination by the Board as to procedure thereafter; then to June 17, 1958, for inspection and decision; hearing closed; also for applicant to advise the Board the status of the construction of proposed Community House; then to July 8, 1958, at request of the applicant to permit him to examine plans filed for the nearby Community House and to report to the Board what such plans call for and the status of proposed structure and for decision; then to September 23, 1958, for applicant to report to the Board as to his examination of plan and the status of the proposed structure under the building now planned to be located in similar location; then to October 28, 1958, for information as to status of Community Center opposite and as to ownership; then to November 25, 1958, at the request of the applicant to furnish the Board with information as to the proposed community center; then to January 27, 1959, for further consideration and decision; then to March 10, 1959, for decision; at request of applicant.

18-37-BZ Vol. IV

APPLICANT—Carl H. Salminen, for Kinney Motors, Inc., owner.

SUBJECT—Application reopened December 9, 1958 as Vol. IV—decision of the Borough Superintendent, under sections 7c, 7h, 7i and 21 of the Zoning Resolution, to permit in a business and residence use, C and D area district, the erection and maintenance of an auto showroom, offices, servicing of new and used cars and trucks, new car and truck conditioning, parts sale and storage, wheel alignment, car wash, welding with the use of oxyacetylene torch, car and truck storage in basement, gasoline pump

CALENDAR

and tank for servicing new cars—not for sale, parking of more than five (5) cars in the residence portion of plot of cars awaiting service.

PREMISES AFFECTED—2166-2190 Coney Island Avenue, west side, 100 feet, 4 $\frac{3}{8}$ inches south of First Court, Block 6685B, Lot 34, Borough of Brooklyn.

Laid over from February 3, 1959, to February 10, 1959, at the request of an objector; no further request for adjournment; then to March 10, 1959, for inspection and decision; hearing closed.

300-58-BZ

APPLICANT—Charles M. Spindler, for Reo Properties, Inc., owner; Socony Mobil Oil Co., Inc., lessee.

SUBJECT—Application May 15, 1958—decision of the Borough Superintendent, under sections 7e, 7f, 7i and 7A of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station with accessory uses of lubritorium, auto washing—non automatic, office, sale of accessories, minor repairs with hand tools only, safety inspection station and the parking and storage of motor vehicles with business sign and show windows within 75 feet of a residence use district all for a temporary term of fifteen (15) years.

PREMISES AFFECTED—7214-7224 20th Avenue and 1773-1783 73rd Street, northwest corner, Block 6195, Lots 43 and 48, Borough of Brooklyn.

Laid over from December 9, 1958, to December 16, 1958, for inspection and decision; hearing closed; then to January 13, 1959, at request of applicant to file revised plans and for decision; the premises were inspected by a committee of the Board; then to February 10, 1959, at the request of the applicant for possible rearrangement of the layout; then to March 10, 1959, for further inspection and decision.

501-58-BZ

APPLICANT—Charles M. Spindler, for Clara Flapan, owner.

SUBJECT—Application August 25th 1958—decision of the Borough Superintendent, under sections 7e and 7h of the Zoning Resolution, to permit in a local retail use district the erection and maintenance of a gasoline service station, lubritorium, auto washing (non-automatic), office, sale of accessories, minor repairs with hand tools only, auto safety inspection station and the parking and storage of motor vehicles for a stated term of fifteen (15) years.

PREMISES AFFECTED—3743-3761 Nostrand Avenue, east side 140 feet north of Avenue Y, Block 7422, Lot 54, Borough of Brooklyn.

Laid over from January 20, 1959, to February 3, 1959, for inspection and decision; hearing closed; then to February 10, 1958, for consideration and decision; then to March 10, 1959, for further inspection and decision.

117-58-BZ

APPLICANT—John J. Lynch and James J. Lyons, Jr., for 60 Duane Street Corp., owner.

SUBJECT—Application February 21, 1958—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a business and residence use district, the maintenance of a parking lot for the parking and storage of more than five (5) motor vehicles to extend into the residence portion of the premises.

PREMISES AFFECTED—928-932 Simpson Street, east side, 83.8 feet south of East 163rd Street, Block 2723, Lot 36, Borough of The Bronx.

Laid over from December 16, 1958, to January 6, 1959, at the request of an objector; then to January 27, 1959, for inspection and decision; hearing closed; then laid over from January 27, 1959, to February 3, 1959, for further consideration and decision; then to February 10, 1959, for consideration and decision; then to March 10, 1959, for further inspection and decision.

HARRIS H. MURDOCK, *Chairman.*

MARCH 10, 1959, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, March 10, 1959, at 2 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:

627-57-A

APPLICANT—American Can Company, owner.

SUBJECT—Application September 4, 1957—Appeal from an order and a decision of the Fire Commissioner re use of oil as heat transfer medium, not of approved type.

PREMISES AFFECTED—102-184 43rd Street, south side, from 1st to 2nd Avenues and from 43rd to 44th streets, Block 726, Lot 1, Borough of Brooklyn.

639-58-A

APPLICANT—Lee Schoen, for A. E. A. Realty Corp., owner.

SUBJECT—Application November 6, 1958—Appeal from a decision of the Borough Superintendent, re exits, entrance to fire tower, etc.

PREMISES AFFECTED—224-226 West 47th Street, south side, 141 feet. 3 $\frac{5}{8}$ inches west of Broadway, Block 1018, Lot 44, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

MARCH 17, 1959, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, March 17, 1959, at 10 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:

492-27-BZ—Vol. II

APPLICANT—Ingram S. Carner, for Howard Realty Corporation, owner.

SUBJECT—Application reopened January 27, 1959 for consideration as to amendment of resolution and extension of time to complete—expired December 11, 1957—decision of Borough Superintendent, previously granted on condition under sections 7c and 21 of the Zoning Resolution, permitting in a business use district, the change in occupancy from gasoline service station to gasoline service station, sales office, lubritorium, brake testing, wheel alignment and extension of existing structure.

PREMISES AFFECTED—1134-1144 East New York Avenue and 2-12 East 98th Street, southwest corner, Block 4600, Lot 7, Borough of Brooklyn.

844-47-BZ

APPLICANT—Ingram S. Carner, for Max Kirsch, owner.

SUBJECT—Application reopened January 27, 1959 for consideration as to extension of term of variance—expired December 16, 1957—decision of the Borough Superintendent, previously granted on condition, under section 7f of the Zoning Resolution, permitting in a business use district, for a term of years, the erection and maintenance of a gasoline service station, lubritorium and auto laundry.

PREMISES AFFECTED—9701-9715 Ditmars Avenue and 731-739 Rockaway Parkway, northeast corner, Block 8115, Lots 6 and 8, Borough of Brooklyn.

135-49-BZ—Vol. II

APPLICANT—Leonard A. Swarthe, for Krekor and Pauline Selian, owners.

SUBJECT—Application reopened February 10, 1959 for consideration as to extension of time to complete—expired June 11, 1958—decision of the Borough Superintendent, previously granted on condition, under Sections 7c, 7e, 7f and 7i of the Zoning Resolution, permitting in a business use district, the proposed extension of an existing gasoline and oil service station previously granted by the Board.

PREMISES AFFECTED—1773 East Gun Hill Road, north side, 125 feet east of Wickham Avenue, Block 4806, Lot 44, Borough of The Bronx.

CALENDAR

352-53-BZ

APPLICANT—Charles M. Spindler, for Gerard Henigin, owner.

SUBJECT—Application reopened February 10, 1959 for consideration as to extension of term of variance—expired December 15, 1958—decision of the Borough Superintendent, previously granted on condition, under Section 7h of the Zoning Resolution, permitting in a residence use district the parking and storage of motor vehicles for a term of years.

PREMISES AFFECTED—402-434 Euclid Avenue and 1015-1023 Glenmore Avenue, northwest corner, Block 4194, Lots 27-36, Borough of Brooklyn.

470-57-BZ

APPLICANT—Lama, Proskauer and Prober, for Sparkling Realty Co., Inc., owner.

SUBJECT—Application reopened February 10, 1959 for consideration as to extension of time to complete—expired December 17, 1958—decision of Borough Superintendent, previously granted on condition, under Sections 7e, 7h and 7A of the Zoning Resolution, permitting in a local retail and residence use district, the erection and maintenance of a gasoline service station, lubritorium, office, storage, minor auto repairs, car wash, parking and storage of motor vehicles, with show windows, curb cuts and signs within 75 feet of a residence use district.

PREMISES AFFECTED—91-97 Sumner Avenue and 273-299 Vernon Avenue, northeast corner, Block 1585, Lot 1, Borough of Brooklyn.

711-56-BZ

APPLICANT—Paul Friedman, for Felner Realty Corp., owner.

SUBJECT—Application October 19, 1956—re decision of the Borough Superintendent, under Sections 7e, 7h and 7i

of the Zoning Resolution, to permit in a local retail use district, the erection and maintenance of a gasoline service station, lubritorium, minor repairs with hand tools only, office, storage and sales of auto accessories, parking of more than five (5) motor vehicles waiting to be serviced and a post standard ground sign for a stated term of fifteen (15) years.

PREMISES AFFECTED—101-02 to 101-10 (101-06 official) Astoria Boulevard, 101-01 to 101-09 31st Avenue and 28-01 to 28-13 101st Street, southwest corner of Astoria Boulevard, Block 1688, Lot 30, East Elmhurst, Borough of Queens.

Laid over from March 5, 1957, to April 9, 1957, for applicant to file lay-out plan and inspection and decision; hearing closed; then placed on the reserve calendar pending erection of church on adjacent property; then set for hearing on October 1, 1957; then to October 8, 1957 for further inspection and decision; then to November 6, 1957, for further inspection and decision; then to December 10, 1957, at request of the applicant, to file revised plans; then to June 10, 1958, for further consideration by Board; inspected by committee of the Board, which is of the opinion that the application should be laid over further in order to give the church proposed to be erected on the adjoining plot more time to determine whether they can proceed with the development for church or school; then to October 7, 1958, for report from objecting property owner; then to December 9, 1958, for applicant to report to the Board as to adjacent property proposed for church and school which are in objection; then to January 13, 1959, for further consideration as to the progress of construction of the church building on the plot adjacent; then to February 10, 1959, for inspection and decision; to March 17, 1959, for further inspection and decision.

HARRIS H. MURDOCK, *Chairman.*

MINUTES

REGULAR MEETING

TUESDAY MORNING, FEBRUARY 10, 1959, 10 A.M.

Present: Chairman Murdock, Vice Chairman Kleinert, Commissioner Foley and Commissioner Fox.

The minutes of the regular meetings of the Board held on Tuesday morning and afternoon January 27, 1959 and special meeting Friday morning January 30, 1959 were approved as printed in the Bulletin of February 3, 1959, Vol. 44, No. 5.

54-36-BZ—Vol. II

APPLICANT—Samuel Miller for Esso Standard Oil Co., owner.

SUBJECT—Application reopened September 30, 1958 as Vol. II—decision of the Borough Superintendent, under Sections 7c and 7i of the Zoning Resolution, to permit in a business and residence use district, the reconstruction and rehabilitation of an existing gasoline service station, lubritorium and auto laundry and to extend the uses to include minor auto repairs with hand tools only and the parking of cars awaiting service, the proposed reconstruction to provide a new accessory building, additional gasoline tanks and the relocation of the gasoline pumps and curb cuts.

PREMISES AFFECTED—525 Gravesend Neck Road (517-531 displayed), northwest corner of Ocean Parkway, Block 7157, Lot 16, Borough of Brooklyn.

APPEARANCES—

For Applicant: Joseph B. Lynch.

For Opposition: Spiros Lambros and Samuel Bodian, Park Dept.

ACTION OF BOARD—Laid over; date to be set; applicant to notify the Board after he has heard from the Bureau of Real Estate as to acquiring adjoining Lot 15; hearing previously closed; for further consideration.

18-37-BZ—Vol. IV

APPLICANT—Carl H. Salminen, for Kinney Motors, Inc., owner.

SUBJECT—Application reopened December 9, 1958 as Vol. IV—decision of the Borough Superintendent, under Sections 7c, 7h, 7i and 21 of the Zoning Resolution, to permit in a business and residence use, C and D area district, the erection and maintenance of an auto showroom, offices, servicing of new and used cars and trucks, new car and truck conditioning, parts sale and storage, wheel alignment, car wash, welding with the use of oxyacetylene torch, car and truck storage in basement, gasoline pump and tank for servicing new cars—not for sale, parking of more than five (5) cars in the residence portion of plot of cars awaiting service.

PREMISES AFFECTED—2166-2190 Coney Island Avenue, west side, 100 feet, 4 $\frac{3}{8}$ inches south of First Court, Block 6685B, Lot 34, Borough of Brooklyn.

APPEARANCES—

For Applicant: Carl H. Salminen, Walter E. Heingartner and Lewis F. X. Coticnola.

For Opposition: Morris J. Stein, Councilman, Sidney Beitscher, Pearl Uhr, Ellen Weishorn, Julia Permohos, Blanche Rand, Fanny Lubin, Benjamin Langer, Josephine Tozzoli, Leon Hazen, Frieda Shapiro, Fay Patelli and Sam Saporito.

ACTION OF BOARD—Laid over to March 10, 1959, at 10 A.M. for inspection and decision; hearing closed.

MINUTES

186-53-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober for Jacob Stein, owner.

SUBJECT—Application reopened July 29, 1958 as Vol. II—decision of Borough Superintendent under Section 7e of the Zoning Resolution to permit in a local retail and residence use district, the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs, storage, office and sales and the parking of cars waiting to be serviced for a stated term of fifteen (15) years.

PREMISES AFFECTED—216-06 Hillside Avenue and 88-10 to 88-13 216th Street, southeast corner, Block 10676, Lot 17, Hollis, Borough of Queens.

APPEARANCES—

For Applicant: R. S. Hardy.

For Opposition: Otto Fabel.

ACTION OF BOARD—Laid over to February 25, 1959, at 10 A.M. for decision by full membership of the Board; hearing previously closed.

711-56-BZ

APPLICANT—Paul Friedman, for Felnor Realty Corp., owner.

SUBJECT—Application October 19, 1956—re decision of the Borough Superintendent, under Sections 7e, 7h and 7i of the Zoning Resolution, to permit in a local retail use district, the erection and maintenance of a gasoline service station, lubritorium, minor repairs with hand tools only, office, storage and sales of auto accessories, parking of more than five (5) motor vehicles waiting to be serviced and a post standard ground sign for a stated term of fifteen (15) years.

PREMISES AFFECTED—101-02 to 101-10 (101-06 official) Astoria Boulevard, 101-01 to 101-09 31st Avenue and 28-01 to 28-13 101st Street, southwest corner of Astoria Boulevard, Block 1688, Lot 30, East Elmhurst, Borough of Queens.

APPEARANCES—

For Applicant: Paul Friedman.

For Opposition: None.

ACTION OF BOARD—Laid over to March 17, 1959, at 10 A.M. for further inspection and decision; hearing previously closed.

635-57-BZ

APPLICANT—H. M. Cole, for 115 East 69th Street, Inc., owner.

SUBJECT—Application September 17, 1957—decision of the Borough Superintendent under Section 7e of the Zoning Resolution, to permit in a residence use district, the use of the first floor as a legation for the Republic of Sudan to the United Nations and the second floor as an office for The Pharmaceutical Information Bureau.

PREMISES AFFECTED—115 East 69th Street, north side, 185 feet east of Park Avenue, Block 1404, Lot 8, Borough of Manhattan.

APPEARANCES—

For Applicant: H. M. Cole and H. G. Feinson.

For Opposition: None.

ACTION OF BOARD—Laid over to March 3, 1959, at 10 A.M. for inspection and decision; hearing previously closed.

741-57-BZ

APPLICANT—Dominick Salvati and Son, for Andrew Trenchina, owner.

SUBJECT—Application October 16, 1957—decision of the Borough Superintendent under Section 7c of the Zoning Resolution, to permit in a retail and residence use district, the erection of a one-story masonry extension to an existing one-story building to provide adequate facilities for the established cement block manufacturing shop.

PREMISES AFFECTED—1564 Hylan Boulevard southeast corner of Burgher Avenue, Block 3368, Lot 15, Dongan Hills, Borough of Richmond.

APPEARANCES—

For Applicant: Leon Kornondoria.

For Opposition: None.

ACTION OF BOARD—Laid over to February 17, 1959, at 10 A.M. for consideration of revised plans and for decision; hearing previously closed.

918-57-BZ

APPLICANT—Leonard F. Rothkrug, for Peter Baron and New York Lien Corp., owners.

SUBJECT—Application December 17, 1957—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in an E-1 area district, the erection of a six-story building with cellar and sub-cellar for use as a multiple dwelling.

PREMISES AFFECTED—1227-1233 Pelham Parkway and 2201-2225 Throop Avenue, northwest corner, Block 4372, Lots 1, 25, 26 and 28, Borough of The Bronx.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: None.

ACTION OF BOARD—Laid over to February 25, 1959, at 10 A.M. for decision by full membership of the Board; hearing previously closed.

117-58-BZ

APPLICANT—John J. Lynch and James J. Lyons, Jr., for 60 Duane Street Corp., owner.

SUBJECT—Application February 21, 1958—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a business and residence use district, the maintenance of a parking lot for the parking and storage of more than five (5) motor vehicles to extend into the residence portion of the premises.

PREMISES AFFECTED—928-932 Simpson Street, east side, 83.8 feet south of East 163rd Street, Block 2723, Lot 36, Borough of The Bronx.

APPEARANCES—

For Applicant: John J. Lynch and James J. Lyons, Jr.

ACTION OF BOARD—Laid over to March 10, 1959, at 10 A.M. for further inspection and decision; hearing previously closed.

135-58-BZ

APPLICANT—Leonard F. Rothkrug, for Ludvik Hilman, Martin Rausman and George Pullman, doing business as Joint Realty Co., owners.

SUBJECT—Application March 18, 1958—decision of the Borough Superintendent, under sections 7f and 7i of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, accessory motor vehicle repairs, hand tools only, lubritorium, car washing, non-automatic, office and sales, parking of cars awaiting service, all for a term of fifteen (15) years.

PREMISES AFFECTED—3880 Richmond Avenue and 4575 Amboy Road, northwest corner, Block 5585, Lot 62, Eltingville, Borough of Richmond.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: None.

ACTION OF BOARD—Laid over for inspection and decision; date for decision to be determined; hearing previously closed.

665-58-A

APPLICANT—Leonard F. Rothkrug, for Ludvik Hilman, Martin Rausman and George Pullman, doing business as Joint Realty Co., owner.

SUBJECT—Application November 14, 1958—filed pursuant to section 35, General City Law re curb cuts in bed of

MINUTES

mapped street—proposed widening of Richmond Avenue and Amboy Road.

PREMISES AFFECTED—3880 Richmond Avenue and 4575 Amboy Road, northwest corner, Block 5585, Lot 62, Eltingville, Borough of Richmond.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

ACTION OF BOARD—Laid over for inspection and decision in conjunction with Cal. No. 135-58-BZ; date to be determined; hearing previously closed.

300-58-BZ

APPLICANT—Charles M. Spindler, for Reo Properties, Inc., owner; Socony Mobil Oil Co., Inc., lessee.

SUBJECT—Application May 15, 1958—decision of the Borough Superintendent, under sections 7e, 7f, 7i and 7A of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station with accessory uses of lubritorium, auto washing non-automatic, office, sale of accessories, minor repairs with hand tools only, safety inspection station and the parking and storage of motor vehicles with business sign and show windows within 75 feet of a residence use district for a temporary term of fifteen (15) years.

PREMISES AFFECTED—7214-7224 20th Avenue and 1773-1783 73rd Street, northwest corner, Block 6195, Lots 43 and 48, Borough of Brooklyn.

APPEARANCES—

For Applicant: Charles M. Spindler.

For Opposition: None.

ACTION OF BOARD—Laid over to March 10, 1959, at 10 A.M. for further inspection and decision; hearing previously closed.

455-58-BZ

APPLICANT—Kenneth W. Milnes, for Gaetano Trubia, owner.

SUBJECT—Application July 24, 1958, decision of the Borough Superintendent, under sections 7c and 7A to permit in a local retail use district, the reconstruction and rehabilitation of an existing gasoline service station, accessory building for a lubritorium, car wash, auto repairs—mainly with hand tools and to install one new pump, relocate the existing pumps, install three additional tanks and provide a business sign within 75 feet of a residence use district.

PREMISES AFFECTED—194 Brighton Avenue, southwest corner of Sumner Place, Block 117, Lot 20, New Brighton, Borough of Richmond.

APPEARANCES—

For Applicant: None.

For Opposition: None.

ACTION OF BOARD—Laid over for inspection and decision; date for decision to be determined; hearing previously closed.

482-58-BZ

APPLICANT—Otto J. and Warren A. Sambach, for Anthony J. Amato, owner.

SUBJECT—Application August 12, 1958—decision of the Borough Superintendent, under sections 7e, 7h and 21 of the Zoning Resolution, to permit in a residence use district, the erection of a one story building for use as a warehouse and office with the open area in front used for the parking of employees cars, the proposed structure does not provide a rear yard and exceeds the permitted area coverage.

PREMISES AFFECTED—156-08 107th Avenue, south side, 50 feet west of 157th Street, Block 10135, Lot 27, South Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Warren A. Sambach.

For Opposition: William I. Murphy.

ACTION OF BOARD—Laid over to March 3, 1959, at 10 A. M. for inspection and decision; applicant to file revised plans; hearing previously closed.

501-58-BZ

APPLICANT—Charles M. Spindler, for Clara Flapan, owner.

SUBJECT—Application August 25th, 1958—decision of the Borough Superintendent, under sections 7e and 7h of the Zoning Resolution, to permit in a local retail use district the erection and maintenance of a gasoline service station, lubritorium, auto washing non-automatic, office, sale of accessories, minor repairs with hand tools only, auto safety inspection station and the parking and storage of motor vehicles for a stated term of fifteen (15) years.

PREMISES AFFECTED—3743-3761 Nostrand Avenue, east side, 140 feet north of Avenue Y, Block 7422, Lot 54, Borough of Brooklyn.

APPEARANCES—

For Applicant: Charles M. Spindler.

For Opposition: None.

ACTION OF BOARD—Laid over to March 10, 1959, at 10 A. M. for further inspection and decision; hearing previously closed.

552-58-BZ

APPLICANT—Frederick A. Ketcher and Charles Karsch, for 2574 7th Avenue Corp., owner; Eli Zelikoff and Zion Nelson, lessees.

SUBJECT—Application September 22, 1958—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a local retail use district, the continuance of a non-flashing illuminated sign located above the first floor of the building and is not over the subject store.

PREMISES AFFECTED—200 West 149th Street and 2574 7th Avenue, southwest corner, Block 2034, Lot 36, Borough of Manhattan.

APPEARANCES—

For Applicant: Frederick A. Ketcher.

For Opposition: None.

For Administration: C. J. Cammarata, N. Y. C. Housing Authority.

ACTION OF BOARD—Laid over to February 25, 1959, at 10 A.M. for applicant to submit a letter from the Alcohol Beverage Control Board indicating their approval or disapproval of proposed sign; hearing previously closed.

553-58-BZ

APPLICANT—Max Wechsler of Wechsler and Schimenti, for Fraydun Construction Co., owner.

SUBJECT—Application filed September 22, 1958—decision of the Borough Superintendent, under Sections 7c, 7A and 21 of the Zoning Resolution, to permit in a local retail and residence use district, a one story extension to an existing four-story multiple dwelling with basement and cellar and the change in occupancy of the basement floor from apartments to restaurant with storage, office and rest rooms in the cellar, the proposed show windows and signs are within 75 feet of a residence use district and the proposed extension exceeds the permitted area.

PREMISES AFFECTED—355 East 50th Street, north side, 85 feet west of 1st Avenue, Block 1343, Lot 23, Borough of Manhattan.

APPEARANCES—

For Applicant: Max Wechsler and F. Manochinan.

ACTION OF BOARD—Laid over to February 17, 1959, at 10 A.M. for applicant to file revised plans making proposal less objectionable to adjoining owners and for decision; hearing previously closed.

554-58-A

APPLICANT—Max Wechsler of Wechsler and Schimenti, for Fraydun Construction Co., owner.

SUBJECT—Application filed September 22, 1958—Appeal from a decision of the Borough Superintendent—exit and rear yard.

MINUTES

PREMISES AFFECTED—355 East 50th Street, north side, 85 feet west of 1st Avenue, basement and 1st floor, Block 1343, Lot 23, Borough of Manhattan.

APPEARANCES—

For Applicant Max Wechsler and Manochinan, F.

ACTION OF BOARD—Laid over to February 17, 1959, at 10 A.M. for applicant to file revised plans and decision; hearing previously closed.

729-52-BZ—Vol. II

APPLICANT—Haus and Bresin, for Allerton Three, owner.

SUBJECT—Application reopened June 11, 1957 as Vol. II—re decision of the Borough Superintendent, under sections 7e and 7h of the Zoning Resolution, to permit in a local retail use district, the erection and maintenance of a gasoline service station for a temporary term of fifteen (15) years.

PREMISES AFFECTED—25-15 Francis Lewis Boulevard, east side, 36.21 feet south of 25th Avenue, Block 5769, Lot 18, Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Joseph C. Haus.

For Opposition: Margaret Dunn.

ACTION OF BOARD—Application withdrawn at request of the applicant, who stated the premises may be sold for conforming use.

THE VOTE TO GRANT (FEBRUARY 3, 1959)—

Affirmative: Commissioner Foley 1

Negative: Chairman Murdock and Commissioner Kleiner 2

Absent: Commissioner Sleeper 1

THE VOTE TO WITHDRAW (FEBRUARY 10, 1959)—

Affirmative: Chairman Murdock, Vice Chairman Kleiner and Commissioner Foley 3

Negative: Commissioner Fox 1

Absent: Commissioner Sleeper 1

540-27-BZ—Vol. II

APPLICANT—Samuel Miller, for Esso Standard Oil Company, owner.

SUBJECT—Application reopened September 23, 1958 as Vol. II—decision of the Borough Superintendent, under sections 7c and 7i of the Zoning Resolution, to permit in a business and unrestricted use district, the extension in area and the reconstruction of an existing gasoline service station, lubrication, non-automatic car wash, office and salesroom and to extend the uses to include motor vehicle repairs and parking of cars awaiting service, the proposed reconstruction to provide a new accessory building, additional gasoline tanks and the relocation of the gasoline pumps and curb cuts.

PREMISES AFFECTED—450 Flushing Avenue and 725-727 Bedford Avenue, southeast corner, Block 1715, Lot 31, Borough of Brooklyn.

APPEARANCES—

For Applicant: Joseph B. Lynch.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Kleiner, Commissioner Foley and Commissioner Fox 4

Negative: 0

Absent: Commissioner Sleeper 1

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on September 23, 1958 subject to regular procedure; and

WHEREAS, a public hearing was held on this application on January 20, 1959 after due notice by publication in the Bulletin; laid over to February 10, 1959, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site and Flushing Avenue are in business and unrestricted use, B area, class 1½ height districts; Bedford Avenue is in a business use, B area, class

1½ height district; Spencer Street is in an unrestricted use, B area, class 1½ height district; that zoning on July 25, 1916 shows that the entire block, wherein the subject parcel is located, was in an unrestricted use district, B area, class 1½ height; that on June 8, 1923 the former Board of Estimate and Apportionment rezoned Bedford Avenue to a parallel depth of 100 feet for business use, with the balance of the block to Spencer Street zoned unrestricted; that currently, the plot is located 100 feet in business use and 25 feet in unrestricted use; and

WHEREAS, the decision of the Borough Superintendent, dated July 16, 1958 acting on N.B. Applic. No. 1017-58, reads:

"1. The reconstruction of an existing gasoline station and grease pits in a Business Use District previously granted by the Bd. of S&A under Cal. #540-27-BZ and the extension of area partly in a Business Use District and partly in an Unrestricted Use District and the additional uses of lubritorium, auto laundry (non-automatic), motor vehicle repair shop & parking of motor vehicles awaiting service is contrary to Art. II Sec. 4a(29) (46) Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 125 feet frontage by 67.3 feet and 92.3 feet in depth, upon which is located an existing gasoline service station with a frontage of 67 feet 3 inches on Bedford Avenue and a frontage of 75 feet on Flushing Avenue; that additional property, with a frontage of 50 feet on Flushing Avenue, was acquired by the Company on April 24, 1958; that therefore, the proposed extension in area will cover the 50 foot parcel on Flushing Avenue which is now zoned 25 feet business and 25 feet unrestricted; and

WHEREAS, the applicant states that the variance requested includes the extension in area or metes and bounds of the existing gasoline station and grease pits now covered by Certificate of Occupancy No. 70945 issued May 19, 1933 on Permit No. 1519-33 and previously granted by the Board under Cal. No. 540-27-BZ; that it is proposed to demolish the existing building, remove existing gasoline pumps, outside grease pits and lift, and other facilities and to erect a new one story, no cellar accessory building for use as an office and salesroom, rest rooms, combination heater and storage room and three service bays for lubrication, non-automatic car washing and motor vehicle repairs, excluding heavy collision work, body and fender work and paint spraying; that it is also proposed to include the accessory use of parking of motor vehicles awaiting service; and

WHEREAS, the applicant states that under Cal. No. 540-27-BZ, the application was denied under Section 21 of the Zone Law on November 18, 1927; that same was reopened on January 31, 1928 under Sections 7g and 21; that subsequently, on March 27, 1928 it was again denied under Section 21 and the failure of the applicant to substantiate his basis of appeal under Section 7g; that on October 23, 1928, under the same calendar number, the application was granted under Section 21, the Board ruling that it was an unnecessary hardship on the owner on being precluded from substantiation of Section 7g and 80% consents because of the refusal of owners of similar competitive property within the affected area to give consents; that this variance prohibits crankcase service, grease pits or racks; that on July 9, 1929 the Resolution was amended to permit accessory uses incidental to the operation of the gas station on condition that such accessory uses be housed in a separate structure; that the Resolution was further amended on May 19, 1931 allowing a rearrangement of the curbs and denying the request for omission of the enclosure housing for the grease pits; that Certiorari proceedings was taken against the Board in the matter of the grease pit enclosure; that the Court sustained the prerogative writ and reversed the Board, and accordingly on May 7, 1935 the Board, in acting on the Court order, further amended the Resolution and approved the unenclosed or outside grease pits; that the Resolution adopted October 23, 1928 as amended through May 7, 1935 permitted permanent use and has no term limit, and the application

MINUTES

presently before the Board is for continuation of the permanent use; that it is based on Section 7, subdivisions c and i and Section 7c is substantiated on the aforementioned prior action of the Board and the fact that the plot as now presented is situated partly in a business use district and partly in an unrestricted use district; that Section 7, subdivision i, which can be construed to include perpetual term, is not used in this instance for minor repairs with hand tools only, but is mentioned along with Section 7c as a basis of including motor vehicle repairs, with the exclusion of body and fender work, heavy collision work and paint spraying; and

WHEREAS, the applicant contends that the motor vehicle repairs will be maintained solely within that portion of the proposed accessory building located in the unrestricted use district; that the parking of motor vehicles awaiting service is included under Section 7, subdivision c, as an accessory use to the proper operation of the station; that the original variance did not preclude this type of parking and same was assumed to be included in actions of the Board at that time; and

WHEREAS, the applicant states that the present owner has held title to the property since April 24, 1958; that the assessed valuation of land is \$42,000 and of the building \$15,000 making a total of \$57,000; that the building was erected in 1928-29; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision c and i of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7c to permit the lawfully existing gasoline station to be reconstructed and extended substantially as proposed and indicated on plans filed with this application marked, "Received July 29, 1958," 4 sheets, *on condition* that all buildings, not proposed to be retained, and uses shall be removed and the premises shall be re-arranged and reconstructed as indicated on plans above cited marked, "Proposed Conditions"; that pumps shall be not nearer than 15 feet to the street building line of Flushing Avenue, but may be within 10 feet of Bedford Avenue so as not to interfere with the existing tanks; that the accessory building shall be where shown and shall be faced with face brick on the sides facing Flushing Avenue and Bedford Avenue, and may be of common brick or block, painted or stuccoed on the sides and rear; that the doors to the toilet rooms shall be rearranged so as not to be contiguous; that there shall be no cellar under such building and in all other respects comply with the requirements of the Building Code; that there shall be no windows opening on the side lot line walls upon adjacent premises; that the balance of the premises shall be paved with concrete or asphaltic pavement; that curb cuts shall be restricted to 3 curb cuts, each 30 feet in width to Flushing Avenue, where shown, and 2 to Bedford Avenue, where shown, each 23 feet in width; that no portion of any curb cut shall be nearer than 5 feet to the side lot line as prolonged, except the distance may be, as shown, to Bedford Avenue; that the number of gasoline storage tanks shall not exceed twelve 550-gallon storage tanks, and any existing tanks shall be tested by the Fire Commissioner and replaced by new tanks if not in good structural condition; that the existing wall on the southerly lot line may be maintained and extended as proposed to the accessory building of similar height of existing wall; that along the easterly lot line here shall be a woven wire fence of the chain link type on a masonry base to a total height of not less than 5 feet, 6 inches to the building line of Flushing Avenue with a suitable terminating post; that portable fire-fighting appliances shall be maintained as the Fire Commissioner shall direct; that signs shall be restricted to permanent signs attached to the facade of the accessory building, and to the illuminated globes of the pumps, excluding all roof and temporary signs and advertis-

ing devices, but permitting the erection within the intersection of one post standard for supporting a sign which may be illuminated, advertising only the brand of gasoline on sale and permitting such sign to extend, as shown, over the building line for a distance of not more than 4 feet; that at such intersection there shall be a block of concrete not less than 12 inches in height and extending, as shown, on either building line from that intersection; that under Section 7i there may be general motor vehicle repairs, excluding collision work and heavy body repairs and fender repairs and paint spraying; and that all permits shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

240-28-BZ—Vol. II

APPLICANT—George H. Colin for Cities Service Oil Company, owner.

SUBJECT—Application reopened June 3, 1958—as Vol. II—decision of the Borough Superintendent, under sections 7c, 7i, and 21 of the Zoning Resolution, to permit in a retail and residence use district, the reconstruction of an existing gasoline service station by erecting a new accessory building for use as lubritorium, car washing, minor auto repairs, accessory sales and the parking and storage of more than five (5) motor vehicles, the proposed reconstruction to provide additional tanks and to relocate pumps and curb cuts.

PREMISES AFFECTED—35-01 Beach Channel Drive, south side, and west of Beach 35th Street, Block 312, Lot 7, Edgemere, Borough of Queens.

APPEARANCES—

For Applicant: Benjamin Mosher and Gerard F. Renniger.
For Opposition: Morris Gordon.

ACTION OF BOARD—Resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Kleintert, Commissioner Foley, and Commissioner Fox.... 4
Negative: 0
Absent: Commissioner Sleeper 1

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on June 3, 1958 subject to regular procedure, to consider reconstruction of existing gasoline station, previously granted by the Board; and

WHEREAS, a public hearing was held on this application on December 16, 1958 after due notice by publication in the Bulletin; laid over to January 20, 1959, for inspection and decision for continuation of hearing to consider the Administrative Appeal; then to February 10, 1959, for inspection and decision; hearing closed; and

WHEREAS, the district map accompanying the Zoning Resolution show that the site, Beach Channel Drive and Rockaway Beach Boulevard are in retail and residence use, D area, class 1 height districts; Beach 36th Street is in a residence use, D area, class 1 height district; Beach 35th Street is in retail use, D area, class 1 height district; and

WHEREAS, the decision of the Borough Superintendent, dated April 23, 1958 acting on N.B. Applic. No. 3915-57 and amended December 2, 1958, reads:

"1. Proposed erection of a gasoline service station, including accessory sales, lubritorium, car washing, minor motor repairs, parking and storage of more than 5 motor vehicles on a lot in a Retail and Residence district is contrary to Art. II, Sec. 3 and Sec. 4A of the Zoning Resolution.

2. Proposed ground sign is contrary to Art. 2 Sec. 3 and Sec. 4A of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 115.33 feet and 128.94 feet frontage by 99.62 feet in depth, improved with a one story brick gasoline service station building, irregular in shape and 20 feet by 56 feet; that there are also on the property two pump islands, seven

MINUTES

underground storage tanks, an outside hydraulic lift, a frame shed, a sign and pole, a concrete curb on the easterly property line, a masonry retaining wall and a chain link and pipe fence along the westerly property line; that the area is paved except for the portion between the westerly property line and the building; that it is proposed to demolish the existing structure and to erect a new two-bay service station building; that the proposed building has been adopted by the owner as one of its standard types throughout its marketing area; that it is to be 30 feet by 48 feet and is to accommodate, in addition to the office, two bays, one lube bay and one car wash bay, ladies' and men's rest rooms and a storage and heater room; that the building will be of class 3 construction with concrete foundations, masonry walls and wood roof; that it is believed that porcelain enamel facing is appropriate for this location and this type of exterior is therefore indicated; that the building will be of a canopy design and on the canopy above the office, an illuminated free-standing sign is proposed; that two islands, one with three pumps and one with two pumps, are proposed instead of the existing two pump islands, with three additional 550 gallon underground gasoline storage tanks and one 550 gallon waste oil tank; that two of the existing four curb cuts will be enlarged and one will be relocated; that the entire premises will be paved; that the existing lift is to be removed; that the existing fence will be replaced with a four foot high woven wire fence; that the existing concrete curb on the easterly property line will remain; and

WHEREAS, the applicant states that the gasoline station on these premises was erected in 1930 under N.B. Applic. No. 1714-28 and Certificate of Occupancy No. 44093-1930 was issued for a gas station; that the Building Department application was approved on the basis of the Resolution of the Board under Cal. No. 240-28-BZ; and

WHEREAS, the applicant contends that Beach Channel Drive and Rockaway Beach Boulevard are important vehicular thoroughfares, with ever increasing traffic; that the station was erected in 1930 according to the standards and requirements of that day and does not meet the present day requirements of either the public or progressive service station operation; that the enclosed lubritorium will make available an appropriate, modern greasing facility to the advantage of the public, the property owner and the persons employed at the station; that operating personnel will work under more favorable conditions from the viewpoint of their health and safety, since they will not be exposed to bad weather conditions and will not have to contend with icy and wet pavement while servicing automobiles; that the proposed car wash bay is necessary by reason of public demand for complete servicing facilities at one station; that in the over all aspect, the proposed modernization will improve the general appearance of the neighborhood; and

WHEREAS, the applicant requests that the Board grant permission for the parking and storage of more than five motor vehicles as an accessory use, on the unimproved area of the premises, where there will be no interference with operation of the service station; that this is in furtherance of municipal efforts to encourage facilities of this type and to satisfy the need for this neighborhood facility by reason of the nearby stores on Edgemere Avenue and the great number of parked automobiles clogging these streets in the summer time, from the nearby summer cottages and the beach facilities approximately three blocks south; and

WHEREAS, the applicant contends that the owner is at present under a special and unique hardship in respect of the property involved in this application; that by reason of its inability to effect the proposed improvements and thereby increase its economic productivity, the owner is burdened with the full cost of carrying and maintaining this property and cannot realize the full economic potential of the property in order to defray such costs; that the granting of this application will not alter the essential character of the locality; and

WHEREAS, the applicant states that the present owner has held title to the property since 1946; that the assessed valuation of land is \$25,000 and of the building \$6,000 making a

total of \$31,000; that the building was erected July 25, 1930; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, and the committee recommended that the application should be granted on condition and also that the street widening should be dealt with as proposed.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on October 23, 1928, as thereafter amended by resolutions adopted through May 9, 1944, by adding thereto:

"that in the event the owner desires to reconstruct the premises by the erection of a new accessory building and other changes as proposed and as indicated on plans marked 'Received May 12, 1958', 5 sheets, such changes may be permitted under Section 7c *on condition* that all the equipment now existing on the premises not proposed to be retained shall be removed and the premises may be extended and constructed and arranged as indicated on such plans, specifically plans showing proposed conditions; that the accessory building shall be of the design and arrangement as indicated on such plans; that there shall be no windows opening to the adjoining premises; that the building shall be faced with face brick on three sides, and on the rear lot line may be constructed of masonry block or brick and painted; that pumps shall be of a low approved type erected not nearer than fifteen feet to the street building line; that gasoline storage tanks shall not exceed twelve 550 gallon approved tanks; that any existing tanks shall be tested by the Fire Department and replaced with new tanks if found not in good structural condition; that the balance of the premises within the street widening, as shown, shall be paved with concrete or asphaltic pavement; that the portion to be taken for street widening, as mapped, may be used as an apron and extension to the existing station and sidewalk for driving over from the curb cuts, as shown; that curb cuts shall be restricted to two curb cuts to Rockaway Beach Boulevard, each 30 feet in width, where shown, and two curb cuts to Beach Channel Drive each not over 25 feet in width, with no portion of any curb cut nearer than five feet to a lot line as prolonged; that sidewalks and curbing abutting the premises shall be reconstructed or repaired to the satisfaction of the Borough President; that on the lot line to the west there shall be a woven wire fence of the chain link type on a masonry base, or retaining wall as may be necessary, to a total height above the grade of the gasoline station of not less than five feet six inches, with suitable terminating posts at the building lines of Rockaway Beach Boulevard and Amstell Boulevard; that such portable fire-fighting appliances shall be maintained as the Fire Commissioner shall direct; that signs shall be restricted to permanent signs attached to the facade of the accessory building and to the illuminated globes of the pumps excluding all roof signs and all temporary signs and advertising devices but permitting the erection within the building line at the intersection of a post standard for supporting a sign, which may be illuminated, advertising only the brand of gasoline on sale and permitting such sign to extend beyond the building line of Rockaway Beach Boulevard for a distance of not more than four feet; that there may be parking and storage of motor vehicles on such portions of the premises as will not interfere with the servicing of the station; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; and that all permits shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution."

705-58-A

APPLICANT—George H. Colin, for Cities Service Oil Co., owner.

SUBJECT—Application December 4, 1958—filed pursuant to

MINUTES

section 35, General City Law re mapped street—proposed widening of Rockaway Beach Boulevard not to be used in connection with Gasoline Station.

PREMISES AFFECTED—35-01 Beach Channel Drive, Amstel Boulevard, southwest corner of Beach 35th Street, Block 312, Lot 7, Edgemere, Borough of Queens.

APPEARANCES—
For Applicant: Benjamin Mosher and Gerard F. Reminger.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—
Affirmative: Chairman Murdock, Vice Chairman Klei-
ert, Commissioner Foley and Commissioner Fox 4
Negative: 0
Absent: Commissioner Sleeper 1

THE RESOLUTION—
WHEREAS, the decision of the Borough Superintendent, dated December 2, 1958, on N.B. Applic. 3915/57, reads:

“3. Proposed street widening not to be used in connection with gasoline station, is contrary to Art. 3, Sec. 35 of the General City Law.”

and
WHEREAS, the applicant states that the premises consists of a lot 115.33 feet by 32.62 feet by 128.94 feet by 99.62 feet in depth, located in a residence and retail use, D area, class 1 height district, upon which there exists a 1 story, 16 foot high building, 56 feet front by 20 feet in depth, of class 3 construction, erected 1930, used and occupied as a gasoline service station, including accessory sales and motor vehicle repair; that it now proposed to erect on the site a 1 story, 16 foot high, class 3 building, 30 feet front by 25 feet in depth, and to occupy the premises as a gasoline service station, accessory sales, minor vehicle repairs, automobile laundry, lubritorium, parking and storage of more than 5 motor vehicles as more fully described in application for zoning variance filed under Calendar Number 240-28-BZ, Volume II; and

WHEREAS, the applicant states that permission is sought to erect a new gasoline service station on the site of the existing gasoline service station, as described under Calendar Number 240-28-BZ, Volume II; and

WHEREAS, the applicant contends that no building is proposed in the bed of a mapped street and it is therefore submitted that Section 35 of the General City Law is not applicable; and

WHEREAS, the Board has been advised by the Borough President of the Borough of Queens, that Rockaway Beach Boulevard is indicated at a width of 75 feet on the Final Maps, adopted by the Board of Estimate and Apportionment, May 7, 1920; that this map indicated a widening of approximately 10 feet on the northerly side of the street, which is in private ownership; that there are no proceedings now pending to acquire title to the proposed widening; and

WHEREAS, the premises were inspected by a committee of the Board, which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, acting on NB App. 3915-57, Objection No. 3 be and it hereby is *modified* under the powers vested in the Board by Section 35 of the General City Law, and that the appeal be and it hereby is *granted, on condition* that the premises, where street widening is mapped, shall be maintained in accordance with the resolution adopted this day under Cal. No. 240-28-BZ, Vol. II; and that no building shall be erected thereon; that in the event such portion is acquired by the City for street widening the payment therefor shall be as determined by the Court.

143-42-BZ—Vol. II

APPLICANT—Moritz Simon, for 511 Realty Corp., owner; Scully Walton, Inc., lessee.

SUBJECT—Application reopened December 2, 1958—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence and unrestricted use district, the use of the first floor of the East 72nd Street building and extending through to East 73rd

Street in an existing factory building as a garage for the storage of more than five (5) ambulances, oxygen and showroom on East 72nd Street and storage and factory in the rear portion on East 73rd Street.

PREMISES AFFECTED—511-519 East 72nd Street, north side, 198 feet east of York Avenue and 510-518 East 73rd Street, Block 1484, Lot 9, Borough of Manhattan.

APPEARANCES—
For Applicant: Moritz Simon and Philip Gray.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—
Affirmative: Chairman Murdock, Vice Chairman Klei-
ert, Commissioner Foley and Commissioner Fox 4
Negative: 0
Absent: Commissioner Sleeper 1

THE RESOLUTION—
WHEREAS, this application was reopened as Vol. II on December 2, 1958 subject to regular procedure; and

WHEREAS, a public hearing was held on this application on January 27, 1959 after due notice by publication in the Bulletin; laid over to February 10, 1959, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site and Franklin Delano Roosevelt Drive are in residence and unrestricted use, A area, class 2 height districts; East 72nd Street is in residence and local retail use, A area, class 2 height districts; East 73rd Street is in unrestricted and local retail use, A area, class 2 height districts; York Avenue is in a local retail use, A area, class 2 height district; that the entire area of the lot was located in an unrestricted use district until a zoning change was issued on July 1, 1924, by which a portion of the lot bounded by a line running parallel to and 100 feet north of East 72nd Street, became located in a residence use district, while the other portion, approximately one-half of the lot, remained located in an unrestricted use district; and

WHEREAS, the decision of the Borough Superintendent, dated November 10, 1958 acting on Alt. Applic. No. 1183-58, reads:

“1. Proposal to change the use of the existing bldg. located partly in a Residence Use District and partly in an Unrestricted Use District, from factory, to factory on all floors except the 1st floor and with garage for more than 5 mixed motor vehicles, storage and factory on the 1st floor is contrary to Art. II Sect. 3 of the Zoning Resol.

“2. Proposal to extend an existing curb cut, located in the Residence Use portion of the plot constitutes an extension of a non-conforming use and is contrary to Art. II Sect. 3 of the Zon. Resol.”

and

WHEREAS, the applicant states that the premises consist of a plot, 125 feet frontage by 204 feet 4 inches in depth, occupied by a fireproof building, eleven stories and nine stories in height, with sprinkler and standpipe and fire alarm system, and has been used as a factory without interruption up-to-date; that it is proposed to use a portion of the first floor facing East 72nd Street for the storage of approximately 15 ambulances; that it is also proposed to widen the existing trucking entrance now located on East 72nd Street, together with the existing drop curb; that the portion of the floor area marked on plans, storage and factory, facing East 73rd Street and which is located in an unrestricted use district, will be used for the storage of hospital furniture made of metal, and for repair and assemblage of certain metal parts into beds, tables, wheelchairs and other sickroom furniture; that no open flames or spark producing devices will be used; that the space facing East 72nd Street, marked on plans, showroom, will be used for display of hospital beds, wheelchairs and sickroom furniture, all of which are made of metal; that provision is made for a storage room facing East 72nd Street, which is separated from the storage of the ambulances by an unpierced fireproof wall, vented directly to the outer air, for the storage of medical and surgical oxygen in sealed steel cylinders, and

MINUTES

for which a permit from the New York City Fire Department will be obtained, or a transfer of the existing permit issued to the tenant for the above location; and

WHEREAS, the applicant states that the owner has leased, for a term of fifteen years, the first floor facing East 72nd Street and running through to East 73rd Street, to Scully-Walton, Inc., a firm which specializes in supplying ambulance and oxygen therapy services to hospitals and injured persons; and

WHEREAS, the applicant further states that the Department of Buildings has considered the storage of these ambulances as an arrangement of the nature of a public garage and has denied the application on the ground that a change of a non-conforming use into another non-conforming use is contrary to the Zoning Resolution; that the storage of ambulances on the grounds of hospitals located in a residence use district is permissible, since it forms an integral and essential part of hospital services; that the nature of ambulance services not located in hospitals is similar or equal to those rendered by hospitals, namely to give aid to the sick and injured; that the use of part of the premises in question for the storage of ambulances is not a use with the characteristics of a public garage, but is an accessory use and incidental to the tenant's overall operations to assist sick and injured persons; that the type of ambulance service to be conducted on the above premises is arranged by appointment only, and in rare exceptions, used for emergencies; that the vehicles are not equipped with sirens or bells which might cause disturbances of the neighborhood; that safety and comfort is given preference over excessive speed; that they will without doubt affect the surrounding areas with a considerably lesser degree of disturbance than the motion by the present factory with its unavoidable release of vibrations, noise, smoke and traffic congestion caused by loading and shipping of merchandise; that the area in which the vehicles are proposed to be stored will be separated from other parts of the floor by a three hour, fireproof partition, with three hour, fireproof doors; and

WHEREAS, the applicant also states that the tenant now occupies the premises located at 288 West 69th Street, which are situated in an area condemned for the Lincoln Square Development Project and notice has been served on the tenant to vacate the building in a very short time; and

WHEREAS, the applicant contends that The New York Hospital at 585 East 68th Street and the Memorial Center for Cancer and Allied Diseases at 444 East 68th Street, have induced the tenant to move into their close vicinity because of the great advantages to their institutions and to patients in general by establishing ambulance services within a very near proximity of their hospitals; and

WHEREAS, the applicant requests that the Board grant a variance to permit the proposed use of a portion of the building for the term of the lease between owner and tenant—fifteen years—and the extension of the existing drop curb to a total length of 38 feet; and

WHEREAS, the applicant states that the present owner has held title to the property since April 14, 1943; that the assessed valuation of land is \$280,000 and of the building \$250,000 making a total of \$530,000; that the building was erected in 1915; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application should be granted on condition; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision c of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7c for a term of ten years to permit a portion of the premises on Lot 9 in the existing building to be occupied as a garage for storage of more than five ambulances and oxygen and connected to showroom as proposed and as indicated on plans filed with this application marked "Received November 14, 1958", 9

sheets, and "December 22, 1958", 8 sheets, *on condition* that the premises to be occupied by such ambulances as a garage shall be restricted to the portion opening on to East 72nd Street without connection to any other portion of the building; that such portion shall be specifically limited except that in the rear wall separating the proposed garage from the storage and factory at the rear there may be an opening as shown, properly protected with fire doors on both sides of the opening; that there may also be an opening to the office for entrance and egress which shall be located where shown, that the existing curb cut may be lengthened to not over 38 feet; that such portable fire-fighting appliances shall be maintained as the Fire Commissioner shall direct; that no other portion of the building shall be deemed, classified or used as a garage other than the portion as herein permitted; and that all permits shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

352-45-BZ—Vol. II

APPLICANT—Anthony M. Salvati, for Nathan Ossip, owner; Patrick Brini, lessee.

SUBJECT—Application reopened April 15, 1958 as Vol. II—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a business use district, the reconstruction of an existing gasoline service station with accessory uses of lubritorium, auto repairs, car washing, inspection station and parking of cars and to increase the number of gasoline tanks and the rearrangement of pump islands.

PREMISES AFFECTED—81-22 Rockaway Boulevard, southwest corner of 82nd Street and 81-09 to 81-17 95th Avenue, Block 9010, Lot 26, Woodhaven, Borough of Queens.

APPEARANCES—

For Applicant: Leon Komondorea.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Kleintert and Commissioner Foley 3
Negative: 0
Not Voting: Commissioner Fox 1
Absent: Commissioner Sleeper 1

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on April 15, 1958 subject to regular procedure; and

WHEREAS, a public hearing was held on this application on November 5, 1958 after due notice by publication in the Bulletin; laid over date to be set, for applicant to file revised plans as to accessory building and for inspection and decision; hearing closed; set for January 20, 1959, then to February 10, 1959, for further consideration after applicant has considered adopting the plans previously approved by the Board in 1946, which were not constructed; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site, Rockaway Boulevard and 82nd Street are in a business use, D area, class 1 height district; 95th Avenue and 81st Street are in business and residence use, D area, class 1 height districts; and

WHEREAS, the decision of the Borough Superintendent, dated October 3, 1958 acting on N.B. Applic. No. 73-58, reads:

"1. Proposed gasoline service station, parking, auto repairs, inspection station and car washing on a lot in a business use district is contrary to Art. 2, Sec. 4(a) (29) and (46) of the Z.R.

2. Proposed ground sign on a lot in a business use district is contrary to Art. 2, Sec. 4a, (49) of the Z.R."

and

WHEREAS, the applicant states that the premises consist of a plot, 121.29 feet frontage by 98.60 feet in depth, presently improved as a gas service station which was erected prior to 1925 and has an office 20 feet 6 inches by 20 feet, 6 inches,

MINUTES

one story in height, two 550 gallon gasoline storage tanks and two pumps; that it is proposed to demolish the existing structure and construct thereon a modern, one story building 42 feet by 50 feet, to house an office, auto laundry, lubricatorium, inspection station and also to install two additional 550 gallon gasoline storage tanks, and rearrange pumps as shown on plans filed with this application; and

WHEREAS, the applicant contends that inasmuch as this application is for the reconstruction of a building on an existing gasoline service station, the improvements proposed are beneficial to the surrounding area; and

WHEREAS, the applicant states that the present owner has held title to the property since September 29, 1925; that the assessed valuation of land is \$7,000 and of the building \$4,000 making a total of \$11,000; that the building was erected in 1925; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application should be granted on condition; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision c of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7c restoring the decision of the Board as adopted on January 3, 1946, as amended June 26, 1951; that this is in lieu of the proposed plans as filed with this application; that the requirements of such resolution shall be complied with as to the arrangement of the gasoline service station, as approved on working drawings received and approved March 19, 1946 under Cal. No. 352-45-BZ, Vol. I; that the gasoline pumps shall be of a low approved type; that the number of gasoline storage tanks may be increased to eight 550 gallon approved tanks; that the complete plans required to be filed within two months under the resolution of January 3, 1946, and as referred to above do not need to be refiled; and that all permits shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

659-50-BZ—Vol. IV

APPLICANT—Henry J. Nurick, for Jericho Sash and Door Co., owner.

SUBJECT—Application reopened October 7, 1958 as Vol. IV—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a business use district, the erection of a new one story building at the rear of the premises to be used in conjunction with the two existing buildings on the lot for the storage of finished woodwork such as doors, trim and sash which is delivered by railroad.

PREMISES AFFECTED—251-61 Jamaica Avenue, north side, 200.88 feet west of Little Neck Parkway, Block 8668, Lot 118, Bellerose, Borough of Queens.

APPEARANCES—

For Applicant: Henry J. Nurick.

For Opposition: None.

ACTION OF BOARD—Resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Klei-
ert and Commissioner Foley 3

Negative: 0

Not Voting: Commissioner Fox 1

Absent: Commissioner Sleeper 1

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. IV on October 7, 1958 subject to regular procedure; and

WHEREAS, a public hearing was held on this application on January 20, 1959 after due notice by publication in the Bulletin; laid over to February 10, 1959, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site, Jamaica Avenue and Little

Neck Parkway are in a business use, C area, class 1 height district; 87th Drive is in business and residence use, C area, class 1 height districts; and

WHEREAS, the decision of the Borough Superintendent, dated August 1, 1958 acting on N.B. Applic. No. 907-58, reads:

"1. The extension of the use of the premises by erection of a building to include warehouse for storage of doors, sash and wood products as an accessory to a lumber yard is contrary to Board of Stds. and Appeals Res. Cal. #659/50 and is referred back to the Board for reconsideration."

and

WHEREAS, the applicant states that the premises consist of a plot, 100 feet frontage by 208 feet in depth, irregular; that it is proposed to erect a building 95 feet long, approximately 26 feet in depth and 18 feet in height, for the storage of finished woodworking products, for a term of fifteen years; that it is further requested that the term of the variance of the previous grants be extended to run concurrently with the present request; and

WHEREAS, the applicant states that the property on which this building is to be located is between the existing railroad siding along the rear of the subject property and the Creedmore Branch of the Long Island Railroad; that this additional property was recently acquired from the Long Island Railroad Company because of expanding business, and additional facilities are required for its expansion; that this building will reduce the handling of finished lumber products, because it will provide an opportunity to load for shipping purposes, directly to and from the railroad; and

WHEREAS, the applicant contends that to the east is a gasoline station erected under Cal. No. 285-49-BZ; that to the west of the property is an office, warehouse and parking lot for the Pan American Van Lines, and further west is a lumber yard; that at the rear of the property are the railroad sidings and tracks of the Long Island Railroad and beyond that, facing on 87th Drive, are dwellings; that on the south side of Jamaica Avenue, in Nassau County, directly opposite the property, is an automobile showroom and a lot for the sale and storage of used cars; that to the west is a gas station and to the east is a Nursing Home; that the granting of this application will in no way affect the true intent and purpose of the Zoning Resolution; that the general welfare of the public will be preserved, as light and ventilation will not be taken from surrounding properties; and

WHEREAS, the applicant states that the present owner has held title to the property since July 10, 1950 and July 15, 1956; that the assessed valuation of land is \$17,500 and of the building \$46,500 making a total of \$64,000; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, and the committee recommends that the proposal to construct the additional building for use with the premises, such building to be between the two main railroad and spur sidings, should be permitted.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on February 6, 1951, as thereafter amended by resolutions adopted through September 21, 1954, by adding thereto:

"that in the event the owner desires to construct an additional building as now proposed and as shown on plans filed with this application marked 'Received August 19, 1958', 5 sheets, such additional building may be permitted for a term of fifteen years under Section 7e and constructed as a warehouse for storage of door sash and wood products as an addition to the balance of the premises as heretofore permitted; that such building shall be of class three construction; that there shall be no openings in the walls of such building to the north or west; that there may be a door in the easterly portion to be occupied as an office, and overhead doors where shown along the railroad siding; that the building shall not be further increased in height or area and in all other respects shall comply with all laws, rules and regulations applicable thereto and shall be used at all times

MINUTES

conjunctively with the buildings on the plot as previously permitted; and that all permits shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution."

240-57-BZ—Vol. II

APPLICANT—Aaron Halpern for Fun Fair Park, Inc., owner, Kapprach Enterprises, Inc., lessee.

SUBJECT—Application reopened April 29, 1958 as Vol. II—decision of the Borough Superintendent under section 7e of the Zoning Resolution, to permit the additional use of a batting range to the previously granted parking of motor vehicles on premises partly in a residence use district.

PREMISES AFFECTED—28-21 to 28-51 Linden Place (28-31 Linden Place official) and 28-20 to 28-80 Whitestone Parkway, northeast corner and 28-02 to 28-12 137th Street, Block 4336, 4337, 4339, Lots, 35, 40, 62, 70, 46, and 65, Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Aaron Halpern and H. Kapner.

For Oppositor: Samuel Bodion, Park Dept.

ACTION OF BOARD—Resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Kleintert, and Commissioner Foley 3
Negative: 0
Not voting: Commissioner Fox 1
Absent: Commissioner Sleeper 1

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on May 20, 1958 subject to regular procedure; and

WHEREAS, a public hearing was held on this application on January 20, 1959 after due notice by publication in the Bulletin; laid over to February 10, 1959, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site and 28th Avenue are in business and residence use, D and E area, class 1 and class ¾ height districts; Whitestone Parkway is in a residence use, E area, class ¾ height district; Linden Place is in a business use, D area, class 1 height district; and

WHEREAS, the decision of the Borough Superintendent, dated April 1, 1958 acting on Alt. Applic. No. 113-57, reads:

"1. Proposed addition of a baseball batting range has not been approved by Board of Standards and Appeals under Calendar No. 240-57-BZ, and is contrary to Article II Section 3 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 361.17 feet frontage by 658.21 feet in depth, presently occupied as a parking lot; that it is proposed to erect a batting range, consisting of ten pitching machines and ten batting cages surrounded by wire netting, distant 405 feet east of the northeast corner of Linden Place and Whitestone Bridge Parkway, for a width of 150 feet, for the full depth of the plot; that patron parking is provided on the remaining west and east portions of the property, no fees to be charged; and

WHEREAS, the applicant states that the proposed baseball batting range is similar to that which is used in amusement areas; that this location is on the easterly side of Linden Place, across from an existing amusement center; that all adjoining parcels, other than those used in conjunction with the amusement park, are presently vacant and the proposed addition of baseball batting range to a portion of the existing parking lot will not adversely affect the neighborhood; that the ground, at this site and within 1,000 feet of the premises, is soft and of no presumptive bearing value as per Section C26-377.0 of the Administrative Code; and

WHEREAS, the applicant contends that to construct a building on this site would require piles approximately 80 feet in length; that for these reasons this application is submitted under Section 7e of the powers vested in the Board to

permit this additional use for a term of five years from the date of the amended action; and

WHEREAS, the applicant states that the present owner has held title to the property since August 29, 1956; that the assessed valuation of land is \$22,600 and of the building \$10,500 making a total of \$33,100; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, and the committee recommended that the application should be granted under certain conditions.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on February 25, 1958, by adding thereto:

"that in the event the owner desires to introduce an additional use in place of the parking for a portion of the premises, such portion of the premises may be used for batting and pitching machines as now proposed and as shown on revised plans marked 'Received January 28, 1959', 2 sheets, on condition that the equipment shall be as proposed, not nearer than an average of 50 feet from the building line of the parkway and shall be protected as to the area where the batting cages and pitching machines are shown with a heavy woven wire net and outside of such net a dense hedge shrubbery to a height of not less than six feet in height, and to assure same hedge material should be purchased and planted of that height; that any entrance through the hedge, for convenience, shall be placed on the westerly side with attendants office and no entrance shall be placed toward the parkway; that in addition the space proposed to be used for pitching and batting cages shall be protected from the parking lot by a heavy screen fence of suitable height; that in all other respects the resolution adopted February 25, 1958 shall be complied with; and that all permits shall be obtained and all work completed within six months from the date of this amended resolution".

493-57-BZ

APPLICANT—Leonard F. Rothkrug, for Frelude Realty Corp., owner.

SUBJECT—Application June 25, 1957—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in an unrestricted and business use district, the change in use from furniture storage to manufacturing of wearing apparel with an area used for manufacture in excess of that permitted.

PREMISES AFFECTED—411-415 Bedford Avenue, east side, 68 feet south of South 8th Street, Block 2138, Lots 7 and 8, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Kleintert, Commissioner Foley and Commissioner Fox 4
Negative: 0
Absent: Commissioner Sleeper 1

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on January 6, 1959 after due notice by publication in the Bulletin; laid over to January 20, 1959, for inspection and decision; hearing closed; then to February 3, 1959, for applicant to submit revised plans; then to February 10, 1959, for applicant to file revised plan amending revised plans marked "Received January 28, 1959", showing the new fire escape with stair to grade at rear of longer building; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site, Bedford and Driggs Avenues are in unrestricted and business use, B area, class 1½ height districts; South 8th Street is in an unrestricted use, B area, class 1½ height district; South 9th Street is in a business use, B area, class 1½ height district; and

MINUTES

WHEREAS, the decision of the Borough Superintendent, dated June 13, 1957 acting on Alt. Applic. No. 1226-45, reads:

"5. Proposed use of entire area of portion of building located within business use district for manufacturing on all floors is contrary to Art. 2 Sec. 4c of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 52 feet frontage by 139 feet in depth, irregular, on which is located a three and four story building, 33 feet and 44 feet in height, erected prior to 1900, of class 3 construction and used by the owner under approved Alt. Applic. No. 1226-45 in his business, for the storage and manufacture of furniture; that it is proposed to change the occupancy to the manufacturing of wearing apparel on all floors, the area proposed to be used for manufacturing being in excess of that permitted in a business use district; and

WHEREAS, the applicant states that the buildings are located 68 feet south of South 8th Street so that 32 feet of its frontage is in an unrestricted use district and 20 feet is in the business use district; that there is no limitation as to the area devoted to manufacturing in the unrestricted use district portion of the premises; that the buildings were erected over 60 years ago and there is no accurate record as to its occupancy at the time of its erection, or through the years; that it is apparent from an inspection of the premises that factory uses were in the buildings and it is probable that a basis could be established for acceptance of the manufacturing occupancy as a legal non-conforming use established prior to July 25, 1916; and

WHEREAS, the applicant contends that the owner occupied the premises for over 15 years and until 1950 in conjunction with his business for the storage and manufacturing of furniture; that the present tenants occupy the building as follows: first story—manufacturing of ladies coats; second story—manufacturing of shoes; third story—manufacturing of ladies garments; fourth story—manufacturing of shoes; that less than 50% of the area of the building is in a business use district, and if the area in this portion used for accessory storage and office space was capable of being computed accurately, then the building would conform to the requirements of the Zoning Resolution; and

WHEREAS, the applicant further contends that a grant of this variance will not adversely affect the surrounding area; that this area is a highly industrialized area in unrestricted and business zones; that if it was proposed to occupy one or two floors for storage purposes only, it would not have any influence in the character of the area; that since the building was erected prior to the Zoning Resolution, then the proposed use would be permitted; that the uses are more desirable than those which are permitted in an unrestricted use district and which could be introduced into the three story building; and

WHEREAS, the applicant states that the present owner has held title to the property since May 24, 1956; that the assessed valuation of land is \$7,700 and of the building \$78,800 making a total of \$86,500; that the building was erected prior to 1900; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision c of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7c to permit the extension of the manufacturing use into the business use district, as proposed and as indicated on plans filed with this application, marked "Received June 25, 1957, 1 sheet and September 19, 1958, 12 sheets, as amended by revised plans, marked "Received January 28, 1959", 2 sheets, and "February 6, 1959", 1 sheet, *on condition* that the building shall not be increased in height or area; that exits from the building shall be maintained as indicated on such revised plan marked "Received February 6, 1959" and shall also include

a door leading to the lot in the rear to the east of the shorter building as an additional exit from the first story of the building on Lot 8; that the fire escape at rear of building on Lot 7 shall be constructed entirely new from roof to grade with the lower section to grade as a fixed or counterbalanced stairway; that there shall be a flame plate across the roof of the building on Lot 8 leading from the second floor rear to the counterbalanced ladder to be constructed to grade; that the easement areas for reaching the street from fire escapes of both buildings shall be as shown on revised plan marked "Received January 28, 1959", exiting through the building under the same ownership on Lot 13, leading to South 8th Street; that in all other respects the building and occupancy shall comply with all laws and rules applicable thereto including the terms of the resolution adopted this day under Calendar No. 494-57-A; and that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

494-57-A

APPLICANT—Leonard F. Rothkrug, for Frelude Realty Corp., owner.

SUBJECT—Application June 25, 1957—Appeal from a decision of the Borough Superintendent, re live load, exit, etc.

PREMISES AFFECTED—411-415 Bedford Avenue, east side, 68 feet south of South 8th Street, Block 2138, Lots 7 and 8, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Kleinfert, Commissioner Foley and Commissioner Fox 4

Negative: 0

Absent: Commissioner Sleeper 1

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated June 13, 1957, on Alt. Applic. 1226/45, reads:

"6. Proposed use of present floor areas having a live load capacity of less than 120 lb. per square foot for manufacturing purposes is contrary to Sect. 7, 3.2.3 of the Bldg. Code.

"7. Provide 2 means of exit, remote from each other from all floors & cellar and from each unit in accordance with Sect. 271 of the Labor Law."

and

WHEREAS, the applicant states that the building is 3 and 4 stories, 33 and 44 feet in height, 52 feet front by 125 feet irregular in depth, of class 3 construction, erected prior to 1900, located on a lot 52 feet front by 139 feet irregular in depth, in an unrestricted and business use, B area, class 1½ height district, and used and occupied since 1952 without a certificate of occupancy as follows: Cellar—ordinary storage; 1st floor—manufacturing of ladies coats, 30 persons; 2nd floor—manufacturing shoes, 40 persons; 3rd floor—manufacturing ladies garments, 10 persons; 4th floor—manufacturing electronic parts, 30 persons; that the building is equipped with an approved two-source sprinkler system throughout; that there is one 3 foot 8 inch wide interior wood stairs, enclosed in fire retarded partitions, equipped with fireproof self-closing doors, stairhall leads direct to street and is provided with a ladder and scuttle to roof; that in addition there are two fire escapes on the rear extending to roof by stair and to yard by stair and ladder, with egress from the rear to street through easement and passageway, window and door openings on the course of the fire escapes are fireproof self-closing; and

WHEREAS, the applicant states that the legal use of the building is as follows: Cellar—storage of furniture, 20 persons; 1st floor—manufacturing and storage of furniture, 20 persons; 2nd floor—manufacturing furniture, 20 persons; 3rd floor—manufacturing furniture, 20 persons; 4th floor—storage of furniture, 10 persons; and

MINUTES

WHEREAS, the applicant states that the building has been used continuously since its erection for commercial uses as a factory or warehouse on all floors; that the present owner occupied the premises in conjunction with his furniture business as a factory and warehouse and altered the building under approved Alt. Applic. 1226/45; that the work under this alteration was never completed or signed off by the Department of Buildings; that a sprinkler system was installed under Sprinkler Application 437/45 and completed May 27, 1946; that egress facilities were provided through the building 144 South 8th Street, under Alt. Applic. 4766/46 and Certificate of Occupancy 147275 issued January 25, 1956 in which it was noted that the passage in the cellar was used as an exit for the premises which are the subject of this appeal, namely 411 to 415 Bedford Avenue, under the same ownership; that easement rights were obtained to permit access from the premises in question to the rear yard of the building on South 8th Street; that the building is improved with one interior 3 foot 8 inch wide wood stair protected with fire retarded partitions leading directly to Bedford Avenue and having fireproof self-closing doors and a scuttle and ladder to roof; that in addition there are fire escapes on the rear of each section, extending to the rear yard with access to South 8th Street, windows and doors on the course of the fire escapes are fire protected; and

WHEREAS, the applicant contends that the owner has discontinued the furniture business and leased the building to various tenants, for the manufacturing of wearing apparel; that the actual loads in every case are not greater than the loads exerted by the previous use for over 30 years; that due to the nature of the factory use, the actual distributed load is never in excess of 40 pounds per square foot; that it is proposed to post the live loads as determined under approved application June 1, 1945, as follows: that in the 3 story section—1st story—103 pounds; 2nd story—67 pounds; 3rd story—67 pounds; 4 story section—1st story—175 pounds; 2nd story—120 pounds; and 58 pounds; 3rd story—90 pounds and 58 pounds; 4th story—78 pounds and 58 pounds; and

WHEREAS, the applicant has filed with this appeal a copy of an agreement made November 4, 1957, between the owner of 146 South 8th Street and the owner of 413-415 Bedford Avenue, permitting egress over the southerly end of the property at 146 South 8th Street to a depth of 4 feet and across such portion of such property for a period of 5 years; and

WHEREAS, the premises were inspected by a committee of the Board, which recommended that the appeal be granted under certain conditions.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the requirements of the Labor Law, as cited in a decision of the Borough Superintendent, acting on Alt. App. 1226/45, Objections No. 6 and 7 and that the appeal be and it hereby is *granted, on condition* as to objection 6 that floor loads shall be as proposed and so posted but not less than the loading as shown on various plans filed herewith; that exits from the building, including exits from the cellar shall be in compliance with the requirements of the resolution adopted by the Board this day under Cal. No. 493-57-BZ; that the two source sprinkler system in the buildings shall be maintained in accordance with requirements therefor; that as to objection 7 the terms of this resolution and that adopted under Cal. No. 493-57-BZ shall be complied with and shall continue *only* so long as the lots through which exit from this building is required to be provided remains under the same ownership or with the authorization of any new owner.

PREMISES AFFECTED—2315-2333 Westchester Avenue and 1401 Parker Street, northwest corner, Block 3969, Lot 1, Borough of The Bronx.

APPEARANCES—

For Applicant: Henry Nordheim.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Klei-
ert, Commissioner Foley and Commissioner Fox.... 4

Negative: 0

Absent: Commissioner Sleeper 1

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on January 20, 1959 after due notice by publication in the Bulletin; laid over to February 10, 1959, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site and Westchester Avenue are in a retail use, D area, class 1 height district; Glover Street and Parker Street are in retail and residence use, D area, class 1 height districts; Lyon Avenue is in a residence use, D area, class 1 height district; that as of July 25, 1916 the premises was in a business use, B area 1¼ height district, and the present designations became effective April 26, 1945; and

WHEREAS, the decision of the Borough Superintendent, dated May 8, 1958 acting on Alt. Applic. No. 1077-57, reads:

"1. In a retail district the proposed manufacturing on more than 5% of the floor area is contrary to Section 4-A, Art. II of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 125 feet frontage by 68.54 feet in depth, developed with a one story, non-fireproof brick structure, being 125 feet front on Westchester Avenue by 65 feet deep, and arranged for store occupancy, a total of 10 stores; that the building was erected under N.B. Applic. No. 209-1909 and at that period the plot was located in a district where any type of use was permitted, for the reason that it pre-dates the Zoning Resolution by seven years; and

WHEREAS, the applicant states that the occupancy of the building remained as stores with 50% vacancies most of the time, due to the raw state of Westchester Avenue, with inconsistent types of occupancies and vacant land, considerable of which is still evident as may be noted from the filed diagram; that it is also located under the station platform of the Pelham Bay subway branch and is therefore at a disadvantage insofar as daylight is concerned; that when the present owner purchased the building, on April 15, 1950, six of the 10 stores were vacant, and it appeared to him that dressmaking shops would be about the only type of tenants who would rent space; that, ignorant of the occupancy limitations provided in the Zoning Resolution, and not even knowing that such a law existed, he proceeded to rent some of the stores to tenants manufacturing small articles in order to meet tax payments, or lose the building; and

WHEREAS, the applicant contends that this building was erected with stores in which manufacturing could be done in 100% of the floor area, and the record shows that stores No. 1 and No. 2 were actually so used since 1940, which pre-dates the Zoning Amendment of April 26, 1945, and these stores were then occupied by a dressmaking concern; that presently the building is occupied as follows: stores No. 1 and No. 2—dressmaking; stores No. 4 and No. 5—repairing electric motors; store No. 7—dressmaking; store No. 8—plastic articles and lamp shades; that it is for these uses that this application is filed; that occupancies in all the rest of the stores are conforming types of trades; and

WHEREAS, the applicant states that the present owner has held title to the property since April 15, 1950; that the assessed valuation of land is \$33,000 and of the building \$23,000 making a total of \$56,000; that the building was erected in 1909; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and the applicant has

306-58-BZ

APPLICANT—Henry Nordheim, for Frandel Realty Corp., owner.

SUBJECT—Application May 16, 1958—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a retail use district, manufacturing on a floor area in excess of that permitted.

MINUTES

filed a revised plan, as requested, showing where the manufacturing actually occurs among the 10 stores; with area of the factory spaces and number of persons working for a factory;
and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision e of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7e for a term of 5 years to permit minor factory work in several of the stores as shown on revised plan marked, "Received February 5, 1959," one sheet, *on condition* that the building shall not be increased in height or area; that the amount of factory work shall not exceed the area as shown on such plan; that the second means of exit shall be provided from such stores as have at the present time no second means of exit such as stores 7 and 8, where a rear window in each such store shall be changed into a door and shall have steps down to the yard or a common balcony with one set of stairs to yard; that all means of exit to the rear yard shall be maintained with a suitable fencing along the rear lot line against adjoining premises; that such portable fire-fighting appliances shall be maintained as the Fire Commissioner shall direct; that in store No. 1, the doorway from the store into the rear room, marked kitchen, shall be a fireproofed door swinging in the direction of exit; and that all permits shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

456-58-BZ

APPLICANT—Fred C. Dahlem, for Florence Christiano, Joseph Christiano, Jr., Emily Muccardi, owners.

SUBJECT—Application July 25, 1958—decision of the Borough Superintendent, under sections 7f, 7e, and 7i of the Zoning Resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubritorium, office, sale of accessories, car wash, minor repairs with hand tools only, parking and storage of more than five (5) motor vehicles and the sale of used cars for a stated term of fifteen (15) years.

PREMISES AFFECTED—2800-2806 Boston Road, northeast corner of Radcliff Avenue, Block 4516, Lots 856-863 inclusive, Borough of the Bronx.

APPEARANCES—

For Applicant: Fred C. Dahlem.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.
THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Klei-
ert, Commissioner Foley, and Commissioner Fox.... 4

Negative: 0

Absent: Commissioner Sleeper 1

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on January 20, 1959 after due notice by publication in the Bulletin; laid over to February 10, 1959, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site, Williamsbridge Road, Boston Road, Radcliff Avenue and Colden Avenue are in a business use, D area, class 1 height district; and

WHEREAS, the decision of the Borough Superintendent, dated July 16, 1958 acting on N.B. Applic. No. 583-58, reads:

"1. In a business use district the proposed 'Gas service station-lubritorium, office, sale of accessories, car wash, minor repairs with hand tools, parking and storage of more than 5 motor vehicles' is contrary to Sec. 4 of the Zoning Resolution and is therefore denied."

and

WHEREAS, the applicant states the premises consist of a plot, 71.24 feet, 102.39 feet and 89 feet frontage by 87.33

feet in depth, irregular, presently used for the sale of used cars, and a small refreshment stand; that it is proposed to erect and maintain, under such conditions as will not only safeguard, but enhance the character of the area, a gasoline service station; that the structure, having three bays and a sales office, will be of modern artistic design and of face brick with steel and glass overhead doors; that plans call for two sets of pumps and twelve 550 gallon submerged gasoline tanks; that the entire unbuilt upon area will be covered with black top paving; that the lighting and fencing will be utilitarian and decorative; and

WHEREAS, the applicant states that the plot is ideally suited for a gasoline service station, both from a traffic and physical setting standpoint; that it fronts on a wide open plaza-like area, created by the intersection of three throughfares—Boston Road, Radcliff Avenue and Williamsbridge Road; that Boston and Williamsbridge Roads are principal traffic arteries carrying a heavy volume of through traffic, which is constantly increasing; that a gas service station is needed and would make the best economic use of the proposed site; that the plot would not be suitable for the development of one or two family dwellings or multiple dwellings because of the high cost of the land fronting as it does on two traffic arteries, because the great amount of traffic, especially the continuous flow of heavy trucks on Boston Road and because the surrounding area is used for heavy building materials and supply yards, manufacturing and other non-conforming uses, is therefore not conducive and does not lend itself to residential or retail business purposes; that stores are not economically practical because there are already adequate shopping facilities in the neighborhood, and there is no demand whatsoever for additional stores; and

WHEREAS, the applicant states that the other three corners at this intersection and the adjacent properties in the area are used for the following businesses; southeast—lumber yard—large open square block opposite entire Williamsbridge Road and Radcliff Avenue frontage; southwest—gas station, diagonally opposite; northwest—trailer trucks rental lot—block front opposite entire Boston Road frontage; that a building materials business and yard abuts this plot to the north and east on Boston Road and in the rear, almost completely surrounding the plot on these two sides; second hand plumbing supplies and fixtures, such as pipes, tubings, hot water tanks and boilers, bath tubs, sinks and toilet bowls are stored, giving the appearance of a junk yard; that the subject plot, as shown, is entirely surrounded by building materials and supply yards, trailer truck lots and other non-conforming uses; and

WHEREAS, the applicant contends that the proposed use, therefore, will provide an open and attractive area and will thus insure to the owners of the adjacent properties permanent light and air, which such properties would not derive from a large conforming structure; that the limitation of the term of the use to fifteen years will serve as a protection to the future of the neighborhood in the event its present character should change; and

WHEREAS, the applicant states that the present owners have held title to the property since September 1, 1955; that the assessed valuation of land is \$24,000 and of the building \$500 making a total of \$24,500; that the building was erected in 1945; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivisions e and i of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7e for a term of 15 years, to permit the premises to be occupied by a gasoline service station and lawful uses accessory thereto, substantially as proposed and indicated on plans filed with this application marked, "Received July 25, 1958," 2 sheets, and "December 10, 1958," 2 sheets, *on condition* that all buildings

MINUTES

and uses now on the premises shall be removed and the premises shall be constructed and arranged as indicated on plans above cited; that the accessory building shall be of the design, arrangement and location as indicated on such plans and shall be faced with face brick on all sides; that there shall be no cellar under such building and in all other respects shall comply with the requirements of the Building Code; that the doors to the toilet rooms shall be arranged so as not to be contiguous; that pumps shall be of a low approved type, erected not nearer than 15 feet to the street building line of Radcliff Avenue and Boston Road and that gasoline storage tanks shall not exceed twelve 550 gallon approved gasoline storage tanks; that the balance of the premises where not occupied by buildings and pumps shall be paved with concrete or asphaltic paving; that there shall be erected on the interior lot line a woven wire fence of the chain link type on a masonry base to a total height of not less than 5 feet, 6 inches; that such fence shall have suitable terminating posts at the building line but may be omitted where accessory building occurs; that there shall be no windows in the rear of the accessory building opening upon adjoining property; that at the four points within the building line where shown there shall be blocks of concrete not less than 12 inches in height extending along the building line for a distance of not less than 5 feet from the bend in the street line or intersection or side lot lines; that curb cuts shall be restricted to two curb cuts, each 30 feet in width to Williamsbridge Road, two to Radcliff Avenue and two to Boston Road, each not over 25 feet in width, with a space between cuts of not less than 10 feet; that no portion of any curb cut shall be nearer than 5 feet to a lot line as prolonged; that along the lot line to the south there shall be a planting area not less than 20 feet in width extending from the easterly lot line to within 15 feet of the building line of Williamsbridge Road to permit exit to curb cut; that such planting area shall be protected with a concrete curbing not less than 8 inches in height and 6 inches in width, and shall be planted and maintained in good condition with suitable planting material; that sidewalks and curbing abutting the premises shall be reconstructed or repaired to the satisfaction of the Borough President; that signs shall be restricted to permanent signs attached to the facade of the building and the illuminated globes of the pumps excluding all roof signs and temporary signs and advertising devices, but permitting the erection within the building line but not at the side lot line of two post-standards, each for supporting a sign which may be illuminated, advertising only the brand of gasoline on sale and permitting such signs to extend beyond the building line for a distance of not more than 4 feet; that there shall be no brand sign at Boston Road at the easterly lot line or to Williamsbridge Road at the southerly lot line; that such portable fire-fighting appliances shall be maintained as the Fire Commissioner shall direct; that under Section 7e there may be, for a similar term, parking and storage of cars provided such parking and storage does not interfere with the servicing of the station and such parking may also include the sale of used cars for a similar term; that under Section 7i there may be minor repairs maintained solely within the accessory building; and that all permits shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

491-58-BZ

APPLICANT—Ervin Palmer, for Daniel A. Brener, owner.
Edward R. Lewis, Lessee.

SUBJECT—Application August 21st, 1958—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a local retail use district, in an existing three story and cellar structure, the change in occupancy of the second floor from private club to office use.

PREMISES AFFECTED—22 Greenwich Avenue, east side, 31 feet, 5 inches north of West 10th Street, Block 606, Lot 6, Borough of Manhattan.

APPEARANCES—

For Applicant: Ervin Palmer.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.
THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Kleintert, Commissioner Foley and Commissioner Fox 4

Negative: 0

Absent: Commissioner Sleeper 1

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on January 20, 1959 after due notice by publication in the Bulletin; laid over to February 10, 1959, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site, Greenwich Avenue and Avenue of the Americas are in a local retail use, C area, class 1½ height district; West 11th Street and West 10th Street are in local retail and residence use, C area, class 1 height districts; that until July 12, 1945 the zoning was business use, B area, 1½ height, and at that time it was changed to local retail use, C area, 1½ height; and

WHEREAS, the decision of the Borough Superintendent, dated August 14, 1958 acting on Alt. Applic. No. 875-57, reads:

"1. Proposed office use of the second floor in a local retail use district is contrary to Article 4c of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 15 feet 6 inches frontage by 61 feet 1 inch in depth, upon which is located a three story and cellar building of non-fireproof construction; that the exterior walls are of brick, floor beams wood, stairs of wood, enclosed in stud partitions, metal lathed and plastered; that the stair leads continuously from the third floor to the street, and on the top story, a stationary iron ladder affords access to the roof through a scuttle; that the southerly wall is a party wall; that part of the northerly side has no wall; that the adjoining building forms the enclosure—a right established by years of use; that the first story is occupied as a store for the sale of crockery and giftware, and the cellar is used in conjunction with the store as storage; that the existing electric sign belongs to this store and has been approved under Applic. No. 2797 of 1926; that the second floor is occupied as offices for a newspaper publication called "The Village Voice"; that the third floor is a residential apartment of three rooms occupied by the same tenant since 1941; that it is proposed to occupy the second floor for office use; and

WHEREAS, the applicant states that the property was purchased with the present tenants in possession; that the Certificate of Occupancy which accompanied the purchase called for the use of the second story as a Private Club, but it did not occur to the owner that this differs from office use; that under date of May 28, 1957, a violation was received from the Building Department directing the owner to remedy this illegal condition; that judging from appearances, the building was used either from its beginning, or soon after as business on the two lower floors and as residence on the third floor; that the only available data of facts is the affidavit made by the tenant occupying the top story, who describes the use of the property: from before 1941 to about middle of 1942—social club; from 1942 to end of year—art gallery; from some time in 1943 to end of 1954—photo studio; from end of 1954 to present day—newspaper office; and

WHEREAS, the applicant contends that the Certificate of Occupancy states the live load of the second floor as 100 pounds per square foot and the occupancy as residence and commercial, both of which facts give additional proof of the original occupancy; that the Board is requested to consider these facts and permit the present non-conforming use to remain because the use zone was business prior to 1945; the building was designed and used as business; the present use is offices; that the history of its use appears to have been business even after the zone change and the proposed non-

MINUTES

conforming use is within the existing enclosure and would affect none of the adjacent properties in any way; and

WHEREAS, the applicant states that the present owner has held title to the property since August 25, 1955; that the assessed valuation of land is \$10,000 and of the building \$9,000 making a total of \$19,000; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision e of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7e for a term of 10 years, to permit the second story of the building to be occupied as proposed as a local publication office but without printing equipment, *on condition* that in all other respects the building shall be continued substantially as it now exists and shall not be increased in height or area; that the exterior illuminated sign now on the building, extending over the building line, shall be completely removed; that the front of the building shall be repainted to improve its appearance; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto as shown on plans filed with this application marked, "Received August 21, 1958," 5 sheets; and that all permits shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

538-58-BZ

APPLICANT—Herman E. Horwood, for Ado Cristantante, owner.

SUBJECT—Application September 17, 1958—decision of the Borough Superintendent, under sections 7c and 7i of the Zoning Resolution, to permit in a business and residence use district the reconstruction of an existing gasoline service station by removing the existing dwelling and changing the use of the five (5) car garage to motor vehicle repair shop with hand tools only, touch up spraying and welding and wheel alignment and to extend the existing parking of cars into the residence portion of the premises.

PREMISES AFFECTED—628-630 Crescent Avenue, south side, 128 feet west of Belmont Avenue, 2321-2327 Belmont Avenue, Block 3087, Lots 11-19, Borough of The Bronx.

APPEARANCES—

For Applicant: H. E. Horwood.

For Opposition: J. David Silvers.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Kleintert, Commissioner Foley and Commissioner Fox 4

Negative: 0

Absent: Commissioner Sleeper 1

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on January 20, 1959 after due notice by publication in the Bulletin; laid over to February 10, 1959, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site and Belmont Avenue are in business and residence use, B area, class 1¼ height districts; Hughes Avenue and East 183rd Street are in a business use, B area, class 1¼ height district; and

WHEREAS, the decision of the Borough Superintendent, dated August 18, 1958 acting on Alt. Applic. No. 440-58, reads:

"1. Proposed use of auto repair shop, extension of gasoline service station in a business use district is contrary to Art. II Sect. 4 of the Z.R.

"2. Extension of use of parking & storage for more than five motor vehicles into a residence use district is contrary to Art. II Sect. 3 of the Z.R."

and

WHEREAS, the applicant states that the premises consist of a plot, 59.13 feet and 100 feet frontage by 88.29 feet, 126.4

feet and 100 feet in depth, upon which is located a legal gasoline service station and five car garage erected in 1921, also a two story frame dwelling and an extension at rear of same used for tire repair and vulcanizing, which were erected in 1927, all of them being in a business use district; that parking lot facing Belmont Avenue is partly in a business use district and partly in a residence use district; that it is proposed to rearrange and modernize same by removing the frame dwelling and discontinue the tire repair and vulcanizing shop; that the modern gasoline pumps are to be set back fifteen feet from the building line, midway between the side lot lines, and the present easterly curb cut will be relocated further to the east; that the space of tire repair shop will be reduced in size and altered for office, and the five car garage to be used as motor vehicle repair shop for lubrication and minor repairs including incidental body and fender repairs with hand tools, including welding and touch-up spraying for repaired parts, non-automatic car wash and wheel alignment; that it is also proposed to remove the wood fence on Belmont Avenue and to replace same with a six foot high chain link fence on new masonry retaining wall and a four foot high chain link fence on the north and south sides, where masonry walls do not adjoin, and to comply with all other applicable parking lot requirements; and

WHEREAS, the applicant contends that Crescent Avenue is a highly travelled street and there are no gas stations or repair shops within the affected area, and it will be a distinct service to the community if this improvement is permitted; that the present five-car garage at the rear of the lot, which it is proposed to use for motor vehicle repairs, is of masonry construction and it is proposed to fire retard the ceiling of same; that all exterior walls of the new office and repair shop are to be stuccoed; that regarding Building Department Objection No. 2, the applicant contends that Crescent Avenue is zoned for business to 100 feet on Belmont Avenue and that copy of Certificate of Occupancy No. 19595, filed with this application, permits parking of more than five motor vehicles on the business use portion, and this application is for permission to extend the parking use to the balance of the lot; that this is a highly populated section, and due to local street parking restrictions, there is great need for off-street parking, since there are no other parking lots in or near the affected area; and

WHEREAS, the applicant states that the present owner has held title to the property since October 23, 1957; that the assessed valuation of land is \$21,300 and of the building \$6,700 making a total of \$28,000; that the buildings were erected in 1921 and 1927; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended that the application be granted under certain conditions; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision c of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7e, to permit the existing gasoline service station to be reconstructed and rearranged as proposed and shown on plans filed with this application, marked "Received September 17, 1958", 5 sheets, and to permit the extension of use of the portion now used for parking into the balance of the plot, as shown on such plans; that buildings proposed to be removed on the portion of plot now used for the gasoline service station shall be so removed and pumps shall be relocated as shown; that there shall be erected on the interior lot lines to the west a masonry wall continuing the existing retaining wall to the street line of Crescent Avenue; that such wall shall be to a total height of 5 feet, 6 inches, of brick masonry, but may be reduced within five feet of the building line of Crescent Avenue, to a height of 4 feet, 6 inches and with suitable masonry terminating post; that a similar wall shall be erected to the building line of Crescent

MINUTES

Avenue on the easterly side, except where such lot is to be open to the parking area to the east; that the portion of the plot within the business use district used for parking already permitted by the Building Department, may be extended, as proposed, into the balance of the plot in the residence use district, *on condition* that retaining walls carried above grade shall be constructed where the depressed lot line court requires; that there shall be erected on all lot lines fences of the chain link woven wire type, except where masonry walls of adjoining buildings occur; that there shall be no openings in such wall to Belmont Avenue, except where shown; that such opening shall not exceed ten feet in width, fitted with gates and with curb cut opposite not over 12 feet in width; that the open space between the existing gasoline station and the parking lot may be permitted where shown and any fence previously required by the Department of Buildings may be removed; that the parking area shall be surfaced with clean gravel or steam cinders treated with a binder and properly rolled; that suitable bumpers shall be maintained at all points for the protection of walls and fences and made secure across open areas on the lot line; suitable protection in addition to the fence on the masonry base and the bumpers shall be furnished where necessary where the court of the adjoining apartment house on Belmont Avenue is at a lower level than the parking lot; that the gasoline station area shall be paved with concrete or asphalt where not built upon; that curb cuts to Crescent Avenue from the gasoline station portion may be where shown, namely two, each not over 25 feet in width; that under Section 7i repairing with hand tools only for adjustments may be permitted within the proposed rear accessory building but no painting or body and fender repairs; that such building shall comply with the requirements of the Building Code and shall have no cellar; that the door shown from accessory building leading to the parking area shall be omitted; that signs shall be restricted to permanent signs attached to the facade of accessory building and the illuminated globes of the gasoline pumps, excluding all roof and temporary signs and advertising devices, but permitting the continuation of the post standard erected toward the center of the frontage, advertising only the brand of gasoline on sale, and permitting such sign to project not more than 4 feet beyond the building line; that signs in connection with the parking use shall be restricted to one sign attached to the fence on Belmont Avenue, which shall not exceed five square feet in area, shall not be illuminated nor extend over the building line; that the premises shall be used for no other uses and no buildings shall be erected thereon other than as shown on plans filed with this application; that such portable fire-fighting appliances shall be maintained as the Fire Commissioner shall direct; that sidewalks and curbing abutting the premises shall be constructed or repaired to the satisfaction of the Borough President; and that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

570-58-BZ

APPLICANT—Lama, Proskauer and Prober, for Rutli Gould, Shirley Firsker, Sylvia Rosenberg, Rebecca Rosenberg, Abraham Rosenberg and Marion Freedman, owners.

SUBJECT—Application October 3, 1958—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district the erection and maintenance of a gasoline service station, lubricatorium, minor auto repairs, car wash, storage room, office and sales and the parking and storage of motor vehicles.

PREMISES AFFECTED—5601-5611 Avenue U and 2063-2083 East 56th Street, northeast corner, Block 8399, Lot 6, Borough of Brooklyn.

APPEARANCES—

For Applicant: R. S. Hardy and J. Vassalotti.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Kleintert, Commissioner Foley and Commissioner Fox 4

Negative: 0

Absent: Commissioner Sleeper 1

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on January 20, 1959 after due notice by publication in the Bulletin; laid over to February 10, 1959, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site, East 56th Street, Pearson Street and Avenue U are in a residence use, F-1 area, class $\frac{1}{2}$ height district; that as of July 25, 1915 the premises were in an undetermined use district, class $1\frac{1}{2}$ height district and class A area district; that on December 12, 1930 that part of the premises within 100 feet of Avenue U was changed to a business use district and the balance of the premises to a residence use district; that on July 29, 1939 that part of the premises within 100 feet of Avenue U was changed to class D area district and class one height district; that the present use, height and area classification became effective July 22, 1954; and

WHEREAS, the decision of the Borough Superintendent, dated September 4, 1958, acting on N.B. Applic. No. 1464-58, reads:

"1. Proposed building and premises, in a Residential Zone, to be used for gasoline service station, lubricatorium, minor auto repairs, car wash, storage room, office and sales, parking and storage of motor vehicles awaiting service, is contrary to Art. II, PP. 3 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 95 feet frontage by 175 feet in depth, presently vacant; that it is proposed to erect and maintain a modern gasoline service station, for a temporary period of fifteen years, consisting of twelve 550 gallon buried gasoline tanks and four dispensing pumps; that the contemplated accessory building will be one story in height, of class 3 construction, having a frontage of 42 feet, a depth of 30 feet and will contain the conjunctive uses of lubricatorium, minor auto repairs, car washing, office and sales; that part of the plot not proposed to be occupied by the accessory building will be used for the parking and storage of motor vehicles; and

WHEREAS, the applicant contends that Avenue U is a heavily trafficked auto lane and as such the proposed gas station is entirely in keeping at this point; that although the site is in a residence zone, the property on the south side of Avenue U directly opposite the site and within the entire affected area and beyond on said south side, is in an unrestricted zone and has developed with uses fitting to said zoning; that in fact, lots 114, 130 and 143 in block 8470, having a combined frontage of 820 feet, are being used by Bulk Fuel Oil and Gasoline Storage and Distributing firms with all the attendant noises and truck traffic that go with said business, in addition to the unsightly aspect of said lots; that it is inconceivable that the site in question, or any property in the affected area on the north side of Avenue U, could be successfully developed with residence use opposite the aforementioned unrestricted uses, in addition to being a very heavily traversed auto lane; that in fact, inasmuch as Avenue U is on an eighty-foot wide street, the future auto traffic will steadily increase; that proper zoning does not face a residence use with an unrestricted use so that a one family or any other residence building would be confronted with a glue works, a wet wash laundry, a garage or a bulk fuel oil and gasoline business, or any other use properly belonging in an area by itself; that the zoning of Avenue U on the north side as residence and the south side as unrestricted must eventually lead to a deterioration of the entire community, and therefore the only feasible manner in which to develop the site would be with a use as proposed that would be entirely in keeping at this point; that the site in question has never been developed due to improper zoning; and

MINUTES

WHEREAS, the applicant states that the present owners have held title to the property since November 16, 1954 and that the assessed valuation of land is \$6,500; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision e of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7e for a term of 15 years, to permit the premises to be occupied as a gasoline service station and lawful accessory uses thereto, substantially as proposed and indicated on plans filed with this application marked, "Received October 3, 1958," 4 sheets, *on condition* that any buildings or uses now on the premises shall be removed and the premises shall be leveled substantially to the grade of Avenue U and shall be arranged and designed as indicated on plans above cited; that the accessory building shall be at the location and of the design and arrangement indicated and shall have no cellar, and faced with face brick on all sides and in all other respects comply with the requirements of the Building Code; that pumps shall be of a low approved type, erected not nearer than 15 feet to the street building line of Avenue U and that gasoline storage tanks shall not exceed twelve 550 gallon approved gasoline storage tanks; that on the portion of the plot proposed to be used as a gasoline service station there shall be erected a woven wire fence of the chain link type at the rear thereof and along the easterly side with suitable terminating posts at the building lines; that it is a condition of this resolution that the balance of the plot shall be maintained for conforming use as proposed and shown; that the balance of the plot where not occupied by buildings and pumps shall be paved with concrete or asphalt; that there may be two curb cuts to Avenue U, each 30 feet in width, and one to East 56th Street, where shown, 30 feet in width; that such portable fire-fighting appliances may be permitted for adjustments only with hand tools maintained solely within the accessory building; that there may be parking and storage of motor vehicles for a similar term on such portions of the plot where the parking and storage will not interfere with the servicing of the station; that such fire-fighting equipment shall be as the Fire Commissioner shall direct; that the sidewalks and curbs abutting the property shall be constructed or repaired to the satisfaction of the Borough President; that signs shall be restricted to permanent signs attached to the facade of the building facing Avenue U and the illuminated globes of the pumps excluding all roof and temporary signs and advertising devices, but permitting the erection of a post standard along the building line of Avenue U between the curb cuts for supporting a sign which may be illuminated, advertising only the brand of gasoline and permitting such sign to be extended over the building line of Avenue U for a distance of not more than 4 feet; and that all permits shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

Adjourned: 12:45 P.M.

JOSEPH J. DOYLE, *Chief Clerk*.

REGULAR MEETING

TUESDAY AFTERNOON, FEBRUARY 10, 1959,
2 P. M.

Present: Chairman Murdock, Vice Chairman Kleinert, Commissioner Foley and Commissioner Fox.

324-58-SM

APPLICANT—Sheffield Division Armco Steel Corporation, owner.

SUBJECT—Application May 22, 1958—Sheffield High Strength Bolts, approval of.

APPEARANCES—

For Applicant: Louis Frank.

ACTION OF BOARD—Material approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Foley and Commissioner Fox 3
Negative: Vice Chairman Kleinert 1
Absent: Commissioner Sleeper 1

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Calendar Number 324-58-SM

Subject: Sheffield High Strength Bolts.

Sheffield Division Armco Steel Corporation, Kansas City, Mo., filed May 22, 1958 an application with the Board of Standards and Appeals for approval of the material known as Sheffield High Strength Bolts under the provisions of C26-322.0, C26-368.0, C26-520 and C26-521.0 Administrative Building Code.

Purpose

The material is to be used for fastening structural steel.

Description

The bolts, nuts and washers are manufactured in conformity with the requirements of the Specification of Quenched and Tempered Steel Washers (ASTM A325). The bolts are identified by markings on the top of the head with three radial lines, with the letter S between the radial lines.

Inspection and Test

Various sizes of bolts, nuts and washers were tested at Associated Laboratories in accordance with the requirements of ASTM designation A325-55T. The bolts, nuts and washers successfully met the said requirements. The complete report of Associated Laboratories, Kansas City, Mo., is on file with and is part of the record.

Recommendation

On the basis of the inspection and test and date filed by the applicant, the Committee on Test recommends the approval of the material known as Sheffield High Strength Bolts for use in New York City under the provisions of C26-322.0, C26-368.0, C26-520.0 and C26-521.0 Administrative Building Code as amended by Local Laws 107, 108, 109, and 110 of 1955 on condition that all bolts, studs, nuts and washers shall comply with the requirements of ASTM-A325 and further that all containers or cartons in which the material is to be marketed shall be tagged, stamped or labeled as follows: "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 324-58-SM and further that each bolt shall be identified with the marking herein described.

The Committee further recommends that when the High Strength Bolts are used in construction the following conditions shall apply:

Torque shall be sufficient to provide an average stress on the bolt at least fifteen percent in excess of the minimum required bolt tension specified in subdivision d4 of Section C26-520.0.

The parts to be bolted shall be brought tightly together by sufficient high-strength bolts used as fitting-up bolts.

Bolts shall then be installed in the remaining holes and their nuts shall be made finger tight, which shall mean tightened firmly by hand or spud wrench only, without the use of torque or impact wrenches.

After the nuts have been made finger tight, each nut shall be given at least $\frac{1}{2}$ turn to tighten the bolt.

The fitting-up bolts shall be then loosened and the nuts thereon shall be retightened finger tight. Each nut shall then be given at least $\frac{1}{2}$ turn.

Bolts shall not be forced into holes. Holes out of alignment shall be drilled or reamed.

Impact wrenches shall be regulated so as to produce one turn of the nut on the bolts in place, in approximately ten seconds.

MINUTES

The tightness of the bolts may be tested by turning the nuts one-sixteenth of a turn tighter with a torque wrench and measuring the resulting torque. The torques on the nuts shall not be less than shown in column 4 of the following table for the size of the bolt.

Sufficient bolts shall be checked to determine whether the required tightness has been obtained.

Bolt Tension and Torque Values

1	2	3	4
Bolt Size Inches	Bolt Tension for Calibrat- ing Wrenches Pound	Required Minimum Bolt Tension Pounds	Approx. Equiv. Torque for required Min. Bolt Tension Pound—Feet
1/2	12,500	10,850	90
5/8	20,000	17,250	180
3/4	29,000	25,600	320
7/8	37,000	32,400	470
1	49,000	42,500	710
1 1/8	58,000	50,800	960
1 1/4	74,000	64,500	1,350

Nuts may be tightened by calibrated wrenches [in place of giving each nut 1/2 turn.] In such case, wrenches shall be calibrated not less than once each day, by means of an approved calibrating and tension measuring device. The wrench shall be calibrated for the tension specified for the size of bolt in Column 2 of the table.

Where threads of bolts are injured, or the bolt is damaged in any way, the bolt shall be removed and replaced.

The installation of high-strength bolts shall be supervised by a licensed professional engineer or registered architect employed by the owner and acceptable to the Commissioner, to insure high-strength bolts are installed according to the design and code requirements. Such acceptability shall not be unreasonably withheld.

Upon the completion of the installation of the high-strength bolts, the licensed engineer or registered architect shall file a statement with the department, in a manner determined by the Commissioner, that the installation of the bolts was in accordance with the requirements of the Administrative Code and the design.

The licensed professional engineer or registered architect shall not be employed by nor receive compensation from any of the contractors engaged in the construction or alteration of the building.

The licensed professional engineer or registered architect or his representative shall be present at all times when high-strength bolts are installed. He shall observe whether the bolts are installed in compliance with the Administrative Code and this recommendation and wherever bolts do not conform to the code and he shall direct that such bolts be replaced or shall promptly report in writing such improperly installed bolts to the Borough Superintendent and the contractor.

Upon completion of the installation of the high-strength bolts, the licensed professional engineer or registered architect shall file a sworn statement in affidavit form, that the bolts were installed in accordance with the requirements of the Administrative Code and of this recommendation, unless the bolts were not so installed, in which case the Borough Superintendent shall be advised in writing of the manner in which the bolts were not properly installed.

(Sgd.) SAMUEL L. BECKER,
Director,

JOHN A. DARTS,
Asst. Engr.

GEORGE F. SKLENARIK,
Asst. Engr.
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this material in accordance with the above report.

128-41-SA

APPLICANT—American Furnace Company, owner,
SUBJECT—Application for consideration—reopening for report as to additional models—re AFCE Ceiling Mounted, oil-fired Air conditioning unit, Models 12-OC, 23-OC, 28-OC and 33-OC; previously approved.

APPEARANCES—

For Applicant: Charles Abrahams.

ACTION OF BOARD—Application reopened for test and report as to additional models.

THE VOTE—

Affirmative: Chairman Murdock, Vice-Chairman Kleintert, Commissioner Foley and Commissioner Fox 4

Negative: 0

Absent: Commissioner Sleeper 1

411-58-SM

APPLICANT—Time Saving Fills Inc., owner.

SUBJECT—Application for consideration—reopening for amendment of resolution—re Speed-Kleen Fills, Models 2200, 2200M45, 2200-F45 and 3200 for connection between fill pipe terminals and fuel truck nozzles; previously approved.

APPEARANCES—

For Applicant: Henry Klotz.

ACTION OF BOARD—Application reopened for test and report.

THE VOTE—

Affirmative: Chairman Murdock, Vice-Chairman Kleintert, Commissioner Foley and Commissioner Fox 4

Negative: 0

Absent: Commissioner Sleeper 1

411-54-SM

APPLICANT—Tomkins Bros., Agents for Chatham Brick and Tile Co., owner.

SUBJECT—Application May 24, 1954—Chatham Brick and Tile Co., Face Brick, for interior and exterior masonry work, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application withdrawn as matter was covered by Calendar Number 848-53-SM.

THE VOTE—

Affirmative: Chairman Murdock, Vice-Chairman Kleintert and Commissioner Fox. 3

Negative: 0

Absent: Commissioner Foley and Commissioner Sleeper. 2

320-54-SM

APPLICANT—Minwax Co., Inc., owner.

SUBJECT—Application April 22, 1954—Minwax Super Seal Fabric for spandrel waterproofing, etc., approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed for lack of prosecution.

THE VOTE—

Affirmative: Chairman Murdock, Vice-Chairman Kleintert and Commissioner Fox. 3

Negative: 0

Absent: Commissioner Foley and Commissioner Sleeper. 2

321-54-SM

APPLICANT—Minwax Co., Inc., owner.

SUBJECT—Application April 22, 1954—Minwax Weathercap, waterproofing and caulking stone joints, approved of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed for lack of prosecution.

MINUTES

THE VOTE—

Affirmative: Chairman Murdock, Vice-Chairman Kleintert and Commissioner Fox. 3
Negative 0
Absent: Commissioner Foley and Commissioner Sleeper. 2

323-54-SM

APPLICANT—Minwax Co., Inc., owner.
SUBJECT—Application April 22, 1954—Minwax Full Seal Fabric, spandrel waterproofing, window flashing, etc.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed for lack of prosecution.

THE VOTE—

Affirmative: Chairman Murdock, Vice-Chairman Kleintert and Commissioner Fox. 3
Negative 0
Absent: Commissioner Foley and Commissioner Sleeper. 2

324-54-SM

APPLICANT—Minwax Co., Inc., owner.
SUBJECT—Minwax Caulking Compound for caulking window and door frames, glass block construction, etc., approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed for lack of prosecution.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Kleintert and Commissioner Fox 3
Negative 0
Absent: Commissioner Foley and Commissioner Sleeper. 2

325-54-SM

APPLICANT—Minwax Co., Inc., owner.
SUBJECT—Minwax Dampproofing Materials for dampproofing masonry walls, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed for lack of prosecution.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Kleintert and Commissioner Fox 3
Negative 0
Absent: Commissioner Foley and Commissioner Sleeper. 2

326-54-SM

APPLICANT—Minwax Co., Inc., owner.
SUBJECT—Application April 22, 1954—Minwax Cotton Cord Cloth membrane waterproofing, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed for lack of prosecution.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Kleintert and Commissioner Fox 3
Negative 0
Absent: Commissioner Foley and Commissioner Sleeper. 2

330-58-A

APPLICANT—Jack Fein, for Otto Van Glahn, owner.
SUBJECT—Application May 23, 1958—Appeal from a decision of the Borough Superintendent, re exit stairs.
PREMISES AFFECTED—1325-27 Broadway, north side, 83 feet, 11 inches, east of Grove Street, Block 3321, Lot 59, Borough of Brooklyn.

APPEARANCES—

For Applicant: Jack Fein.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Kleintert, Commissioner Foley, and Commissioner Fox.... 4
Negative: 0
Absent: Commissioner Sleeper 1

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated May 22, 1958, on Alt. Applic. 10/58, reads:

"8—The exit stairs from the cellar sales room should lead in a 1 hr. enclosed passageway to the street as required by Sec. 6.3.3 of the Bldg. Code."

and

WHEREAS, the applicant states that the building is 2 stories and cellar, 28 feet high, 71 feet 11¼ inch by 100 feet in area, of non fire proof construction, erected 1913, located in business use, C area, class 2 height district, used and occupied since 1952 as follows: Cellar—storage, no occupants; 1st floor—retail stores, number of occupants not stated; 2nd floor—vacant; for which a Certificate of Occupancy #137582 was issued against Alt. Applic. 3553/52; that the applicant proposes to change the use of the south half of the cellar from storage to sales with an occupancy of 25 persons; that two new steel cellar stairs 3 foot 8 inch wide will be built near Broadway wall of the building; that these stairs and the existing east stair will be enclosed in the cellar in masonry walls, on the 1st floor in wood stud 1 hour partitions; that the doors will be fire proof self-closing; that the new stairs are remote and terminate on the 1st floor near the street exit doors; and

WHEREAS, the premises was inspected by a committee of the Board.

Resolved, that the decision of the Borough Superintendent, dated May 22, 1958, acting on Alt. Applic. 10/58, Obj. 8, be and it hereby is *modified* and that the appeal be and it hereby is *granted* that the proposed use of the cellar space for sales area shall be arranged as indicated on plans filed with this appeal marked, "Received May 23, 1958," 8 sheets; that the exits shall be arranged as shown on such plans marked, "Proposed conditions" in cellar, and first floor *on condition* that the partition between the space to be used for sales area where two openings are shown, that such openings shall be protected with a fireproof self-closing door; and that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto.

378-58-A

APPLICANT—Noah, N. Sherman, for Karo Film Corp., owner; Bonded Film Storage Co., Inc., lessee.

SUBJECT—Application June 17, 1958—Appeal from a decision of the Borough Superintendent, re: sprinklers.

PREMISES AFFECTED—42-53 21st Street, east side, 59.87 feet north of 43rd Avenue, Block 427, Lot 24, Long Island City, Borough of Queens.

APPEARANCES—

For Applicant: Noah N. Sherman.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Kleintert, Commissioner Foley and Commissioner Fox 4
Negative: 0
Absent: Commissioner Sleeper 1

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated May 27, 1958, on Misc. Applic. 141/58, reads:

"1. Provide a secondary automatic source of supply consisting of a gravity tank or tanks having at least 10,000 gallons capacity. C26-1376.0 Administrative Code.
2. File flow test letter with street main data as required by C26-1346.0."

and

WHEREAS, the applicant states that the building is 1 story, 10 feet high, 58 feet by 128 feet in area, of class 1 construction, erected 1923, located in unrestricted use, B area, class

MINUTES

1½ height district, used and occupied as follows: Cellar—boiler room and piping corridor, no persons; 1st floor—movie film storage vaults, 3 persons; that a Certificate of Occupancy #7684/24 was issued for both this building (Lot 24) and the adjoining building (Lot 15); that a Certificate of Occupancy #19859/41 was issued for the adjoining building (Lot 15), but no new certificate of occupancy was issued for the building under consideration (Lot 24); that this building is completely protected with an automatic sprinkler system and further protected by being divided in areas with concrete walls and fireproof self-closing doors; that the individual existing film storage vaults are of legal fireproof construction with fireproof doors and so arranged that there are only 5 film storage vaults opening onto a vault corridor; that there are 7 film vault corridors (with 5 film storage vaults to a corridor) and each of these 7 vault corridors are connected to the main building corridor and protected with fireproof self-closing sliding doors to the main corridor; that at the opposite end of the film vault corridor there is an exit door leading directly to the side yard which leads to the street; that all of the existing film storage vaults are completely protected with 12 sprinkler heads to each film storage vault and the vault corridor and main building corridor including lower corridor (cellar) are completely protected with sprinkler heads; that all of the existing film storage vaults are properly vented in accordance with the rules and regulations in reference to storage vaults for storage of movie film; that building on Lot 15 and building on Lot 24 were formerly one building, completely sprinklered with an automatic two-source supply; that on separation of these buildings under Alt. Applic. 2361/40, the building known as 42-53 21st Street, Lot 24, for which this variance is sought, is entirely dependent on the corner building (Lot 15), for both sources of water supply for its sprinkler system; that this two-source water supply for the sprinkler system is entirely contingent on the present lease arrangement for the water supply and this lease has a short term to run before expiration of the lease; that the owner under the present lease arrangement for use of the adjoining two-source water supply for this building's sprinkler system is entirely at the mercy of the adjoining owner, as to whether or not he can continue this use; that this building was purchased by the present owners, Karo Film Corporation on October 31, 1956 as a legal film storage building for storage of movie film; that this building fronts on only one street, being on an interior lot, making it impossible to obtain a second city main supply; that there is at present a 6 inch main connected to the city main on 21st Street and this 6 inch main runs into the building up to the inside face of the boiler room wall and is now used only as a house supply with a 5/8 inch meter and supply line for the house supply; that it is proposed to connect the present sprinkler system to this 6 inch main and to install a new siamese connection on the front of the building and to connect all supply lines from the adjoining building, as indicated on plans herewith submitted; that the pressure at the city main is 49# minimum, in accordance with the Flow Test, made June 17, 1958 by the Department of Water Supply, Gas & Electricity; that this indicates sufficient pressure to properly supply the existing sprinkler system, especially since this building is only one story in height; and

WHEREAS, the premises was inspected by a committee of the Board.

Resolved, that the decision of the Borough Superintendent, dated May 27, 1958, acting on Misc. Applic. 141/58, Obj. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted* on condition that a one-source sprinkler system fed by a 6 inch main from the street shall be arranged as proposed to be exclusively for this building and not to be connected to the adjoining building, but may also be used to take off a house supply with 5/8 inch supply line, *on condition* that there shall be a siamese connection at the street line and this grant shall be solely applicable to this building, which shall not be increased in height or area and shall be maintained to the satisfaction of the Fire Commissioner.

545-58-A

APPLICANT—Samuel Rosenblum, for S. W. Steel Management Co., Inc., owner.

SUBJECT—Application September 19, 1958—Appeal from a decision of the Borough Superintendent—re egress.

PREMISES AFFECTED—39-41 West 55th Street, north side, 395 feet east of Avenue of the Americas, 2nd, 3rd, 6th, 7th and penthouse floors, Block 1271, Lot 17, Borough of Manhattan.

APPEARANCES—

For Applicant: Samuel Rosenblum.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Kleiner, Commissioner Foley and Commissioner Fox 4

Negative: 0

Absent: Commissioner Sleeper 1

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated September 10, 1958, on Alt. Applic. 598/58, reads:

"C1—Provide 2 means of egress from all floors, F.E. not acceptable. Sect. C26-304.1 A.C."

and as amended January 30, 1959 waiving M.D. objection to proposed uses and exits.

and

WHEREAS, the applicant states that the building is 8 stories, basement and penthouse, 90 feet high, 50 feet by 85 feet in area, class 1 construction, erected in 1912, located in restricted retail use, B area, class 1½ height district, used and occupied since 1942: Cellar—boiler, tenant laundry, storage, 1 person; basement—superintendent's apartment, 1 apartment with office, 2 offices, 10 persons; 1st floor—2 apartments with office and one office, 10 persons; 2nd floor—2 apartments with office and one apartment; 10 persons; 3rd, 4th floors each—3 apartments each, 10 persons; 5th floor—1 apartment, 2 offices, 10 persons; 6th floor—2 apartments, 1 office, 10 persons; 7th and 8th floors each—3 apartments, 10 persons; penthouse—1 apartment with office, 10 persons; which occupancy is contrary to Certificate of Occupancy #29636 issued against Alt. Applic. 607/42 for class A Multiple Dwelling; that Violation #24908/57 was issued for illegal conversion; that owner was found guilty in the City Magistrate's Court and fined \$25; and

WHEREAS, the applicant states that the building is equipped with a standpipe system; that the one interior 3 foot 4 inch wide interior stairway is enclosed; that the plans show these stairs are not separated from the public hall, but that the public hall is enclosed in masonry partitions with fireproof self-closing doors; that the elevator opens on this public hall and stairway; and

WHEREAS, the applicant contends that this business occupancy is of a minor nature, with one or two employees in each instance; that the apartments so occupied according to the violations are: 6th story front east, 6th story front west, 3rd story front east, 3rd story rear apartment; that on the basement floor there is an occupant who also does electrolysis, chiropodist and a millinery salesroom at the front; that there is a chiropodist on the 1st floor, and a designer of textiles; that the penthouse floor is occupied by the apartment of a theatrical producer, who also conducts his business there; that it can be seen from the above that the type of business occupancy is that generally conducted by someone who is in the same category as an artist or decorator or physician, who maintains his business quarters along with his residence; that none of these occupancies can be construed as hazardous nor as adding to the danger of the living quarters; and

WHEREAS, the applicant proposes to build 3 new Multiple Dwelling Law type fire escapes to provide second means of egress for all apartments; that fire escape A in the east court will serve apartments "E"; that fire escape B in the rear yard will serve apartments "N"; that fire escape G in the west court will serve apartments "W"; that a fire passage will be provided from the east court up to the rear yard, thence through the west court to the street; and

MINUTES

WHEREAS, the premises were inspected by a committee of the Board, which recommended that the appeal be granted under certain conditions; and

WHEREAS, the applicant has conferred with the Building Department and filed revised plans showing additional exits to comply with the requirements as to business use in a fire-proof building under the Multiple Dwelling Law.

Resolved, that the decision of the Borough Superintendent, acting on Alt. Applic. 598/58, Objection No. C1—as amended January 30, 1959 waiving M.D. objections to proposed uses and exits, be and it hereby is *modified* under the powers vested in the Board by Section 310 of the Multiple Dwelling Law, and that the appeal be and it hereby is *granted*, on condition that the business uses throughout the building shall be where and of the type as shown on plans; that the means of exit shall be increased as proposed and shown on corrected plans filed with this appeal marked, "Received September 19, 1958," 7 sheets, initialed as corrected "February 6, 1959"; and that all the requirements of the Building Code and the Multiple Dwelling Law relating to the occupancy of the building shall be complied with and a new certificate of occupancy obtained.

561-58-A

APPLICANT—Rudolf C. Boehler, for 210 W. 42nd St. Corp., owner; Hartnett National Music Studios, lessee.

SUBJECT—Application filed September 26, 1958—Appeal from a decision of the Borough Superintendent—music school on 3rd floor.

PREMISES AFFECTED—210-212 West 42nd Street, south side, 100 feet 5 inches west of 7th Avenue, 3rd floor, Block 1013, Lot 37, Borough of Manhattan.

APPEARANCES—

For Applicant: Rudolf C. P. Boehler.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Kleintert, Commissioner Foley and Commissioner Fox.... 4
Negative: 0
Absent: Commissioner Sleeper 1

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated September 8, 1958, on Alt. Applic. 365/57, reads:

"(1) Use of 3rd floor as Music School contrary to 4.2.1 B.C. for class III bldg."
and

WHEREAS, the applicant states that the building is 3 stories, 38 feet high, 50 feet by 98 feet 9 inches in area at street level and 50 feet 88 feet 9 inches on 2nd and 3rd floors, located in retail use, B area, class 2 height district, used and occupied since April 1, 1958 as follows: Cellar—boiler room, storage and kitchen, 16 persons; 1st floor—restaurant and store, 150 persons; mezzanine—office, 60 persons; 2nd floor—chess, checkers and bridge clubs, 140 persons; 3rd floor—music studios, 105 persons; that there is one interior 3 feet 8 inches wide iron stairs enclosed in 4 inch cinder block partitions with 1½ hour fireproof self-closing doors; that the second iron stairs is an exterior fire stairs leading from roof to first floor and out to street and is also connected to an adjoining iron exterior fire stairs leading to street; that the exit to both stairs is by means of a corridor enclosed with fire retarding partitions and ¾ hour fireproof doors; and

WHEREAS, the applicant states that the plans and application under Alt. Applic. 365/57, showing the proposed changes on the third floor from a billiard parlor and dance floor to music studios and school, were approved on January 6, 1958; that the owner consequently proceeded with the work as approved, investing approximately \$18,000 for the work; that upon completion of the work, asked for a new Certificate of Occupancy, as per approved plans; that on May 20, 1958, I received a letter from the Borough Superintendent stating that the approval of the plans was improperly issued and in accordance with the provisions of C26-180.0, approval of this application and permit thereon

was hereby revoked, see exhibit "A"; that as the owner insisted on a certificate of occupancy, filed a new specification sheet stating that the third floor will be occupied as music studios only, which was approved May 23, and the plans hereby reinstated and a Certificate of Occupancy No. 49090 was issued on May 26, 1958, see exhibit "B" and "C"; that on September 3rd filed a new specification sheet stating that the third floor will be used as music studios and music school, which amendment was disapproved on September 8, 1958; that in accordance with the previous Certificate of Occupancy #3734/21, the third floor was occupied as a billiard parlor, that dining and dancing was approved under B.N. No. 1976/43, and that this floor was so occupied until the middle of January 1958; that the music studios and music school is a private enterprise and not considered a public use, as no persons other than the students and their teachers are occupying the various studios; that the students attending these music lessons are all adults ranging in age from 18 to 28 years; that this occupancy is not considered a public use as stated in Section C26-180.0; that the owner has obtained a license for a music studio and school, see exhibit "D", and therefor would like to have a new certificate of occupancy stating that the third floor will be used as music studios and music school; and

WHEREAS, the premises was inspected by a committee of the Board.

Resolved, that the decision of the Borough Superintendent, dated September 8, 1958, acting on Alt. Applic. 365/57, Obj. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted* that the occupancy as proposed in the building, and particularly for the third floor, formerly occupied as a billiard parlor and now occupied as a music school shall be designated as a music school and not as a music studio; that a new Certificate of Occupancy shall be obtained; that the building shall not be increased in height or area and shall comply with all laws, rules and regulations applicable thereto; that the plans filed showing the condition are marked, "Received September 26, 1958," 2 sheets and "December 30, 1958," 1 sheet.

333-58-A

APPLICANT—Philip Freshman for Isaac Baron, owner.

SUBJECT—Application May 16, 1958—Appeal from a decision of the Borough Superintendent, re structure area—ventilating and air conditioning.

PREMISES AFFECTED—1613-35 East 16th St. east side, 100 feet, south of Avenue P, Block 6779, Lot 69, Borough of Brooklyn.

APPEARANCES—

For Applicant: Philip Freshman.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Kleintert, Commissioner Foley, and Commissioner Fox.... 4
Negative: 0
Absent: Commissioner Sleeper 1

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated April 22, 1958 on Alt. Applic. 586/58, reads:

"1. The area of the structure exceeds the area permitted by Sec. 4.2.1 of the Bldg. Code between exterior or fire walls.

2. The rules of this Department relating to the installation of ventilating and air conditioning systems requires that no duct shall pierce a fire wall—Rule 6."
and

WHEREAS, the applicant states that the building is 1 and 2 stories, 15 feet and 27 feet in height, 192 feet 5½ inches by 100 feet in area, 46 feet 2 inches by 100 feet on the 2nd floor, class 3 construction, erected in 1921, located in unrestricted use, C area, class 1¼ height district, used and occupied since 1921 as follows: cellar—boiler room, no persons; 1st floor of the 1 story portion—public storage garage for more than 5 motor vehicles; 1st floor of the 2nd story portion—auto repair, collision and body work, 2 persons; 2nd floor—fac-

MINUTES

tory for plastic novelties, 20 persons; that this use and occupancy is in accordance with Certificate of Occupancy #113-700/48 issued against Alt. Applic. 1109/45; that the building is equipped with a standpipe system; and

WHEREAS, the applicant proposes to change use and occupancy as follows: 1 story section—public food market and a loading and storage section as an accessory to such use, 94 persons; that the 2nd story section—ground floor for stores and rear portion for a food packaging department in conjunction with the food market and meat freezing compartment in connection therewith; that an 8 inch block wall with 4 inch gypsum fire stops to the underside of roof boards and 1 hour self-closing door will be built near north end of the 1 story portion; that openings between the 1 and 2 story portions, protected with 1½ hour self-closing doors and ¼ inch steel plate fire dampers in the ducts; that a new hung ceiling will be provided in the sales area so that the ceiling construction will consist of ½ plaster boards on air space of about 10 inches, a continuous layer of rock mineral wool and finally stamped metal; that the space will be fire stopped to create area not to exceed 2500 square feet; that the occupancy of these buildings is being changed to a less hazardous use than now legally exists; that the gasoline pumps and gas storage tanks will be discontinued; that this building as originally erected (1 story section) has an area (inside dimensions of 14,625 square feet) which under the then existing building code was classified as a commercial building; that by reason of the installation of the standpipe system and covering the entire ceiling with ½ inch plaster boards, a concession was made to permit this construction and area; that the arrangement of the gondolas, counters, and other fixture set-ups has been determined to be of the minimum requirements insofar as aisle widths and end cross over aisles are concerned; that thru experience it has been determined that aisles between gondolas should be not less than 6 feet and end cross aisles not less than 10 feet; that this effect eliminates congestion and unimpeded passage of food buggies as used by persons shopping in this type of a food market; that it is because of this that the additional area beyond the 10,000 square feet is desirable.

Resolved, that the decision of the Borough Superintendent, dated April 22, 1958, acting on Alt. Applic. 586/58, Obj. 1 and 2, be and it hereby is *modified* and that the appeal be and it hereby is *granted* as to Objection 1 to permit the area of the public market as existing between walls and as to Objection 2, to permit ducts with dampers as shown, passing through the fire wall, on plans filed with this appeal marked, "Received May 16, 1958," 3 sheets and "January 20, 1959," 4 sheets; that gasoline pumps shall be removed and all gasoline tanks shall be removed or filled so as to render them unusable; and that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto.

20-59-A

APPLICANT—Morris Hannes for Franklin Warehouse and Movers, Incorporated, owner.

SUBJECT—Application January 8, 1959—Appeal from a decision of the Borough Superintendent re exterior stairs should comply with Labor Law; counterbalanced stairs not acceptable.

PREMISES AFFECTED—88-90 Gold Street and 1-5 Ferry Street, northeast corner, Block 104, Lot 31, Borough of Manhattan.

APPEARANCES—

For Applicant: Morris Hannes.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Kleintert, Commissioner Foley and Commissioner Fox 4
Negative: 0
Absent: Commissioner Sleeper 1

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated January 6, 1959, on Alt. Applic. 1873/58, reads:

"1. Exterior stairs should comply with Section 268 of the Labor Law. Counterbalanced stairs are not acceptable."

and

WHEREAS, the applicant states that the building is 10 stories, 143 feet high, 92 feet 4 inches by 75 feet 4½ inches irregular in area, fireproof construction, erected in 1890, located in manufacturing use, B area, class 2½ height district, used and occupied as follows: cellar—storage and boiler room, 1 person; 1st floor—manufacturing and sorting of office records, 10 persons; 2nd, 3rd, 4th, 5th, 6th, 7th, 8th and 10th floors—sorting and storage of office records, 10 persons each floor; 9th floor—manufacturing of metal products, 10 persons; that the building is equipped with a two-source sprinkler system, standpipe system and interior alarm system; that the exits consist of an interior 3 foot 4 inch wide steel and slate tread stairs, enclosed in brick, block and kalamein self-closing doors; that exterior screen stair on Ferry Street side and a fire escape on the Gold Street side, the exterior stair has treads 9¾ inches minimum and risers 8 inches high maximum; that these stairs are a pair of scissor stairs terminating with two counterbalanced stairs to the sidewalk; and

WHEREAS, the applicant proposes to enclose the elevator shaft in ¾ inch transite sheets, one on the inside and the other layer on the outside of present screen enclosures; that 20 gauge sheet metal panels will be placed on all elevator doors where glass or open grills occur; that the sidelights and transoms on the 1st floor hall will be removed and replaced with block and plaster.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the requirements of the Labor Law, as cited in a decision of the Borough Superintendent, acting on Alt. App. 1873/58, Objection No. 1, and that the appeal be and it hereby is *granted, on condition* that the existing exterior stairs with two separate counterbalanced stairs to grade shall be maintained and accepted as constructed and existing as a second means of exit; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto, including the sprinkler, standpipe and fire alarm systems throughout the building, other than as modified by the Board under Cal. No. 908-22-A; and that all the requirements proposed and shown on plans filed with this appeal, marked "Received January 8, 1959," 6 sheets, "January 23, 1959," 3 sheets, and "January 28, 1959," 2 sheets, shall be complied with to the satisfaction of the Borough Superintendent.

963-55-A—Vol. II

APPLICANT—Ronson Corporation, owner.

SUBJECT—Application for consideration—reopening as Vol. II subject to regular procedure—re—Packaging marketing of Combustible Mixture known as Ronsonol "One Shot" Lighter Fluid in New York City (containers not in accordance with Administrative Code Requirements); previously granted on condition.

APPEARANCES—

For Applicant: Jerome Dragen.

ACTION OF BOARD—Appeal reopened as Vol. II, subject to the regular procedure.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Kleintert, Commissioner Foley and Commissioner Fox 4
Negative: 0
Absent: Commissioner Sleeper 1

627-57-A

APPLICANT—American Can Company, owner.

SUBJECT—Application September 4, 1957—Appeal from an order and a decision of the Fire Commissioner re use of oil as heat transfer medium, not of approved type.

MINUTES

PREMISES AFFECTED—102-184 43rd Street, south side, from 1st to 2nd Avenues and from 43rd to 44th Streets, Block 726, Lot 1, Borough of Brooklyn.

APPEARANCES—

For Applicant: M. A. Nichols, R. N. Salisbury and R. T. Chatterton.

ACTION OF BOARD—Laid over to March 10, 1959, at 2 P.M. for inspection and decision; hearing closed.

639-58-A

APPLICANT—Lee Schoen, for A E A Realty Corp., owner.

SUBJECT—Application November 6, 1958—Appeal from a decision of the Borough Superintendent, re exits, entrance to fire tower, etc.

PREMISES AFFECTED—224-226 West 47th Street, south side, 141 feet 3½ inches west of Broadway, Block 1018, Lot 44, Borough of Manhattan.

APPEARANCES—

For Applicant: Lee Schoen.

ACTION OF BOARD—Laid over to March 10, 1959, at 2 P.M. for inspection and decision without further argument; hearing closed.

281-32-BZ—Vol. II

APPLICANT—Lama, Proskauer & Prober, for Louis Diamond, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete an amendment of resolution which has expired January 14, 1959—re Application, decision of the Borough Superintendent; previously granted on condition, under section 7c of the Zoning Resolution, to permit in a retail and residence use district, to extend the proposed use of the gasoline service station, lubricatorium, auto laundry and office by adding minor auto repairs, parking and storage of more than five (5) motor vehicles.

PREMISES AFFECTED—98-01 to 98-15 Metropolitan Avenue and 89-04 to 89-14 69th Road, northeast corner, Block 3207, Lots 30 and 33, Forest Hills, Borough of Queens.

APPEARANCES—

For Applicant: Eugene S. Ginsberg.

ACTION OF BOARD—Application reopened, resolution amended and time to complete extended.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Kleintert and Commissioner Foley 3
Negative: Commissioner Fox 1
Absent: Commissioner Sleeper 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board on January 14, 1958 on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution and extension of time to complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on January 14, 1958, by adding thereto the following:

“that a curb cut to 69th Road may be permitted and there may be an additional curb cut to 69th Road as indicated on plans filed with this request for amendment, marked ‘Received January 13, 1959’, 1 sheet, in addition to the other curb cuts permitted to Metropolitan Avenue; and that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution.” (Alt. App. 977/53)

212-35-BZ—Vol. III

APPLICANT—Frederick A. Ketcher, for Maria DePalma, owner; Rayco Auto Seat Covers Inc., lessee.

SUBJECT—Application for consideration—reopening for amendment of resolution—re Application, decision of the Borough Superintendent; previously granted on condition,

under sections 7b, 7c and 7A of the Zoning Resolution, permitting on a plot partly in a business use and partly in a residence use district, the extension of the use of display, sales, storage and installation of auto seat covers to include minor motor vehicle repairs with hand tools limited to the installation and service mufflers and tailpipes and the extension of the parking of more than 5 motor vehicles for patrons only from the business portion into the residence portion with a business entrance within 75 feet of a residence use district.

PREMISES AFFECTED—6501-6509 Fort Hamilton Parkway and 948-962 65th Street, southeast corner, Block 5750, Lot 42, Borough of Brooklyn.

APPEARANCES—

For Applicant: Frederick A. Ketcher.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Vice-Chairman Kleintert, Commissioner Foley and Commissioner Fox 4
Negative: 0
Absent: Commissioner Sleeper 1

THE RESOLUTION

WHEREAS, this application was granted by the Board as Vol. III, on July 29, 1958 on certain conditions; and

WHEREAS, the resolution was amended on November 5, 1958; and

WHEREAS, the applicant requested a further amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution as adopted by the Board on November 20, 1945, and as *amended* by resolutions adopted through November 5, 1958, only so far as it refers to motor vehicle repairs in resolution adopted July 29, 1958, so that as *amended* this portion of the resolution shall read:

“that under Section 7i there may be minor repairs for adjustments maintained solely within the accessory building and to permit the use of an oxy-acetylene torch under a permit issued by the Fire Commissioner.” (N.B. 134/58)

90-43-BZ

APPLICANT—Leonard F. Rothkrug and William A. Lacerenza, for Agnes Varth, owner; Sam Stein, lessee.

SUBJECT—Application for consideration—reopening for extension of term of variance and amendment of resolution which has expired January 12, 1959—re Application, decision of the Borough Superintendent; previously granted on condition, under section 7i of the Zoning Resolution, permitting in a business use district, the maintenance of a motor vehicle repair shop for a term of years.

PREMISES AFFECTED—1688 St. Marks Avenue (rear), southeast corner of Rockaway Avenue, Block 1461, Lot 11, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

ACTION OF BOARD—Application reopened, resolution amended and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Vice-Chairman Kleintert, Commission Foley and Commissioner Fox 4
Negative 0
Absent: Commissioner Sleeper 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board on May 25, 1943 on certain conditions; and

WHEREAS, the term of variance was extended from time to time and last extended on January 12, 1954; and

WHEREAS, the applicant requested a further extension of the term of variance and an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on May 25, 1943, as thereafter *amended* by resolutions adopted through January

MINUTES

12, 1954, only so far as it refers to the term of variance, so that as *amended* this portion of the resolution shall read:

"... granted under Section 7, Subdivision i for a term of five years from the date of this *amended* resolution, to permit; that other than as herein *amended* the resolution above cited shall be complied with in all respects; and that a new certificate of occupancy, shall be obtained; and that in addition to minor repairing there may be acetylene welding under a proper permit issued by the Fire Commissioner, in addition to the electric welding hereinbefore permitted." (B.N. 1738/42 as denied 1/28/59)

447-48-BZ—Vol. II

APPLICANT—Frederick A. Ketcher, for Hamax Holding Corporation, owner; Rayco Auto Seat Covers, Inc., lessee.

SUBJECT—Application for consideration—reopening for amendment of resolution—re Application, decision of the Borough Superintendent; previously granted on condition, under Sections 7c, 7i and 7h of the Zoning Resolution, permitting in a local retail and residence use district, a one story extension to an existing one-story building used for sales display, storage and installation of auto seat covers, the extension is to be used for minor motor vehicle repairs limited to the installation and service of mufflers and to use the unbuilt upon portion of the premises for patron parking.

PREMISES AFFECTED—233-20 Northern Boulevard, southwest corner, Northern Boulevard and 234th Street, Block 8166, Lot 25, Douglaston, Borough of Queens.

APPEARANCES—

For Applicant: Frederick A. Ketcher.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Vice-Chairman Kleinert, Commissioner Foley and Commissioner Fox..... 4
Negative: 0
Absent: Commissioner Sleeper..... 1

THE RESOLUTION—

WHEREAS, this application was *amended* by the Board as Vol. II, on September 30, 1958 on certain conditions; and

WHEREAS, the term of variance was extended on November 12, 1958; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on September 28, 1948, as thereafter *amended* by resolutions adopted through November 12, 1958, only so far as it has reference to the motor vehicle repairing in resolution adopted on September 30, 1958, so that as *amended* this portion of the resolution shall read:

"and specifically for minor motor vehicle repairing to include also the installation of mufflers and tailpipes and the use of an oxy-acetylene torch subject to a proper permit issued by the Fire Commissioner"; and that in all other respects the resolutions above cited as *amended* this day shall be complied with." (Alt. 37/58)

808-48-BZ

APPLICANT—Aaron Halpern, for Nicholas and Katherine Hansen, owners.

SUBJECT—Application for consideration—reopening for extension of term of variance—re Application, decision of the Borough Superintendent; previously granted on condition, under sections 7e, 7i and 21 of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubricatorium, motor vehicle repair shop, the sale and display of used cars and the parking of more than five motor vehicles on the unbuilt-on portion of lot.

PREMISES AFFECTED—129-10 94th Avenue, south side, 52.51 ft. east of 129th Street, Block 9445, part of Lot 21, Richmond Hill, Borough of Queens.

APPEARANCES—

For Applicant: Aaron Halpern.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Vice-Chairman Kleinert, Commissioner Foley and Commissioner Fox..... 4
Negative: 0
Absent: Commissioner Sleeper 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board on March 1, 1949, on certain conditions; and

WHEREAS, the applicant requested an extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on March 1, 1949, only so far as it refers to the term of variance, so that as *amended* this portion of the resolution shall read:

"... granted under Section 7, Subdivision e for a term of ten years from the date of this amended resolution, to permit; that other than as herein amended the resolution above cited shall be complied with in all respects; and that all permits, including a new certificate of occupancy, shall be obtained and all work completed within six months from the date of this *amended* resolution." (N. B. App. 22/47)

871-49-BZ—Vol. III

APPLICANT—Frederick A. Ketcher, for Melmar Development Corporation, owner; Rayco Auto Seat Covers, Inc., lessee.

SUBJECT—Application for consideration—reopening for amendment of resolution—re Application, decision of the Borough Superintendent; previously granted on condition, under section 7i of the Zoning Resolution, permitting in a business and residence use district, a 15 foot rear extension to an existing auto seat cover establishment to provide a one day minor motor vehicle repair shop for the replacement of muffler and tailpipes.

PREMISES AFFECTED—591 East Fordham Road, north side, 128 feet east of Hoffman Street and 584-588 East 191st Street, Block 3273, Lots 261 and 263, Borough of The Bronx.

APPEARANCES—

For Applicant: Frederick A. Ketcher.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Vice-Chairman Kleinert, Commissioner Foley and Commissioner Fox..... 4
Negative: 0
Absent: Commissioner Sleeper 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. III, on June 10, 1958, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution:

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on October 15, 1957, as thereafter *amended* by resolution adopted June 10, 1958, only in connection with motor vehicle repairing, so that as *amended* this portion shall read:

"that such repairs shall be limited to minor repairs, namely replacement of mufflers and tailpipes and minor adjustments to cars, excluding all collision and heavy chassis or similar type work, but permitting the use of an oxy-acetylene torch under permit issued by the Fire Commissioner;

"and that in all other respects the resolutions above cited and as herein *amended* shall be complied with." (Alt. 1214/57)

MINUTES

1-54-BZ

APPLICANT—William Igoe, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance—re Application, decision of the Borough Superintendent; previously granted on condition, under Section 7h of the Zoning Resolution, permitting in a residence and business use district, the parking of motor vehicles on unbuilt upon portion of lot.

PREMISES AFFECTED—63-55 60th Place, northeast corner of Grove Street, Block 3523, Lot 1, Ridgewood, Borough of Queens.

APPEARANCES—

For Applicant: James E. Kelliher.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Vice-Chairman Kleintert and Commissioner Fox..... 3

Negative 0

Absent: Commissioner Sleeper and Commissioner Foley 2

THE RESOLUTION—

WHEREAS, this application was granted by the Board on June 15, 1954 on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on December 14, 1954; and

WHEREAS, the applicant requested an extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 15, 1954, only so far as it refers to the term of variance, so that as *amended* this portion of the resolution shall read:

“... granted under Section 7, Subdivision h for a term of five years from the date of this *amended* resolution, to permit; that other than as herein *amended* the resolution above cited shall be complied with in all respects; and that all permits, including a new certificate of occupancy, shall be obtained and all work completed within six months from the date of this *amended* resolution.” (Alt. App. 75/53)

256-56-BZ

APPLICANT—Lama, Proskauer & Prober, for Michael Scafuri, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete—re Application, decision of the Borough Superintendent; previously granted on condition, under Sections 7c, 7A and 21 of the Zoning Resolution, permitting in a local retail and residence use district, the erection of a building to be used for stores extending into a residence use and occupying more than the permitted area.

PREMISES AFFECTED—179-189 East 115th Street, north side, 71 feet 9 inches west of 3rd Avenue, Block 1643, Lot 31, Borough of Manhattan.

APPEARANCES—

For Applicant: Eugene S. Ginsberg.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Vice-Chairman Kleintert, Commissioner Foley and Commissioner Fox..... 4

Negative: 0

Absent: Commissioner Sleeper..... 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board on March 19, 1957 on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on March 18, 1958; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on March 19, 1957, as thereafter *amended* by resolution adopted on March 18, 1958,

only as to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

“that in view of statement by the applicant that plans have been approved by the Department of Buildings, that all permits required, including a certificate of occupancy, shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution.” (N.B. App. 19/56)

5-58-BZ

APPLICANT—Patrick D. Concagh, for Saverio S. Piscane, owner.

SUBJECT—Application for consideration—reopening for amendment of resolution—re Application, decision of the Borough Superintendent; previously granted on condition, under Section 7h of the Zoning Resolution, to permit in a residence use district, the parking and storage of more than five (5) cars on a vacant plot of land.

PREMISES AFFECTED—717-719 East 217th Street, north side, 130.35 feet east of White Plains Road, Block 4665, Lots 40 and 43, Borough of The Bronx.

APPEARANCES—

For Applicant: Patrick D. Concagh.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Vice-Chairman Kleintert, Commissioner Foley and Commissioner Fox.... 4

Negative 0

Absent: Commissioner Sleeper..... 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board on July 22, 1958 on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 22, 1958, only in the following respects:

“that the grading of the lot shall be at the rate of one-quarter inch a foot from front to back; that a dry well shall be constructed in the back so that all the water which may accumulate at the rear of the lot will be taken by such dry well, so as not to run on neighboring premises, as shown on revised plan, marked ‘Received January 29, 1959’, 2 sheets; that all previous plans shall be voided and in all other respects the resolution above cited together with this current amendment shall be complied with.”

107-58-BZ

APPLICANT—Frederick A. Ketcher, for Rayco Corporation, owner; Flatbush Rayco Inc., lessee.

SUBJECT—Application for consideration—reopening for amendment of resolution—re Application, decision of the Borough Superintendent; previously granted on condition, under sections 7c, 7h and 7i of the Zoning Resolution, to permit in a business and residence use district, a permanent variation to permit the installation of auto seat covers and minor motor vehicle repairs with hand tools, limited to muffler and tailpipe installation and service and a temporary variation to permit the parking of more than five (5) motor vehicles for patrons.

PREMISES AFFECTED—2385 Flatbush Avenue and 1953-1961 East 51st Street, southeast corner, Block 8529, Lot 7, Borough of Brooklyn.

APPEARANCES—

For Applicant: Frederick A. Ketcher.

ACTION OF BOARD—Application reopened and resolution amended.

MINUTES

THE VOTE—

Affirmative: Chairman Murdock, Vice-Chairman Klei-
ert, Commissioner Foley and Commissioner Fox 4
Negative: 0
Absent: Commissioner Sleeper 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board on July 1, 1958 on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 1, 1958, only so far as it has reference to minor repairing, so that as *amended* this portion of the resolution shall read:

"that under Section 7i there may be minor repairing consisting of the installation of auto seat covers, mufflers and tailpipe installations, and other minor repairs and service, including the use of oxygen acetylene torch under permit from the Fire Commissioner; and that in all other respects the resolution above cited and as herein *amended* shall be complied with." (N.B. 68/58)

536-37-BZ—Vol. II

APPLICANT—Robert H. Fraser, for Grace Gordon, owner.

SUBJECT—Application for consideration—reopening as Vol. II subject to regular procedure—re Application, decision of the Borough Superintendent; previously denied, under sections 7c and 21 of the Zoning Resolution, to permit partly in a business use district and partly in a residence use district the conversion of occupancy of an existing building to a storage garage for more than five (5) motor vehicles and, also, the omission of the required rear yard.

PREMISES AFFECTED—158-162 West 83rd Street, south side, 150 feet east of Amsterdam Avenue, Block 1213, Lot 58, Borough of Manhattan.

APPEARANCES—

For Applicant: Robert H. Fraser.

ACTION OF BOARD—Application reopened as Vol. II, subject to the regular procedure.

THE VOTE—

Affirmative: Chairman Murdock, Vice-Chairman Klei-
ert, Commission Foley and Commissioner Fox 4
Negative: 0
Absent: Commissioner Sleeper 1

135-49-BZ—Vol. II

APPLICATION—Leonard A. Swarthe, for Krekor and Pauline Selian, owners.

SUBJECT—Application for consideration—reopening for extension of time to complete which has expired June 11, 1958—re Application, decision of the Borough Superintendent; previously granted on condition, under sections 7c, 7e, 7f and 7i of the Zoning Resolution, permitting in a business use district, the proposed extension of an existing gasoline and oil service station.

PREMISES AFFECTED—1773 East Gun Hill Road, north side, 125 feet east of Wickham Avenue, Block 4806, Lot 44, Borough of The Bronx.

APPEARANCES—

For Applicant: Leonard A. Swarthe.

ACTION OF BOARD—Application reopened and set for hearing on March 17, 1958, at 10 A.M., subject to the regular procedure, waiving all requirements except a new decision of the Borough Superintendent, which has been filed and to permit two publications in the Bulletin as notice, in view of time to complete having expired on June 11, 1958.

THE VOTE—

Affirmative: Chairman Murdock, Vice-Chairman Klei-
ert and Commissioner Fox 3
Negative: 0
Absent: Commissioner Sleeper and Commissioner Foley 2

352-53-BZ

APPLICANT—Charles M. Spindler, for Gerard Henigin, owner; Frederick J. Hesse, lessee.

SUBJECT—Application for consideration—reopening for extension of term of variance which has expired December 15, 1958—re Application, decision of the Borough Superintendent; previously granted on condition, under section 7h of the Zoning Resolution, to permit in a residence use district the parking and storage of motor vehicles for a term of years.

PREMISES AFFECTED—402-434 Euclid Avenue and 1015-1023 Glenmore Avenue, northwest corner, Block 4194, Lots 27-36, Borough of Brooklyn.

APPEARANCES—

For Applicant: Charles M. Spindler.

ACTION OF BOARD—Application reopened and set for hearing on March 17, 1959, at 10 A.M., subject to the regular procedure, waiving all requirements except a new decision of the Borough Superintendent, which has been filed, and to permit two publications in the Bulletin, as notice, in view of term of variance having expired on December 15, 1958.

THE VOTE—

Affirmative: Chairman Murdock, Vice-Chairman Klei-
ert, Commissioner Foley and Commissioner Fox 4
Negative: 0
Absent: Commissioner Sleeper 1

470-57-BZ

APPLICANT—Lama, Proskauer & Prober, for Sparkling Realty Company, Inc., owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which has expired December 17, 1958—re Application, decision of the Borough Superintendent; previously granted on condition, under sections 7e, 7h and 7A of the Zoning Resolution, permitting in a local retail and residence use district, the erection and maintenance of a gasoline service station, lubricatorium, office, storage, minor auto repairs, car wash, parking and storage of motor vehicles, with show windows, curb cuts and signs within 75 feet of a residence use district.

PREMISES AFFECTED—91-97 Sumner Avenue and 273-299 Vernon Avenue, north east corner, Block 1585, Lot 1, Borough of Brooklyn.

APPEARANCES—

For Applicant: Eugene S. Ginsberg.

ACTION OF BOARD—Application reopened and set for hearing on March 17, 1959, waiving all requirements except a new decision of the Borough Superintendent, which has been filed and to permit two publications in the Bulletin as notice, in view of time to complete having expired on December 17, 1958.

THE VOTE—

Affirmative: Chairman Murdock, Vice-Chairman Klei-
ert, Commissioner Foley and Commissioner Fox 4
Negative: 0
Absent: Commissioner Sleeper 1

486-25-BZ—Vol. II

APPLICANT—Herman Kron, for Washgert Garage Corp., owner.

SUBJECT—Application for consideration—dismissal of action of December 11, 1956—re Application, decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a business use district, the use of roof for more than five motor vehicles, in building used as a garage for more than five motor vehicles.

PREMISES AFFECTED—113-117 Chrystie Street, west side, 100 feet north of Grand Street, Block 423, Lots 22, 23 and 24, Borough of Manhattan.

APPEARANCES—

For Applicant: Herman Kron.

MINUTES

ACTION OF BOARD—Taken off dismissal list and referred to examiner for setting date of hearing.

THE VOTE TO REMOVE APPLICATION FROM DISMISSAL LIST—

Affirmative: Chairman Murdock, Vice-Chairman Kleinert and Commissioner Fox..... 3
Negative: 0
Absent: Commissioner Foley and Commissioner Sleeper 2

Adjourned: 4:00 P.M.

JOSEPH J. DOYLE, *Chief Clerk.*

* CORRECTION

The minutes of the meeting of the Board of Standards and Appeals held on January 13, 1959, as they appeared in Bulletin No. 3, Vol. 44, hereby corrected to read as follows:

505-58-BZ

APPLICANT—Reginald S. Hardy, for Daniel J. Schaefer, owner.

SUBJECT—Application August 26th, 1958—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot for the parking and storage of more than five (5) motor vehicles for accessory use by patrons of the funeral home and by parishioners of the church across Fourth Avenue—no fee to be charged.

PREMISES AFFECTED—416 42nd Street, south side, 100 feet, east of 4th Avenue, Block 724, Lot 11, Borough of Brooklyn.

APPEARANCES—

For Applicant: Reginald S. Hardy.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Acting Chairman Kleinert, Commissioner Foley and Commissioner Sleeper 3
Negative: 0
Absent: Chairman Murdock 1

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on January 6, 1959 after due notice by publication in the Bulletin; laid over to January 13, 1959, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site is in a residence use, C area, class 1¼ height district; 42nd Street and 43rd Street are in business and residence use, C area, class 1¼ height districts; Fourth Avenue and Fifth Avenue are in a business use, C area, class 1¼ height district; and

WHEREAS, the decision of the Borough Superintendent, dated August 18, 1958 acting on Alt. Applic. No. 2583-58, reads:

"1. Temporary accessory parking of motor vehicles for patrons and visitors of Funeral Parlor in a Residence Use District is contrary to Art. II Sec. 3 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 100 feet frontage by 100 feet 2 inches in depth, enclosed with a six foot high wrought iron fence, presently vacant, except for three small shacks and shrubbery; that it is proposed to level the premises, surface them with crushed stone or cinders secured by a non-impervious binder and to use them for temporary accessory parking for patrons and visitors of the funeral parlor which the owner maintains on the northeasterly corner of Fourth Avenue and 42nd Street, diagonally opposite the subject premises; that ingress to the premises will be provided by two entrances located where shown on plans; and

WHEREAS, the applicant states that the premises will be used solely for the convenience of patrons and visitors to

the funeral home except that the owner has agreed to permit the parishioners of St. Michael's R. C. Church located on the southwesterly corner of Fourth Avenue and 42nd Street to use the premises for the parking of motor vehicles during religious services; that no fee will be charged; that when premises are not in use, the entrances will be securely closed by gates; and

WHEREAS, the applicant further states that the owner has maintained a funeral parlor and undertaking establishment on the northeasterly corner of Fourth Avenue and 42nd Street for a great many years; that during the past few years, it has become increasingly difficult for persons visiting this establishment to find a parking space for their cars; that subsequently the owner was able to obtain title to the site and proposes to use it for the accessory parking of motor vehicles in order to eliminate this inconvenience to the visitors of the funeral home, and also to eliminate a growing parking problem at this point; that the property in question was formerly owned by The City of New York; that apparently it had been obtained with a view to using it for the parking of motor vehicles in connection with the Court House on the adjoining property; that this plan, however, was never consummated and The City ultimately elected to sell the property; and

WHEREAS, the applicant contends that the granting of this application would not adversely affect the owners of any property in the area; that indeed, it will result in affording them an opportunity to park their cars in front of their homes, which they cannot do at all times at present because of the fact that the necessary space has been taken by transient parkers; that the use of the property will be strictly limited to the periods of time during which the funeral home is open or Church services are in progress; that at all other times, it will be closed; that inasmuch as no full time attendant will be required, no provision has been made for the erection of an office or structure for his protection on the property; and

WHEREAS, the applicant states that the present owner has held title to the property since April 15, 1958 and that the assessed valuation of land is \$21,000; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application should be granted on condition; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision h of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7h for a term of five years to permit the premises to be occupied for the parking and storage of more than five motor vehicles for accessory use limited to cars of patrons of the funeral home and for the parishioners of the Church of St. Michael, no fee to be charged, as proposed and as shown on plans filed with this application marked "Received August 26, 1958", 3 sheets, *on condition* that there shall be a split sapling fence, of the same height and with the saplings facing the dwellings on 43rd Street, applied to the steel picket fence existing on the southerly, or rear, lot line, for the protection of such dwellings against the headlights of the automobiles using the parking lot; that the premises shall be arranged and constructed as indicated on plans above cited; that on the building line of 42nd Street as shown, *the existing steel picket fence may be continued, with openings for entrance and exit, fitted with gates* of similar construction, which shall be normally kept closed when the lot is not in operation; that there may be two curb cuts, not exceeding 18 feet in width each opposite such gates; that bumpers shall be maintained to protect fences and walls; that the premises shall be graded and paved with crushed stone or cinders and treated with an impervious binder and properly rolled; that such portable fire-fighting appliances shall be maintained as the Fire Commissioner shall require; that in

MINUTES

all other respects the premises and occupancy shall comply with all laws, rules and regulations applicable thereto; and that all permits shall be obtained and all work completed and a certificate of occupancy obtained within the requirements of Section 22A of the Zoning Resolution.

* Correction—In the resolution, a clause is inserted, in relation to permission for the continuance of an existing steel picket fence—etc.—all as indicated in italics.

*CORRECTION

The minutes of the meeting of the Board of Standards and appeals held on December 19, 1958, as they appeared in Bulletin No. 52, Vol. 43, hereby corrected to read as follows:

127-58-BZ

APPLICANT—John J. Tricarico, for Cosmo's Drive-In, Inc., owner.

SUBJECT—Application March 13, 1958—decision of the Borough Superintendent, under Section 7c of the Zoning Resolution, to permit in a retail and residence use district, the installation of an amusement center consisting of children's rides to be used in conjunction with the existing one story restaurant with accessory parking.

PREMISES AFFECTED—1300 Hylan Boulevard, northeast corner of Old Town Road, Block 3224, Lot 14, Grasmere, Borough of Richmond.

APPEARANCES—

For Applicant: John J. Tricarico.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Foley and Commissioner Sleeper 4

Negative 0

Absent: Vice Chairman Keating..... 1

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on October 7, 1958 after due notice by publication in the Bulletin; hearing postponed to November 12, 1958, at the request of the applicant to revise his plans; then laid over for inspection and decision; date to be set; applicant to file revised plan of existing conditions; hearing closed; then to December 19, 1958; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site is in retail and residence use, D and E area, class 1 height districts; that as of July 25, 1916 the property bounded by Southside Boulevard (Hylan Boulevard) as then mapped, Oregon Avenue, Quintard Street, a line 100 feet south of Oregon Avenue, as then mapped, the bisector of the angle formed by the intersection of Oregon Avenue and Quintard Street, a line midway between Hurlbert Place and Southside Boulevard, the bisector of the angle formed by the intersection of Southside Boulevard and Underwood Street, as then mapped, a line 100 feet east of Southside Boulevard and Underwood Street, was zoned as a business district and the remainder, if any, was zoned as a residence district; that on January 15, 1937 the residence district was expanded to include all the property more than 100 feet from Hylan Boulevard; that on October 15, 1952 the present retail designation for the portion of the property within 200 feet of Hylan Boulevard became effective; that as of July 25, 1916 the property was zoned as a D area district and on August 2, 1943 the portion of the property more than 100 feet from Hylan Boulevard was changed to an E area district; that on October 15, 1952 the D area district was expanded to include the portion of the property within 200 feet of Hylan Boulevard; that the height designation has not been changed since July 25, 1916 and no zoning amendment relating to this property is pending at the present time; and

WHEREAS, the decision of the Borough Superintendent, dated February 20, 1958 acting on Alt. Applic. No. 546-54, reads:

"1. The proposed erection of kiddie rides, located partly in a residence and partly in a retail use district is contrary to Article II Section 3 and 4-A of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 405.78 feet frontage by 674 feet in depth, irregular; and

WHEREAS, the applicant states that the history and facts pertinent to this petition are both lengthy and complicated; that at the present time there is a one story restaurant and parking area which was approved and erected under N.B. Applic. No. 336-52; that said restaurant was enlarged under Alt. Applic. No. 449-54 to its present size and facilities; that this application, still open for approval for additional changes obtained under subsequent amendments, are still under construction; that on December 3, 1954 an application was filed under B.N. Applic. No. 389-54 to install kiddie rides on the premises; that upon examination of this application the Department rules that a B.N. application was not the proper form to file for this purpose and requested that an Altered Building form be filed and therefore, on December 29, 1954, Alt. Applic. No. 546-54 was filed replacing the building notice application, and approval was granted on January 7, 1955 for a restaurant, parking area and kiddie rides; that permit for this alteration was issued on January 7, 1955 and work was started on this project; that there was a subsequent amendment filed on March 21, 1956 for relocation of the kiddie rides, which was approved March 22, 1956; and

WHEREAS, the applicant further states that the owner proceeded with the construction, purchasing and installation of kiddie rides, totally unaware that on January 13, 1955 there was a revision under Section 4-A Retail Districts, Par. b, subd. 9 of the Zone Resolution, now prohibiting the kiddie ride occupancy which was approved and granted on January 7, 1955; that in the interim, the Building Department checked location of the now installed kiddie rides, found that they didn't quite agree with the locations indicated on approved plans and amendments and therefore placed a violation on the premises and a stop-order prohibiting any further work unless a new permit be obtained; that application for this new permit was refused; that this situation constituted many complications; that the owner obtained legal advice and an action was instituted in the Supreme Court, Richmond County, to review the actions of the Department in revoking the permit, and the opinion of the Court was that the Department had acted "in an arbitrary, capricious manner and without authority, had failed to correct the error in applications when submitted, and the facts were not presented in proper manner to Acting Commissioner Crinnion for his consideration", and as a result, influenced the Commissioner to revoke the permit for this project; and

WHEREAS, the applicant contends that the origin for this project goes back many years; that in 1948 the owner decided to seek a suitable site in order to establish a business venture in which all his children could be gainfully employed; that among many others, the present site was selected, considered ideally located, ample in area and complying with all Zoning requirements for their proposed project; that this plot was purchased in August, 1952; that the first stage of the master plan was to erect the restaurant with parking area and this building was erected under N.B. 336-52; that the kiddie ride portion was applied for under B.N. 389-54 and superseded by Alt. 546-54, with the results explained in preceding paragraphs; that in view of these facts as outlined and of the extenuating circumstances, financial hardships and obligations, the owner is now burdened with contract commitments; that this request does not involve the erection of any permanent building, and it is requested that this application be considered favorably by the Board; and

3
University of Illinois Library
Serials Dept.
Urbana, Ill.

MINUTES

WHEREAS, the applicant states that the present owner has held title to the property since August, 1952; that the assessed valuation of land is \$10,000 and of the building \$16,000 making a total of \$26,000; that the building was erected in 1952; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application should be granted on condition under Section 7 Subdivision c; and

WHEREAS, the revised plans submitted shows all equipment and parking solely in the retail use district; and

WHEREAS, the only basis for a variance is as to the extension of the type of equipment in a retail use district; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision c of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7c to permit the installation and use of additional children's rides and other equipment, and parking, substantially as proposed and as indicated on plans filed with this application marked "Received March 13, 1958", 3 sheets, as amended by revised plans marked "Received *October 31, 1958*", one sheet, and November 25, 1958," one sheet *on condition* that such additional equipment shall be restricted to the premises zoned as a retail district for a distance of 200 feet easterly from Hylan Boulevard and shall be suitably protected with woven wire fence of the chain link type on a masonry base not less than five feet six inches in height; that the parking area may be where permitted, as shown, on such revised plans, that the entrance to the portion of the parking lot toward Old Town Road shall be entered only from Old Town Road; that suitable signs shall be maintained advertising such parking use for patrons of the restaurant and rides and not for the general parking; that an agreement as to the easement as to use of the portion of the corner lot shall be filed with the Department of Buildings; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto other than as modified this day under Cal. No. 395-58-A; and that all permits shall be obtained and all work completed within the requirement of Section 22A of the Zoning Resolution, and a new certificate of occupancy obtained covering all uses.

* Correction—In the resolution in relation to the date of certain plans received "*October 31, 1958, one sheet*" inserted as indicated in italics.

*CORRECTION

The minutes of the meeting of the Board of Standards and Appeals held on November 12, 1958, as they appeared in Bulletin No. 46, Vol. 43, hereby corrected to read as follows:

534-30-BZ

APPLICANT—Nathan Lubroth for Lovelane Automotive Corp.; owner.

SUBJECT—Application for consideration—reopening for amendment of resolution—re Application, decision of the Borough Superintendent; previously granted on condition, under sections 7e and 21 of the Zoning Resolution, to permit in a *residence* use district the conversion of the occupancy of an existing building to a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—24-26 College Place, east side, 220 feet 8 inches north of Love Lane, Borough of Brooklyn.

APPEARANCES—

For Applicant: Nathan Lubroth.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert and Commissioner Sleeper 4

Negative: 0

Absent: Commissioner Foley 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board on April 21, 1931, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on April 21, 1931, by adding thereto:

"that the opening at the front may be enlarged to a width of 13 feet, 3 inches and there may be an additional opening on the front to College Place, of similar width, with curb cuts of equal width in front of each opening herein referred to, and as passed on by the Borough Superintendent under Alt. Applic. 2728/58, Objection No. 1, disapproved September 22, 1958, and as shown on revised plan marked 'Received October 16, 1958,' 1 sheet, *on condition* that in all other respects the resolution above referred to shall be complied with."

* Correction In the Subject, the word "business" use district changed to "*residence*" use district, as indicated in italics.

2.05
287

BULLETIN

OF THE

BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

LIBRARY OF THE
MAR 30 1959
UNIVERSITY OF CALIFORNIA

Issued under authority of Chapter 27, Section 665 of the Charter of the City of New York
Published weekly by the Board of Standards and Appeals at its office, 80 Lafayette Street, 9th Floor, Manhattan,
New York 13, N. Y.

Vol. XLIV Subscription February 24, 1959 Single Copies, 25 cents No. 8
\$15.00 a year By Mail, 30 cents

DIRECTORY

BOARD OF STANDARDS AND APPEALS

HARRIS H. MURDOCK, Chairman
EDWIN W. KLEINERT, Vice Chairman
MAX H. FOLEY
HAROLD R. SLEEPER
HUGH P. FOX

SAMUEL L. BECKER, Director

JOSEPH J. DOYLE, Chief Clerk

OFFICE—80 Lafayette Street, 9th Floor, Manhattan, New
York 13, N. Y.

TELEPHONE—WHitchall 3-3600, Extensions 2600-2609, 2769-
2770 and 3020-3024.

Address all communications to the Chairman

CONTENTS

Court Decision.

Discontinuance of Proceedings.

Docket.

Notice of Hearing Calendar.

Minutes of Regular Meeting, Tuesday Morning, Feb-
ruary 17, 1959, Affecting Calendar Numbers 468-27-BZ
—Vol. II, 68-36-BZ—Vol. IV, 479-39-BZ—Vol. III,
514-45-BZ—Vol. II, 515-45-A—Vol. II, 169-49-BZ—
Vol. II, 17-59-A, 881-54-BZ—Vol. II, 137-56-BZ, 125-
57-BZ, 157-57-BZ, 565-57-BZ, 514-58-BZ, 525-58-BZ,
553-58-BZ, 554-58-A, 572-58-BZ, 584-58-BZ, 606-58-BZ,
609-58-BZ, 659-58-BZ, 663-58-BZ, 664-58-A, 703-58-BZ,
294-44-BZ—Vol. IV, 390-57-BZ—Vol. II, 741-57-BZ,
431-58-BZ, 474-58-BZ and 578-58-BZ.

Minutes of Regular Meeting, Tuesday Afternoon, Feb-
ruary 17, 1959, Affecting Calendar Numbers 1013-47-
SM, 243-53-SM, 334-53-SA, 49-55-SA, 336-55-SA,
566-55-SA, 713-56-SM, 801-56-SA, 822-56-SM, 356-57-
SM, 423-57-SM, 505-57-SA, 795-57-SM, 859-57-SA,
1023-57-SM, 26-58-SM, 73-58-SM, 106-58-SA, 313-58-
SA, 725-49-SA, 272-55-SA, 123-56-SA, 892-56-SA,
454-58-SA, 720-58-SA, 599-56-A, 889-56-A, 183-58-A,
306-48-A—Vol. III, 545-52-A—Vol. II, 963-54-A, 305-
58-A, 586-58-A, 201-27-BZ—Vol. III, 235-31-BZ—Vol.
III, 215-32-BZ—Vol. II, 279-33-BZ, 605-46-BZ—Vol.
III, 292-57-BZ, 231-28-BZ—Vol. II, 122-39-BZ—Vol.

COURT DECISION

Matter of Cities Service Oil Company et al. vs. City of New
York et al.:—Cities Service Oil Company and Frank Bronchick, as
owner and lessee, respectively, brought an action against the City and
the New York City Transit Authority to restrain them from main-
taining bus stops on the two streets upon which their gasoline station
property abuts, namely Flatbush Avenue and Kings Highway,
Brooklyn, claiming damages for losses assertedly caused by the inter-
ference with their business. Curb cuts on both streets were installed
and maintained pursuant to permits duly issued. The complaint was
dismissed at Special Term, Supreme Court upon a report by a referee
and upon appeal to the Appellate Division the decision of the lower
court was unanimously affirmed. Upon appeal to the Court of Ap-
peals, the judgment of the Appellate Division was unanimously
affirmed.

Mr. Justice Fuld, writing for the Court, said in part: "It is the
plaintiffs contention that their right of ingress and egress is a 'para-
mount' property right and that the maintenance of the bus stops
constitute an unreasonable interference with that right. On the con-
trary, it is the right of the public to the use of the streets, which is
'absolute and paramount' (citing cases)." "To promote and facilitate
travel on the street and highway, a municipality may, therefore, in
the exercise of an unquestioned governmental function regulate and
control traffic and public transportation". "The rights of an abutter
are subject to the right (of a city) to regulate and control the public
highways for the benefit of the travelling public". (cases cited).
"The interference here complained of must be shouldered by the
plaintiffs as one of the inconveniences to be borne by the individual
for the larger benefit of the community and the public in general."
(N. Y. Law Journal, February 11, 1959).

DISCONTINUANCE OF PROCEEDINGS

Matter of Warshauer Haym Salomon Home for the Aged vs. Mur-
dock:—On December 3, 1957 the Board granted a variance under
Section 7, subdivision e, to permit in a residence use district the
erection and maintenance of a gasoline service station, auto washing,
non-automatic, lubrication, office, sale of auto accessories and parking
of cars awaiting service, for a stated term of fifteen (15) years: Cal.
No. 239-57-BZ, Premises 2342-2356 Cropsey Avenue, south side, 77
feet 11 1/4 inches west of 24th Avenue, Block 6925, Lot 61 and
(temporarily) part of Lot 86, Borough of Brooklyn.

At Special Term, Supreme Court, Mr. Justice Baker sustained the
decision of the Board and dismissed the certiorari. The court answered
six points raised, as follows, citing cases as grounds to substantiate
the opinions:

1. that the Board had power to grant the variance in a residence
district under Section 7, subdivision e.
2. that Section 7, subdivision e, is constitutional.
3. that the Board was correct in finding that the use of the
home is not a hospital maintained as a charitable institution
under Section 21A.
4. that the Board is not required to answer every contention
of the applicant; that findings of fact and the basis for its
determination are clearly set forth in the return where, by
statute, they are required to be stated; these findings based
not alone on the evidence in the record but also on facts
known to the Board members by reason of their experience
and by reason of an inspection by a committee of the Board
of the subject premises and the surrounding area furnish
ample basis for the Board's decision.
5. that it cannot be said for reasons stated above that the Board
acted arbitrarily or capriciously; that this being so, the court
is without jurisdiction to set aside the determination.
6. that there is no merit in the contention that the procedure
of the Board tended to deprive petitioner and other objectors
of a full and fair hearing. (N. Y. Law Journal, November 19,
1958, pages 13 and 14).

In the Appellate Division, Kings County, the above entitled pro-
ceeding was discontinued by stipulation and agreement by all parties,
on February 4, 1959.

III, 1161-39-BZ—Vol. II, 878-52-BZ—Vol. II, 712-55-
BZ and 398-53-BZ.

Corrections Affecting Calendar Numbers 1305-25-BZ—
Vol. II and 674-47-SM—Vol. II.

Annual Report for 1958.

CALENDAR

DOCKET

New Cases filed up to February 17, 1959

Cal. No. Dept. Premise Affected

79-59-SM—Tuttle and Bailey Fusible Link, Models VC7 and 8, manufactured by Tuttle and Bailey, Division of Allied Thermal Corp., Material.

80-59-BZ—B.B.—389-391 Gates Avenue, north side, 172 feet 2 inches west of Nostrand Avenue, Block 1807, Lots 65 and 66, Borough of Brooklyn, Alt. 2096-58—re parking for more than 5 motor vehicles—residence use district.

81-59-BZ—B.B.—632-638 Lexington Avenue, south side, 225 feet west of Stuyvesant Avenue, Block 1625, Lot 29, Borough of Brooklyn, N.B. 2412-58—re baling, storage of waste paper and bags, parking and storage of owner's trucks and more than 5 motor vehicles—manufacturing use district.

82-59-SM—Inlock structural neoprene gasket, manufactured by Inland Manufacturing, Division of General Motors Corp., Material.

83-59-SA—Herman Nelson Portable Air Heaters, Models GT-3070, 3071, 3090D, 3091D, 3098A, 3101, 3102; HY-1001D, 1002D (oil-fired salamanders), manufactured by American Air Filter Co., Inc., Division of General Motors Corp., Appliance.

84-59-SM—Owens-Illinois Fire Door, ¾ hour Class C and 1 hour Class B, manufactured by Owens-Illinois Plywood Co., Material.

85-59-BZ—B.Q.—242-30 Northern Boulevard, south side, from Douglaston Parkway to 243rd Street, 45-01 to 45-13 Douglaston Parkway and 45-02 to 45-14 243rd Street, Block 8179, Lots 1 and 44, Bayside, Borough of Queens, N.B. 4201-58—re gasoline service station, lubricatorium, minor repairs, car washing, parking and storage, ground sign, etc.—local retail and residence use district.

86-59-A—B.Q.—242-30 Northern Boulevard, south side, from Douglaston Parkway to 243rd Street, 45-01 to 45-13 Douglaston Parkway and 45-02 to 45-14 243rd Street, Block 8179, Lots 1 and 44, Bayside, Borough of Queens; under section 35, General City Law re utilization of portion of the lot which is in bed of a mapped street—proposed widening of Douglaston Parkway, N.B. 4201-58.

87-59-BZ—B.Bx.—3609 Eastchester Road, west side, 92.6 feet north of Needham Avenue and 1177 East 221st Street, Block 4717, Lot 72, Borough of The Bronx, N.B. 5-59—re motor vehicle repair shop—residence use district.

88-59-BZ—B.Q.—254-05 Horace Harding Expressway, northeast corner of 254th Street, Block 8256, Lot 2, Little Neck, Borough of Queens, N.B. 4236-58—re gasoline service station, auto washing, lubrication, office, minor repairs, parking of more than 5 motor vehicles, etc.—local retail use district.

89-59-BZ—B.Q.—235-33 147th Drive, north side, 147.49 feet west of Brookville Boulevard, Block 13739, Lot 41, Springfield Gardens, Borough of Queens, N.B. 4196-58—re repair shop, etc.—residence use, E area district.

90-59-A—B.M.—523-525 East 88th Street, north side, 270 feet 8½ inches west of East End Avenue, Block 1585, Lots 14 and 15, Borough of Manhattan, Alt. 1116-57—re disapproval for tax abatement and tax exemption.

91-59-BZ—B.B.—2443-2453 Linden Boulevard, 515-33 Milford Street, northeast corner and 784-790 Logan Street, Block 4480, Lots 21 and 42, Borough of Brooklyn, Alt. 3831-58—re saw mill, lumber yard and storage of building materials, etc.—residence use district.

92-59-SM—Transite Building Sewer Pipe with Ring-Tite Couplings manufactured by Johns-Manville Products, Inc., Material.

93-59-A—B.M.—646-662 11th Avenue, east side, from West 47th to West 48th Streets, 543 West 47th Street and 556-558 West 48th Street, Block 1076, Lot 1, Borough of Manhattan, Alt. 1457-58—re egress.

94-59-BZ—B.M.—41-43 West 53rd Street, north side, 225 feet east of Avenue of The Americas, Block 1269, Lot 11, 26-40 West 54th Street, south side, 215 feet east of Avenue of Americas, Block 1269, Lot 58, Borough of Manhattan, Alt. 1886-58—re area excessive.

95-59-A—B.Q.—72-50 Austin Street, south side, 100.17 feet west of Ascan Avenue, Block 3255, Lot 65, Forest Hills, Borough of Queens, Alt. 171-59—re egress.

Restored to Docket

306-48-A Vol. III—B.Q.—269-16 80th Avenue, south side, 120 feet east of 269th Street, Block 8725, Lot 7, Bellerose, Borough of Queens, Alt. 25-59—re use of 2 in. thick joists and creation of a full 2nd story in a frame building within the fire limits.

545-52-A Vol. II—F.D.—313-315 West 35th Street, north side, 150 feet west of 8th Avenue, Block 759, Lot 31, Borough of Manhattan, Decision—re elevator in readiness.

712-55-BZ—B.B.—1761-1765 Bushwick Avenue, north side, 60 feet, 6¾ inches east of Fanchon Place and 19 Fanchon Place, Block 3483, Lot 6, Borough of Brooklyn, Alt. 3016-54—reopened for extension of time to complete re motor vehicle repair shop, auto body and fender repairs and auto paint shop—business use district.

1161-39-BZ Vol. II—B.B.—4302-4312 Farragut Road and 745-755 East 43rd Street, southeast corner, Block 5018, Lots 38 and 43, Borough of Brooklyn, Amendment to Alt. 2985-56—reopened for consideration as to extension of time to complete and change of ownership—re extension of the accessory building and extend the use to include lubricatorium, storage of auto accessories and parts, etc.—business use district.

CALENDAR

878-52-BZ Vol. II—B.Bx.—1563-1565 Longfellow Avenue, west side, 75 feet south of East 173rd Street, Block 3001, Lots 28, 29 and 30, Borough of The Bronx, Alt. 1127-58—re parking of motor vehicles—residence use district.

122-39-BZ Vol. III—B.Q.—88-20 Roosevelt Avenue, south side, 97.05 feet west of Case Street, Block 1510, Lot 1, Elmhurst, Borough of Queens, N.B. 4138-58—re gasoline service station, non-automatic auto washing, lubrication, sales of accessories, minor repairs with hand tools only, etc.—business use district.

231-28-BZ Vol. II—B.Q.—146.01 to 146-09 Liberty Avenue and 97-44 Sutphin Boulevard, northwest corner and 97-25 to 97-45 146th Street, Jamaica, Borough of Queens, N.B. 3690-58—re gasoline service station, lubricatory, minor auto repairs with hand tools only, parking and storage of motor vehicles, etc.—business use district.

DESIGNATIONS: B.—Department of Buildings; B.B.—Department of Buildings, Brooklyn; B.M.—Department of Buildings, Manhattan; B.Q.—Department of Buildings, Queens; B.R.—Department of Buildings, Richmond; B.Bx.—Department of Buildings, Bronx; H.D.—Health Department; F.D.—Fire Department, and M. and A.—Dept. of Marine and Aviation.

RULES

Last Publication

Arc and Gas Welding and Oxygen Cutting	Nov. 27, 1956.
Carbon Dioxide Liquefier, Rules..	Mar. 18, 1947—Vol. 32, No. 11
Cements, Air Entraining Portland, Rules for Approval and Use of.	April 12, 1955.
Cements, Blended, Rules for Testing and Use of	Mar. 15, 1955—Vol. 40, No. 11
Certificate of Occupancy, approved form	Dec. 28, 1943—Vol. 28, No. 52A
Concrete Flat Slabs, Rules	July 13, 1937—Vol. 22, No. 28
Concrete Masonry Units, Rules for Manufacture, Testing and Use of	April 24, 1951—Vol. 36, No. 7A
Dry Cleaning Establishments, Rules Covering	Sept. 15, 1955.
Concrete Rules (Hydrated Lime) ..	Aug. 3, 1937—Vol. 22, No. 31
Elevator Rules	Mar. 3, 1936—Vol. 21, No. 9
Erection, Alteration, Repair, Excavation for and Demolition of Buildings ..	Feb. 1, 1956.
Exit Rules (Revolving Doors) ...	June 15, 1937—Vol. 22, No. 24
Exterior Veneering Materials, Rules for	Mar. 11, 1952—Vol. 37, No. 11A
Factory Exit Rules	Feb. 22, 1955.
Fire Alarm Rules (Interior).....	April 15, 1958.
Fire Drill Rules	April 15, 1958.
Fire Resistive, Flameproof Materials, etc., Rules for Testing of Fire Retarding Rules for Garages, Motor Vehicle Repair Shops and Oil Selling Stations	Jan. 8, 1957.
Fireproof Wood, Testing of.....	Apr. 22, 1952—Vol. 37, No. 17
Gas Shut Off Rules ..	Apr. 13, 1937—Vol. 22, No. 15
Hatchway Protection	Apr. 7, 1925—Vol. 10, No. 14
Insulating Fibre Board Rules ...	June 5, 1928—Vol. 13, No. 23
Methyl Chloride Rules for Class B and C Refrigerating Systems...	Mar. 25, 1952—Vol. 37, No. 13A
Oil Burner Rules	Feb. 11, 1947—Vol. 32, No. 6
Opening Protective Assemblies, Rules for Inspection of ..	Nov. 20, 1956.
Parking and Storage of Motor Vehicles, Rules of Commissioner of Housing and Buildings	May 27, 1954.
Plumbing Rules	Sept. 7, 1948—Vol. 33, No. 36
Plumbing Rules (Submerged Inlets; Protective Methods to Prevent Contamination of Water Supply) Procedure, Rules of	Aug. 3, 1937—Vol. 22, No. 31
Smoking in Factories, Rules for..	Nov. 13, 1956.
Spraying and Drying of Paints, Varnishes, Lacquers, etc.	Sept. 7, 1937—Vol. 22, No. 36
Sprinkler, Rules	April 15, 1958.
Standpipe Fireline Rules	Mar. 4, 1958.
Structural Alterations, Reporting.	June 29, 1937—Vol. 22, No. 26
Wire Glass Rules (Amendment to Rule 505 of Industrial Code).	June 8, 1937—Vol. 22, No. 23
	June 7, 1932—Vol. 17, No. 23
	Sept. 3, 1946—Vol. 31, No. 36

Zoning Resolution, Rule to Supplement Section 19-A—July 11, 1958.

Section I, List of Approved Gas Fired Heating Equipment, Gas Burner and Heater Accessories. Oil Fired Heating Equipment and Oil Burner and Heater Accessories, issued June 1, 1955, listing all approvals through May 24, 1955.

Section II, List of Approved Concrete and Clay Products, issued June 27, 1958, listing all approvals through July 2, 1957.

These pamphlets may be purchased at 80 Lafayette Street, Manhattan. Single Copies \$1.25; By Mail—\$1.50.

Further Sections will be published, containing other approved materials and appliances.

FEBRUARY 25, 1959, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Wednesday morning, February 25, 1959, at 10 o'clock, at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:*

614-58-BZ

APPLICANT—Nathan Lubroth for City of New York, Department of Water Supply, Gas and Electricity, owner; Jerome Fine, doing business as West 92nd Street Parking Corp., lessee.

SUBJECT—Application October 27, 1958—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a non-transient parking lot for the parking and storage of more than five (5) motor vehicles.

PREMISES AFFECTED—105-107 West 90th Street, north side, 100 feet west of Columbus Avenue and 104-106 West 91st Street, Block 1221, Lot 28, Borough of Manhattan.

Laid over from January 27, 1959, to February 25, 1959, owner to consult with the Commissioner of Water Supply, Gas and Electricity.

615-58-BZ

APPLICANT—Nathan Lubroth, for City of New York, Department of Water Supply, Gas and Electricity, owner; Jerome Fine, doing business as West 92nd Street Parking Corp., lessee.

SUBJECT—Application October 27, 1958—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a business and residence use district, the maintenance of a non-transient parking lot for the parking and storage of more than five (5) motor vehicles.

PREMISES AFFECTED—101-115 West 92nd Street, 660-664 Columbus Avenue, northwest corner and 108-118 West 93rd Street, Block 1223, Lot 25, Borough of Manhattan.

Laid over from January 27, 1959 to February 25, 1959, owner to consult with the Commissioner of Water Supply, Gas and Electricity.

346-58-BZ

APPLICANT—Victor G. Madonia, for Joseph Scarapicchia, owner.

SUBJECT—Application June 2, 1958—decision of the Borough Superintendent, under sections 7e and 7a of the Zoning Resolution, to permit in a local and residence use district, for a term of fifteen (15) years the erection and maintenance of a gasoline service station and automatic auto laundry with minor auto repairing, office, salesroom, storage room and the parking of motor vehicles awaiting service.

PREMISES AFFECTED—232-01 to 232-19 Linden Blvd (232-11 official), north side from 232nd St. to 233rd St., 116-67 to 116-75 232nd St., 116-72 to 116-82 233rd St., Block 11333, Lot 1, Cambria Heights, Borough of Queens.

Laid over from January 27, 1959, to February 25, 1959, at request of applicant in view of possible sale of premises.

CALENDAR

782-56-BZ Vol. II

APPLICANT—Lama, Proskauer and Prober, for David Minkin, Sigmund S. Briger and Elias Thall, owners.

SUBJECT—Application reopened April 22, 1958 as Vol. II—decision of the Borough Superintendent, under sections 7f, 7i, 7e and 7A of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs, car washing, storage, office and sales, parking and storage of motor vehicles with show window and sign less than 75 feet from a residence use district for a stated term of fifteen (15) years.

PREMISES AFFECTED—195-06 to 195-24 (195-20 official) Northern Boulevard, south side, from 195th to 196th Streets, 43-01 to 43-09 195th Street and 43-02 to 43-10 196th Street, Block 5519, Lot 1, Flushing, Borough of Queens.

Laid over from February 3, 1959, to February 25, 1959, at the request of the applicant to permit attendance of owner; no further requests for adjournment.

68-36-BZ—Vol. IV

APPLICANT—Lama, Proskauer and Prober, for 10 Brighton 11th Street Corp. and New York City Transit Authority, owners; Waldbaum 21, Inc., lessee.

SUBJECT—Application reopened January 6, 1959 as Vol. IV—re decision of the Borough Superintendent, under Section 7c of the Zoning Resolution, to permit in a business and residence use district, the change in use of an existing public garage, motor repairs, lubritorium, and parking in the open area to a supermarket, stores, loading and unloading area, parking of patrons and employees cars—no fee to be charged, and a sign in the residential portion of the plot.

PREMISES AFFECTED—14-48 Brighton 11th Street, west side, 59 feet, 9½ inches south of Neptune Avenue, Block 7516, Lots 2375 and part of 2370, Borough of Brooklyn.

Laid over from February 17, 1959, to February 25, 1959, for hearing, at the request of one objector for additional objectors to be present.

335-58-BZ

APPLICANT—Lama, Proskauer and Prober for Park South Building Corp., owner.

SUBJECT—Application May 27, 1958—decision of the Borough Superintendent under section 7e of the Zoning Resolution, to permit in a residence use district, the change in use of an existing building now used for restaurant and doctor's office on the first floor and apartments on second to sixth floors to restaurant and doctors office on first floor and doctors and commercial offices for a stated term of twenty (20) years.

PREMISES AFFECTED—24/28 Central Park South, South Side, 275 feet, west of Grand Army Plaza. Block 1274, Lot 57, Borough of Manhattan.

336-58-A

APPLICANT—Lama, Proskauer and Prober for Park South Building Corp., owner.

SUBJECT—Application May 27, 1958—Appeal from a decision of the Borough Superintendent, re doctor's offices, commercial offices and restaurant—live load, height limits, egress.

PREMISES AFFECTED—24/28 Central Park So., south side, 275 feet, west of Grand Army Plaza and Central Park South. Block 1274, Lot 57, Borough of Manhattan.

78-58-BZ

APPLICANT—Gilbert Lazerus, for Helen Kraft, Morris Maran and Billiou Corp., owners.

SUBJECT—Application February 24, 1958—decision of the Borough Superintendent, under sections 7e and 7h of the Zoning Resolution, to permit in a residence use district, the construction and maintenance, for a term of fifteen

(15) years, of a gasoline service station with lubritorium, incidental car washing (non-automatic), minor motor vehicle repairs with hand tools only—no welding or spraying, office, sale and storage of auto accessories and parking of more than five (5) motor vehicles awaiting service with incidental ground signs.

PREMISES AFFECTED—142-02 to 142-14 (142-10) Horace Harding Expressway, 61-13 to 61-19 Main Street, southeast corner and 142-01 to 142-09 61st Road, Block 6411, Lot 34, Kew Gardens Hills, Borough of Queens.

749-58-BZ

APPLICANT—Samuel Rosenblum for Eva M. Trytell, owner.

SUBJECT—Application December 19, 1958—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the erection of a one story building for use as a day camp in conjunction with a proposed nursery school.

PREMISES AFFECTED—166-33 Powells Cove Boulevard, north side 1034.87 feet east of 161st Street, Block 4574, Lot 103, Whitestone, Borough of Queens.

603-58-BZ

APPLICANT—Anthony M. Salvati, for Burgerama, Inc., owner.

SUBJECT—Application October 20, 1958—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a business and residence use district, at an existing drive-in restaurant, the extension of employee and patron parking into the residence portion of the premises.

PREMISES AFFECTED—4-26 Dahill Road and 3301-3313 Fort Hamilton Parkway, southwest corner, Block 5303, Lot 59, Borough of Brooklyn.

563-58-BZ

APPLICANT—Henry Nordheim, for Max Steinberg, Jacob Greenman, Robert Grundt and Andrew Catapano, owners.

SUBJECT—Application September 29, 1958—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot for parking and storage of more than five (5) motor vehicles.

PREMISES AFFECTED—341-349 East 34th Street, north side, 110 feet west of 1st Avenue, Block 940, Lots 24, 25, 26, 27 and 28, Borough of Manhattan.

292-58-BZ

APPLICANT—Leonard F. Rothkrug, for Oneibern Realty Corp., owner; Esso Standard Oil Co., lessee.

SUBJECT—Application May 12, 1958—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a local retail use district, the erection of a gasoline service station, lubritorium, minor auto repairs, car washing (non-automatic), office, sale and the accessory parking of cars awaiting service all for a temporary term of fifteen (15) years.

PREMISES AFFECTED—826 East 233rd Street, southeast corner of Bussing Avenue, Block 4857, Lot 44, Borough of The Bronx.

672-58-A

APPLICANT—Leonard F. Rothkrug, for Oneibern Realty Corp., owner; Esso Standard Oil Co., lessee.

SUBJECT—Application November 21, 1958—filed pursuant to section 35, General City Law re proposed structure in bed of a mapped street—proposed widening of Bussing Avenue.

PREMISES AFFECTED—826 East 233rd Street, southeast corner of Bussing Avenue, Block 4857, Lot 44, Borough of The Bronx.

587-58-BZ

APPLICANT—John F. Fitzsimons, for George and Eugene Capuozzo, owners.

CALENDAR

SUBJECT—Application October 14, 1958—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in an unrestricted use, D area district, an extension to an existing building so as to cover more than the permitted area.

PREMISES AFFECTED—95-14 Sutphin Boulevard, west side, 100 feet south of Atlantic Avenue, Block 10026, Lot 12, Jamaica, Borough of Queens.

537-58-BZ

APPLICANT—Lama, Proskauer and Prober, for Atlas Holding Corp., owner.

SUBJECT—Application September 11, 1958—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a retail use district, in an existing two story structure presently occupied by a movie theatre and eleven stores, the use of two stores for a wholesale dry cleaning establishment.

PREMISES AFFECTED—32-34 West Mt. Eden Avenue, southwest corner of Inwood Avenue, Block 2865, Lot 53, Borough of The Bronx.

660-58-BZ

APPLICANT—Charles M. Spindler, for Amato Racine, owner.

SUBJECT—Application November 18, 1958—decision of the Borough Superintendent, under sections 7f, 7i and 7e of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubricatorium, auto washing (non-automatic), office, sale of accessories, minor repairs with hand tools only, safety inspection station and the parking and storage of motor vehicles all for a temporary term of fifteen (15) years.

PREMISES AFFECTED—3540 Boston Road and 3520 Mickle Avenue, southeast corner, Block 4724, Lot 61, Borough of The Bronx.

605-58-BZ

APPLICANT—Tobias Goldstone, for Anthony Sessa, Executor and Trustee of Estate of Gaetano Farina, owner; Walbaums Inc., lessee.

SUBJECT—Application October 23, 1958—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a business and residence use district, in an existing one story building occupied as a retail food market, the use of that portion located in the residence use district for the storage of packaged merchandise.

PREMISES AFFECTED—1694 Church Avenue, south side, 215 feet, 9 inches east of Buckingham Road, Block 5097, Lot 76, Borough of Brooklyn.

653-58-BZ

APPLICANT—Leonard F. Rothkrug, for Rocco and Concetta Migliorelli, owners; Gulf Oil Co., lessee.

SUBJECT—Application November 14, 1958—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station with accessory minor auto repairs, car washing (non-automatic), office, sale and parking of cars awaiting servicing all for a temporary term of fifteen (15) years.

PREMISES AFFECTED—2985 Edson Avenue, southwest corner of Adeo Avenue, Block 4797, Lot 1, Borough of The Bronx.

594-58-BZ

APPLICANT—Lama, Proskauer and Prober, for 533 Remsen Realty Corp., owner.

SUBJECT—Application October 16, 1958—decision of the Borough Superintendent, under sections 7e and 21 of the Zoning Resolution, to permit in a business use district, on a plot with an existing one story garage for five (5) trucks, storage of fuel tanks, oil burner parts tanks, gasoline for occupants use and the parking of employees cars, the erection of a new one story structure for use as a motor vehicle repair shop with body and fender work,

incidental painting and spraying, wheel alignment and brake testing, the proposed new building will exceed the permitted area coverage.

PREMISES AFFECTED—523-533 Remsen Avenue, east side, 240 feet north of Church Avenue, Block 4687, Lot 19, Borough of Brooklyn.

645-58-BZ

APPLICANT—Leonard F. Rothkrug, for Yerna J. Kauffman, owner.

SUBJECT—Application November 12, 1958—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot (non-transient)—pleasure type only for daily use by officers and employees of the Kings Highway Savings Bank and for evening use by the officers of the Avenue "R" Temple for a term of five (5) years.

PREMISES AFFECTED—1717 East 16th Street, east side, 120 feet south of Quentin Road, Block 6799, Lot 85, Borough of Brooklyn.

763-58-BZ

APPLICANT—Samuel Rosenblum for Louis Denberg and Alexander Hirsch, owners.

SUBJECT—Application December 30, 1958—decision of the Borough Superintendent under sections 19B(d) and 21 of the Zoning Resolution, to permit in a retail, B area, district, the erection of a nineteen (19) story multiple dwelling without the required garage or parking space, the proposed structure exceeds the permitted area coverage.

PREMISES AFFECTED—1-3 East 14th Street and 69 5th Avenue, northeast corner, Block 842, Lots 1, 5 and part of Lot 7, Borough of Manhattan.

602-58-BZ

APPLICANT—Anthony M. Salvati, for Gelray Corporation, owner.

SUBJECT—Application October 20, 1958—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the change in occupancy of an existing one story building from public garage to bowling alleys with cocktail lounge, luncheonette and snack bar.

PREMISES AFFECTED—2425-2435 Cropsey Avenue, northeast corner of Bay 37th Street, Block 6892, Lot 7, Borough of Brooklyn.

595-58-BZ

APPLICANT—Henry C. Brucker, for Nichola and Santa Todero, owners.

SUBJECT—Application October 17, 1958—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a residence use, G-1 area district, the change in occupancy of an existing dwelling from one family to two families.

PREMISES AFFECTED—111-07 225th Street, east side, 41.64 feet south of 111th Avenue, Block 11209, Lot 15, Queens Village, Borough of Queens.

1051-21-BZ—Vol. IV

APPLICANT—Lama, Proskauer and Prober for D & L Truck Renting Corporation, owner.

SUBJECT—Application reopened July 1, 1958 as Vol. IV—decision of the Borough Superintendent under section 7e and 7i of the Zoning Resolution, to permit on a plot partly in business and partly in residence use district, the erection and maintenance of a one story extension to an existing building and extend the present use of garage for trucks and repair shop to include body and fender work, incidental painting and spraying, welding and storage of parts.

PREMISES AFFECTED—1820-1832 Cropsey Avenue and 231-245 Bay 19th Street, southwest corner, Block 6464, Lot 16, Borough of Brooklyn.

CALENDAR

959-57-BZ

APPLICANT—Kenneth W. Milnes, for Frank and Wesley Van Hoesen, owners.

SUBJECT—Application December 23, 1957—decision of the Borough Superintendent, under sections 7c and 21 of the Zoning Resolution, to permit in a residence use district, a new modern, four (4) bay, masonry building as additional accessory building to the present gasoline service station, the new building to be used for lubratorium, car wash, motor adjustments and minor repairs with hand tools only.

PREMISES AFFECTED—3701 Amboy Road, northwest corner of Old Amboy Road, Block 4645, Lot 100, Great Kills, Borough of Richmond.

Laid over from October 21, 1958; date to be set; hearing closed; then set for December 19, 1958; then to January 6, 1959; then to February 3, 1959, for applicant to file plans showing pumps removed from property in the bed of a mapped street; full dimensions of portion of plot to be used for gas station; and appeal under Section 35 of the General City Law to be filed for entrance across the property in the bed of a mapped street. The premises were inspected by a committee of the Board; then to February 25, 1959, for inspection and decision; for applicant to file an Administrative Appeal.

21-59-A

APPLICANT—Kenneth W. Milnes, for Frank and Wesley Van Hoesen, owners.

SUBJECT—Application January 8, 1959—appeal from a decision of the Borough Superintendent—re curb cuts in bed of mapped street—proposed widening of Amboy Road.

PREMISES AFFECTED—3701 Amboy Road, northwest corner of Old Amboy Road, Block 4645, Lot 100, Great Kills, Borough of Richmond.

696-24-BZ—Vol. II

APPLICANT—Leonard F. Rothkrug, for Singer and Carlton, Inc. owners.

SUBJECT—Application reopened September 30, 1958 as Vol. II—decision of the Borough Superintendent, under sections 7i and 7c of the Zoning Resolution, to permit in a manufacturing and residence use district, the change in occupancy from public garage, previously granted by the board to public garage, motor vehicle repair shop, touch up painting and spraying lubrication, gasoline tanks and pumps, welding, storage of parts and office, all for a temporary term of ten (10) years.

PREMISES AFFECTED—1317-1327 36th Street and 123-139 Louisa Street, northeast corner, Block 5312, Lot 6, Borough of Brooklyn.

Laid over from January 27, 1959, to February 25, 1959, for inspection and decision; hearing closed.

557-58-BZ

APPLICANT—Lama, Proskauer and Prober, for Abraham Rosenberg, Rebecca Rosenberg, Sylvia Rosenberg, Shirley Firkser, Marvin Friedman and Ruth Gould, owners.

SUBJECT—Application filed September 24, 1958—decision of the Borough Superintendent, under sections 7f, 7i and 7e of the Zoning Resolution, to permit in a business and residence use district, on the business portion of the premises, the erection and maintenance of a gasoline service station with accessory uses of lubratorium, minor auto repairs, car wash, storage room, office and sales and the parking and storage of motor vehicles, all for a temporary term of fifteen (15) years.

PREMISES AFFECTED—88-01 to 88-15 (official 88-09) Liberty Avenue and 103-11 to 103-19 88th Street, northeast corner, Block 9108, Lots 19, 22, 25, 28 and 29, Ozone Park, Borough of Queens.

Laid over from January 27, 1959, to February 25, 1959, for inspection and decision; hearing closed.

338-46-BZ—Vol. II

APPLICANT—Charles M. Spindler, for Peteling Realty Corp., owner.

SUBJECT—Application reopened October 28, 1958 as Vol. II—decision of the Borough Superintendent, under sections 7f and 7i of the Zoning Resolution, to permit in a business use district, on a plot presently occupied as a used car sales lot, the erection of a one story building for use as an automobile showroom with incidental motor vehicle repairs, sale and display of new and used cars, parking and storage of motor vehicles and a gasoline service station with lubrication, non-automatic auto washing, accessory sales and auto safety inspection station all for a temporary term of twenty (20) years.

PREMISES AFFECTED—1504-1526 Coney Island Avenue, west side, 100 feet north of Avenue L, Block 6536, Lots 30 and 34, Borough of Brooklyn.

Laid over from January 27, 1959, to February 25, 1959, for inspection and decision; hearing closed.

510-58-BZ

APPLICANT—Matthew and Lucy Macchio, owners.

SUBJECT—Application August 22, 1958—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in an E-1 area district, the erection of a two family dwelling with less than the required set back from the side street.

PREMISES AFFECTED—1301 Astor Avenue, northeast corner of Wilson Avenue, Block 4381, Lot 8, Borough of The Bronx.

Laid over from January 27, 1959, to February 25, 1959, for inspection and decision; hearing closed.

223-31-BZ—Vol. II

APPLICANT—Patrick D. Concagh, for American Oil Company, owner.

SUBJECT—Application reopened October 28, 1958 as Vol. II—decision of the Borough Superintendent, under sections 7c, 7i and 7a of the Zoning Resolution, to permit in a business and residence use district, the extension and relocation of an existing gasoline service station and to permit the accessory uses of lubratorium, car wash non-automatic, minor repair with hand tools only and accessory parking of cars waiting to be serviced.

PREMISES AFFECTED—2871-2875 Baisley Avenue and 3319-3333 East Tremont Avenue, northwest corner, Block 5333, Lots 1, 4 and 110, Borough of The Bronx.

Laid over from January 27, 1959, to February 25, 1959, for inspection and decision; hearing closed.

1079-25-BZ—Vol. II

APPLICANT—Leonard F. Rothkrug, for Madeline Scime, doing business as Mels Automatic Transmission Co., owner.

SUBJECT—Application reopened September 30, 1958 as Vol. II—decision of the Borough Superintendent, under section 7i of the Zoning Resolution, to permit in a business use district the change in occupancy of an existing public garage for more than five (5) cars previously granted by the Board to motor vehicle repair shop principally automatic transmission repairs for a temporary term of ten (10) years.

PREMISES AFFECTED—915-925 65th Street, north side, 90 feet west of Fort Hamilton Parkway, Block 5743, Lot 31, Borough of Brooklyn.

Laid over from January 27, 1959, to February 25, 1959, for inspection and decision; hearing closed.

504-58-BZ

APPLICANT—Julius S. Rapson, for Stephen E. Korpanty, owner.

SUBJECT—Application August 26th 1958—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a G-1 area district, the maintenance of a one family dwelling that encroaches on the

CALENDAR

required setbacks from the street line, these encroachments are due to proposed street widenings.

PREMISES AFFECTED—241-25 130th Avenue, northwest corner of Hook Creek Boulevard, Block 12891, Lot 10, Rosedale, Borough of Queens.

Laid over from January 27, 1959, to February 25, 1959, for inspection and decision; hearing closed.

486-58-BZ

APPLICANT—Ingram S. Carner, for J. and A. Brenneis, Inc., owner.

SUBJECT—Application August 14, 1958—decision of the Borough Superintendent, under sections 7c and 7i of the Zoning Resolution, to permit in a retail use district the change in use of the existing building and premises from stores, auto showroom and service station for owners cars only to store for sale and storage of auto accessories, motor vehicle repair shop no painting or spraying and parking of more than five cars waiting to be serviced on the unbuilt portion of the premises.

PREMISES AFFECTED—35-19 Leavitt Street, east side, 101.10 feet north of Northern Boulevard, Block 4961, Lot 7, Flushing, Borough of Queens.

Laid over from January 27, 1959, to February 25, 1959, for inspection and decision; hearing closed.

643-58-BZ

APPLICANT—Lama, Proskauer and Prober, for The Greenpoint Savings Bank, owner.

SUBJECT—Application November 10, 1958—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a retail and residence use district, the extension of the present parking lot from the retail portion into the residential portion of the plot for use of the patrons of the bank, no fee to be charged.

PREMISES AFFECTED—5102-5124 Church Avenue and 356-366 East 52nd Street, southwest corner and 397-409 East 51st Street, Block 4699, Lot 1, Borough of Brooklyn.

Laid over from January 27, 1959, to February 25, 1959, for inspection and decision; hearing closed.

267-49-BZ—Vol. III

APPLICANT—Multer, Nova and Seymour, for Aaron Bring Chevrolet Company, Inc. owner; Gold Medal Candy Corp., lessee.

SUBJECT—Application reopened November 13, 1957, as Vol. III—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a residence and business-1 use district, the change of use of a present building from a public garage to storage warehouse finished and boxed candy products.

PREMISES AFFECTED—2920 West 20th Street, west side, 140 feet south of Mermaid Avenue, Block 7059, Lot 26, Borough of Brooklyn.

Laid over from January 27, 1959, to February 25, 1959, for inspection and decision; hearing closed.

851-57-A

APPLICANT—Multer, Nova and Seymour for Gold Medal Candy Corp., lessee; Aaron Bring Chevrolet Co., Inc., owner.

SUBJECT—Application November 1, 1957—Appeal from a decision of the Borough Superintendent, re use of Class 4 Building—change of use from garage to storage warehouse.

PREMISES AFFECTED—2920 West 20th Street, west side, 140 feet south of Mermaid Avenue, Block 7059, Lot 26, Borough of Brooklyn.

389-58-BZ

APPLICANT—Ludwig P. Bono, for Young Israel of Pelham Parkway, owner.

SUBJECT—Application June 24, 1958—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a C area district, the erection

of an addition and extension to a present basement synagogue structure occupying more than the permitted area.

PREMISES AFFECTED—2120-2126 Barnes Avenue and 800-818 Lydig Avenue, southeast corner, Block 4293, Lot 31, Borough of The Bronx.

Laid over from January 27, 1959, to February 25, 1959, for inspection and decision; hearing closed.

471-58-BZ

APPLICANT—William C. Kane, for Pat Management Corp., owner.

SUBJECT—Application August 1, 1958—decision of the Borough Superintendent, under sections 7f, 7e and 7i of the Zoning Resolution, to permit in a retail use district a gasoline service station, lubritorium, non-automatic car wash, motor vehicle repair shop using hand tools only, parking of more than five (5) motor vehicles.

PREMISES AFFECTED—801-821 Sound View Avenue, 1701-1751 Lafayette Avenue, northwest corner and 800-830 Rosedale Avenue, Block 3637, Lot 64, Borough of The Bronx.

Laid over from December 16, 1958, to December 19, 1958 for inspection and decision; hearing closed; then to January 20, 1959, at the request of an objector; then to February 3, 1959, for inspection and decision; no further notices to be sent out; then to February 25, 1959, at the request of an objector, applicant concurring.

552-58-BZ

APPLICANT—Frederick A. Ketcher and Charles Karsch, for 2574 7th Avenue Corp., owner; Eli Zelikoff and Zion Nelson, lessees.

SUBJECT—Application September 22, 1958—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a local retail use district, the continuance of a non-flashing, illuminated sign located above the first floor of the building and is not over the subject store.

PREMISES AFFECTED—200 West 149th Street and 2574 7th Avenue, southwest corner, Block 2034, Lot 36, Borough of Manhattan.

Laid over from January 13, 1959, to February 10, 1959, for inspection and decision; hearing closed; then to February 25, 1959 for applicant to submit a letter for the Alcohol Beverage Control Board indicating their approval or disapproval of proposed sign.

918-57-BZ

APPLICANT—Leonard F. Rothkrug, for Peter Baron and New York Lien Corp., owners.

SUBJECT—Application December 17, 1957—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in an E-1 area district, the erection of a six-story building with cellar and sub-cellar for use as a multiple dwelling.

PREMISES AFFECTED—1227-1233 Pelham Parkway and 2201-2225 Throop Avenue, northwest corner, Block 4372, Lots 1, 25, 26 and 28, Borough of The Bronx.

Laid over from December 9, 1958, to January 13, 1959, for inspection and decision; hearing closed; then to February 3, 1959, at the request of the applicant; then to February 10, 1959, for full membership of the Board; then to February 25, 1959, for decision by full membership of the Board.

186-53-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober for Jacob Stein, owner.

SUBJECT—Application reopened July 29, 1958 as Vol. II—decision of the Borough Superintendent under section 7e of the Zoning Resolution to permit in a local retail and residence use district, the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs, storage, office and sales and the parking of cars waiting to be serviced for a stated term of fifteen (15) years.

CALENDAR

PREMISES AFFECTED—216-06 Hillside Avenue and 88-10 to 88-13 216th Street, southeast corner, Block 10676, Lot 17, Hollis, Borough of Queens.

Laid over from January 20, 1959, to February 3, 1959, for inspection and decision; hearing closed; then to February 10, 1959, for completion of vote; then to February 25, 1959, for decision by full membership of the Board.

HARRIS H. MURDOCK, *Chairman*.

FEBRUARY 25, 1959, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Wednesday afternoon, February 25, 1959, at 2 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:*

449-58-A

APPLICANT—Haus and Bresin, for Frank Fernandez, owner.

SUBJECT—Application July 23, 1958—Appeal from a decision of the Borough Superintendent re: Class 4 construction, business use, stairs, etc.

PREMISES AFFECTED—25 Tompkins Avenue, east side, 75 feet south of Hopkins Street, Block 1726, Lot 5, Borough of Brooklyn.

626-58-A

APPLICANT—William H. Byrne of Byrne Associates, Inc., for American Bank Note Co., owner.

SUBJECT—Application October 29, 1958—Appeal from a decision of the Borough Superintendent, re Class 3 construction, over 4 stories in height.

PREMISES AFFECTED—74 Broad Street, southwest corner of Marketfield Street, Block 11, Lot 17, Borough of Manhattan.

617-58-A

APPLICANT—Leonard F. Rothkrug, for Angelo Santomartino, doing business as S and S Service Station, owner.

SUBJECT—Application October 28, 1958—filed pursuant to Section 35, General City Law re erection of building in bed of a mapped street—West 19th Street.

PREMISES AFFECTED—2974-2984 Cropsey Avenue, west side, 25 feet south of Bay 53rd Street, Block 6947, Lot 301, Borough of Brooklyn.

624-58-A

APPLICANT—Murray S. Bierer, for Bush Terminal Co., owner; Fein's Tin Can Co., Inc., lessee.

SUBJECT—Application October 24, 1958—Appeal from an order of the Fire Commissioner, re partitions separating cafeteria from factory.

PREMISES AFFECTED—Foot of 50th Street, 193.17 feet east of 1st Avenue, Bush Building 58, 5th floor; Block 725, part of Lot 1, Borough of Brooklyn.

534-58-A

APPLICANT—Hurley and Hughes, for Besal Realty Corp., owner; Alfred Heller Heat Treating Co., lessee.

SUBJECT—Application September 3, 1958—Appeal from a decision of the Borough Superintendent—re enclosed stairways to street from cellar.

PREMISES AFFECTED—379-391 Pearl Street, west side, 98 feet, 8½ inches south of Vanderwater Street, cellar, Block 113, Lots 23, 24 and 25, Borough of Manhattan.

140-49-A—Vol. III

APPLICANT—Burke, Green and Groh, for George and Sonia Cullinen, owners; Les Clochettes, lessee.

SUBJECT—Application reopened October 15, 1958 as Vol. III—Appeal from a decision of the Borough Superintendent; re extension of Day Nursery use to cellar.

PREMISES AFFECTED—35-45 223rd Street, east side, 152.8 feet north of 37th Avenue, Block 6192, Lot 68, Bay-side, Borough of Queens.

122-56-A

APPLICANT—Ludwig Hanauer, for Eleanor Glickman, Owner.

SUBJECT—Application February 15, 1956—Appeal from a decision of the Borough Superintendent, re egress.

PREMISES AFFECTED—5 East 3rd Street, north side, 104 feet 4 inches east of Bowery, Block 459, Lot 47, Borough of Manhattan.

528-57-A

APPLICANT—Leonard F. Rothkrug, for Manufacturers Trust Co., owner; Lillie Rubin, Inc., lessee.

SUBJECT—Application July 15, 1957—Appeal from a decision of the Borough Superintendent re exits.

PREMISES AFFECTED—2015 Church Avenue, and 515-519 Ocean Avenue, northeast corner, Block 5081, Lot 43, Borough of Brooklyn.

86-58-A

APPLICANT—S. Walter Katz, for 218-5th Avenue, Inc., owner.

SUBJECT—Application February 27, 1958—Appeal from a decision of the Borough Superintendent re stair enclosure.

PREMISES AFFECTED—218-220 5th Avenue and 5-7 West 26th Street, Block 828, Lot 35, northwest corner, Borough of Manhattan.

631-58-A

APPLICANT—Joseph Lau, for George and Luise Smol, owners.

SUBJECT—Application November 5, 1958—filed pursuant to Section 310 of The Multiple Dwelling Law for variation of Section 172(1) re legal yard, etc.

PREMISES AFFECTED—1289 Madison Avenue, east side, 40 feet, 8½ inches south of East 92nd Street, Block 1503, Lot 53, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman*.

MARCH 3, 1959, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning March 3, 1959, at 10 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:*

619-58-BZ

APPLICANT—Kenneth W. Milnes, for Garabed S. Papazian, owner.

SUBJECT—Application October 29, 1958—decision of the Borough Superintendent, under Sections 7f and 7i of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, car wash, minor repairs and office and sales.

PREMISES AFFECTED—333 Forest Avenue, northeast corner of Hart Boulevard, Block 131, Lot 242, West Brighton, Borough of Richmond.

555-56-BZ—Vol. III

APPLICANT—Carl H. Salminen, for Charles J. Erthal, owner.

SUBJECT—Application October 28, 1958—decision of the Borough Superintendent, under Sections 7f, 7i and 7A of the Zoning Resolution, to permit in a retail use district, the change in use of the present building, public garage, store, and gasoline station to gasoline station, lubritorium, car wash, minor motor vehicle repairs with hand tools only, curb cuts and show window within 75 feet of a residence use district.

PREMISES AFFECTED—22-50 122nd Street and 121-11 23rd Avenue, northwest corner, Block 4197, Lot 40, College Point, Borough of Queens.

CALENDAR

377-57-BZ—Vol. II

APPLICANT—Carl H. Salminen, for Edgersam Corporation, owner.

SUBJECT—Application reopened October 21, 1958, as Vol. II—decision of the Borough Superintendent, under Sections—7a, 7e and 21 of the zoning resolution, to permit in a retail use, D area district, the erection of an extension to an existing structure occupying more than the permitted area and extend the use of light manufacturing of incombustible plastic novelties, office, storage, storage of carboard containers and incombustible plastics, parking and loading area.

PREMISES AFFECTED—45-22 to 45-30 162nd Street, west side, 200 feet south 45th Avenue, Block 5440, Lots 51 and 54, Flushing, Borough of Queens.

673-58-BZ

APPLICANT—Hurley and Hughes, for Beverley Management Corp., owner; A. and P. Tea Co., lessee.

SUBJECT—Application November 21, 1958—decision of the Borough Superintendent, under Sections 7c and 7A of the Zoning Resolution, to permit in a retail and residence use district, the erection of a one story and cellar structure for use as a retail supermarket and to provide in the residence portion of the premises, a business entrance into the rear yard for an unloading area.

PREMISES AFFECTED—300-304 West 20th Street and 189-195 8th Avenue, southwest corner, Block 743, Lots 44, 45, 47 and 49, Borough of Manhattan.

727-58-BZ

APPLICANT—Arno Fischer, for James J. and Katherine Bartley, owners.

SUBJECT—Application December 10, 1958—decision of the Borough Superintendent, under Sections 7c, 7i and 7A of the Zoning Resolution, to permit in a business and residence use district, the reconstruction of an existing gasoline service station, eliminating the garage and extend the uses to include minor auto repairs, lubritorium, non-automatic auto laundry, sale of accessories, state inspection service, parking of cars awaiting service with show window and curb cuts within 75 feet of a residence use district.

PREMISES AFFECTED—27-01 to 27-11 Newtown Avenue and 26-50 to 26-56 28th Street, northwest corner, Block 573, Lot 1, Long Island City, Borough of Queens.

604-58-BZ

APPLICANT—Andrew Di Camillo, for Joseph Azara, owner.

SUBJECT—Application October 22, 1958—decision of the Borough Superintendent, under Section 7c of the Zoning Resolution, to permit in a residence use district, the change in occupancy of an existing one story and cellar structure from blacksmith shop to the storage and light repairing of air conditioning equipment.

PREMISES AFFECTED—1342 65th Street, south side, 340 feet east of 13th Avenue, Block 5734, Lot 24, Borough of Brooklyn.

592-58-BZ

APPLICANT—Edith Glennon, for Estate of Edward J. Glennon, owner.

SUBJECT—Application October 16, 1958—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a residence use district, the construction and maintenance of a non-transient parking lot for pleasure-type vehicles only for a term of ten (10) years.

PREMISES AFFECTED—276 Bedford Park Boulevard (East 200th Street), south side, 36.33 feet west of Bainbridge Avenue, Block 3297, Lot 19, Borough of The Bronx.

770-58-BZ

APPLICANT—Lama, Proskauer & Prober, for Drake Bakeries, Inc., owner.

SUBJECT—Application December 30, 1958—decision of the Borough Superintendent, under Section 7c of the Zoning Resolution, to permit in an unrestricted, business and residence use district, the extension of the use of parking and storage of owners trucks, loading and unloading from the unrestricted and business portion into the residence portion of the plot.

PREMISES AFFECTED—81-85 Clinton Avenue, east side, 105 feet 4 inches south of Park Avenue and 76 Waverly Avenue, Block 1888, Lots 37, 38 and 39, Borough of Brooklyn.

911-57-BZ

APPLICANT—Charles M. Spindler, for Sarah Burick, owner.

SUBJECT—Application December 13, 1957—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station with accessory uses of lubritorium, auto washing (non-automatic), office, sale of accessories, minor repairs with hand tools only, safety inspection station and parking and storage of motor vehicles for a temporary term of fifteen (15) years.

PREMISES AFFECTED—80-14 to 80-24 (80-20 official) Pitkin Avenue, southwest corner of 81st Street, Block 9139, Lot 340, Ozone Park, Borough of Queens.

345-58-BZ

APPLICANT—Leo Kornblath, for Geray Comp, and Ethel Latt, owners.

SUBJECT—Application May 27, 1958, decision of the Borough Superintendent, under Sections 7c and 7f of the Zoning Resolution, to permit in a business use district, on a plot presently used for the parking of more than five (5) motor vehicles, the installation of gasoline tanks and pumps to be used in conjunction with the existing gasoline service station located on the adjoining lot.

PREMISES AFFECTED—2125 Jerome Avenue, west side, 70.65 feet, south of West 181st Street, Block 3192, Lots 46 and 42, Borough of Bronx.

756-58-BZ

APPLICANT—Leonard F. Rothkrug for Jacob Morrow and Nat Chanelis, owners.

SUBJECT—Application December 24, 1958—decision of the Borough Superintendent under Sections 9A and 21 of the Zoning Resolution, to permit in a class ½ height district, the erection of a multiple dwelling the height of a portion of which is in excess of that permitted within two miles of a designated airport.

PREMISES AFFECTED—3291-3323 Nostrand Avenue, northeast corner of Avenue T, Block 7365, Lot 71, Borough of Brooklyn.

787-55-BZ—Vol. III

APPLICANT—J. G. L. Molloy, for B. Kerner and Son, Inc., and Padula Service Station, Inc., owners.

SUBJECT—Application reopened October 28, 1958 as Vol. III—decision of the Borough Superintendent, under Sections 7e, 7f and 7i of the Zoning Resolution, to permit in a business use district, the enlargement in area of a gasoline service station by the addition of an adjoining lot and to relocate and add curb cuts and gasoline pumps.

PREMISES AFFECTED—160-168 Ridge Street and 339-345 East Houston Street, southeast corner, Block 345, Lots 44, 48, 49 and 50, Borough of Manhattan.

622-58-BZ

APPLICANT—Fred C. Dahlem and Victor E. Block, for Anthony Monaco, owner.

CALENDAR

SUBJECT—Application October 29, 1958—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubricatorium, car wash, office, sale of accessories, minor repairs with hand tools only and the parking and storage of more than five (5) motor vehicles.
PREMISES AFFECTED—3850-3852 Bronxwood Avenue and 904-908 East 222nd Street, southeast corner, Block 4692, Lots 40, 42 and 43, Borough of The Bronx.

759-58-BZ

APPLICANT—Leonard F. Rothkrug for Berkeley Plaza Corporation, owner.
SUBJECT—Application December 24, 1958—decision of the Borough Superintendent, under Sections 9A and 21 of the Zoning Resolution, to permit in a class one height district, the erection of a multiple dwelling of a height in excess of that permitted within two miles of a designated airport.
PREMISES AFFECTED—2111 Brown Street, southeast corner of Avenue U, Block 7365, Lot 1, Borough of Brooklyn.

668-58-BZ

APPLICANT—Department of Traffic, City of New York, owner.
SUBJECT—Application November 19, 1958—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a municipal parking lot for more than five (5) motor vehicles.
PREMISES AFFECTED—2869-2883 Pitkin Avenue, north side, from Sheridan to Grant Avenues, Block 4222, Lot 1, Borough of Brooklyn.

755-58-BZ

APPLICANT—Lama, Proskauer and Prober for Richard Zirinsky, owner.
SUBJECT—Application December 23, 1958—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in a D area district, the extension of a present building covering more than the permitted area coverage.
PREMISES AFFECTED—72-25 Woodhaven Boulevard, 90-01 to 90-19 73rd Avenue, northeast corner, and 90-22 to 90-26 Metropolitan Avenue, Block 3884, Lot 2, Middle Village, Borough of Queens.

178-57-BZ—Vol. II

APPLICANT—Hurley, Kearney and Lane, for Church of Our Lady of Grace at Howard Beach, owner.
SUBJECT—Application reopened October 7, 1958 as Vol. II—decision of the Borough Superintendent, under Section 9A of the Zoning Resolution, to permit in a class ½ height district, the erection of an additional story to an existing two-story school building the height of which exceeds that permitted within two miles of a designated airport.
PREMISES AFFECTED—158-10 to 158-20 101st Street, southwest corner of 158th Avenue, Block 14170, Lot 1, Howard Beach, Borough of Queens.

669-58-BZ

APPLICANT—Department of Traffic, City of New York, owner.
SUBJECT—Application November 19, 1958—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a municipal parking lot for more than five (5) cars.
PREMISES AFFECTED—2885-2907 Pitkin Avenue, north side, from Grant Avenue to Elderts Lane, Block 4223, Lot 1, Borough of Brooklyn.

402-40-BZ

APPLICANT—Agnes M. Hall, owner.
SUBJECT—Application reopened January 20, 1959 for consideration as to extension of time to complete, expired July 24, 1957—decision of the Borough Superintendent, previously granted on condition under section 7c of the Zoning Resolution, permitting in a residence use, F area district, the erection and maintenance of a building to be used as an auto laundry, lubricatorium, office and boiler room in conjunction with a gasoline service station on a plot previously occupied as a gasoline service station.
PREMISES AFFECTED—144-39 to 144-47 Farmers Boulevard, southeast corner of South Conduit Avenue, Block 4517, Lot 1, and part of Lot 3, Springfield, Borough of Queens.

289-58-BZ

APPLICANT—Leo Kornbluth, for Allwyn Contracting Co., Inc., owner.
SUBJECT—Application May 9, 1958—decision of the Borough Superintendent, under Sections 7e, 7f 7i and 7A of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubricatorium, minor repairs with hand tools only, non-automatic auto laundry, office, storage and sales of auto accessories, parking of more than five (5) motor vehicles waiting for service for a stated term of (15) years.
PREMISES AFFECTED—398-410 Kings Highway, southwest corner of Kings Place, Block 6678, Lots 73, 75 and 77, Borough of Brooklyn.

Laid over from September 30, 1958, to October 15, 1958, for inspection and decision; hearing closed; then to December 16, 1958, at request of applicant to investigate possible conforming use, which might result in withdrawal of this application; premises have been inspected; then to January 13, 1959, at the request of the applicant; then to March 3, 1959, at the request of applicant pending negotiations for the sale of the property.

280-58-BZ

APPLICANT—James E. Vassalotti, for L. L. F. Realty Co., Inc., owner.
SUBJECT—Application May 5, 1958—decision of the Borough Superintendent, under sections 7e and 7h of the Zoning Resolution, to permit in a residence use district, the erection of two (2) one-story buildings to be used as public market and stores with loading and unloading and the parking of patrons cars—no fee to be charged.
PREMISES AFFECTED—1555-1581 Rockaway Parkway, east side, 379 feet south of Flatlands Avenue and 1162-1174 East 98th Street, Block 8205, Lot 11, Borough of Brooklyn.

Laid over from December 9, 1958, to January 20, 1959, for inspection and decision; hearing closed; then to March 3, 1959, for further consideration after applicant advises the Board as to the proposed tenant who shall have signed an agreement to occupy the premises.

579-58-BZ

APPLICANT—Samuel Carr, for Frank and Joseph Imbriale, owners.
SUBJECT—Application October 7, 1958—decision of the Borough Superintendent, under sections 7c and 21 of the Zoning Resolution, to permit in a manufacturing and residence use district, in the existing one story building occupied as a junk yard with storage and garage for two cars and one truck, the installation of loading and unloading facilities in the open area.
PREMISES AFFECTED—264-268 Bay Ridge Avenue, south side, 124 feet, 10⅞ inches west of 3rd Avenue, Block 5871, Lot 40, Borough of Brooklyn.

Laid over from February 3, 1959, to March 3, 1959, for inspection and decision; hearing closed.

CALENDAR

573-58-BZ

APPLICANT—Victor G. Madonia, for George Burburan, owner.

SUBJECT—Application filed October 3, 1958—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a local retail and residence use district, the extension of parking facilities for patrons and employees into the residence portion of the plot for a period of fifteen (15) years.

PREMISES AFFECTED—158-06 Northern Boulevard and 40-02 158th Street, southeast corner, Block 5277, Lot 16, Flushing, Borough of Queens.

Laid over from February 3, 1959, to March 3, 1959, for inspection and decision; applicant to file additional plan showing proposed curb cuts, walls and fences; hearing closed.

671-58-BZ

APPLICANT—Gustave Goldman, for Congregation Talmud Torah, R. Morris Kevelson, owners.

SUBJECT—Application November 20, 1958—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in an E-1 area district, the construction of a second story extension to the east end and a two story extension to the south end of the present two story community building occupying more than the permitted area.

PREMISES AFFECTED—1379-1387 East 96th Street, east side, 100 feet north of Avenue L, Block 8242, Lot 15, Borough of Brooklyn.

Laid over from February 3, 1959, to March 3, 1959, for inspection and decision; hearing closed.

623-58-BZ

APPLICANT—Carl H. Salminen, for Frank Reis, owner; Bari Construction Co., Inc., owner under contract.

SUBJECT—Application October 31, 1958—decision of the Borough Superintendent, under sections 7e and 21 of the Zoning Resolution, to permit in a residence use district, the erection of a one-story structure of Class 3 construction to be used for light manufacturing as permitted in a business use district, office, loading and unloading and parking of trucks used in conjunction with business, the structure to occupy more than the permitted area.

PREMISES AFFECTED—33-04 23rd Street and 21-04 33rd Avenue, southwest corner, Block 556, Lots 34-39 inclusive, Astoria, Borough of Queens.

Laid over from February 3, 1959, to March 3, 1959, for inspection and decision; hearing closed.

707-56-BZ Vol. II

APPLICANT—Charles M. Spindler, for William Galvin, owner.

SUBJECT—Application reopened November 18, 1958 as Vol. II—decision of the Borough Superintendent, under sections 7f and 7i of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubrication, auto washing—non automatic, office, sale of accessories, minor repairs with hand tools only, safety inspection station and the parking and storage of motor vehicles, all for a temporary term of fifteen (15) years.

PREMISES AFFECTED—1500-1510 Williamsbridge Road and 1601-1611 Eastchester Road, northeast corner, Block 4082, Lots 5 and 10, Borough of The Bronx.

Laid over from February 3, 1959, to March 3, 1959, for inspection and decision; hearing closed.

702-58-A

APPLICANT—Charles M. Spindler, for William Galvin, owner.

SUBJECT—Application October 23, 1958—filed pursuant to section 35, General City Law proposed sign within bed of a mapped street—proposed widening of Williamsbridge Road.

PREMISES AFFECTED—1500-1510 Williamsbridge Road, northeast corner of Eastchester Road, Block 4082, Lots 5 and 10, Borough of The Bronx.

539-58-BZ

APPLICANT—Norman Lederer and Leonard Joseph, for Nugget Properties, Inc., owner.

SUBJECT—Application September 17, 1958—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a local retail use district, in an existing two story and cellar structure, the change in occupancy of one store on the first floor to a print shop—factory.

PREMISES AFFECTED—147-57 41st Avenue and 41-02 149th Street, northwest corner, Block 5027, Lot 1, Flushing, Borough of Queens.

Laid over from February 3, 1959, to March 3, 1959, for inspection and decision; hearing closed.

540-58-A

APPLICANT—Norman Lederer and Leonard Joseph, for Nugget Properties, Inc.; Erwin M. Gilbert, Inc., lessee.

SUBJECT—Application September 17, 1958—Appeal from a decision of the Borough Superintendent—factory in frame building.

PREMISES AFFECTED—147-57 41st Avenue and 41-02 149th Street, northwest corner, 1st floor, Block 5027, Lot 1, Flushing, Borough of Queens.

752-29-BZ Vol. IV

APPLICANT—Leonard F. Rothkrug, for Walbell Real Estate Corp., owner.

SUBJECT—Application reopened November 12, 1958—as Vol. IV—decision of the Borough Superintendent, under sections 7f, 7i and 21 of the Zoning Resolution, to permit partly in a business use and partly in manufacturing use, C area district, the extension of the accessory motor vehicle repair shop building—hand tools only, no welding or spraying, using more than the permitted area, and the maintenance of the gasoline service station—previously granted by the Board; all for a temporary term of ten (10) years.

PREMISES AFFECTED—8801-8809 4th Avenue, southeast corner of 88th Street, Block 6065, Lot 6, Borough of Brooklyn.

Laid over from February 3, 1959, to March 3, 1959, for inspection and decision; applicant to correct plans to show that all plans are not void; hearing closed.

620-58-BZ

APPLICANT—Coscia Realty Corp., through De Rose and Cavaliere, for Theresa Caravella and Carmine Luongo, owners.

SUBJECT—Application October 29, 1958—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit for a stated term of five (5) years, the parking and storage of more than five (5) pleasure type motor vehicles on a plot located partly in a residence and partly in a local retail use district.

PREMISES AFFECTED—408 East 116th Street, south side and 411-413 East 115th Street, north side, 95 feet east of 1st Avenue, Block 1709, Lots 5, 6 and 43, Borough of Manhattan.

Laid over from February 3, 1959, to March 3, 1959, for inspection and decision; hearing closed.

635-49-BZ—Vol. II

APPLICANT—Leonard F. Rothkrug, for Carmelo Sgarlato, owner; Ornamental Iron Works, lessee.

SUBJECT—Application reopened April 29, 1958—as Vol. II—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, a change in occupancy from storage of fruit and two truck garage, previously granted by the Board, to

CALENDAR

ornamental iron works factory with accessory welding and garage for two trucks in the open yard, for a term of ten (10) years.

PREMISES AFFECTED—78 Butler Street, south side, 150 feet east of Smith Street, Block 409, Lot 14, Borough of Brooklyn.

Laid over from February 3, 1959, to March 3, 1959, for inspection and decision; hearing closed.

902-52-BZ—Vol. III

APPLICANT—Charles M. Spindler, for Estate of Sadie V. Sisto; John R. Owens, Executor; owner.

SUBJECT—Application reopened July 23, 1957 as Vol. III—decision of the Borough Superintendent under sections 7c and 7e of the Zoning Resolution, to permit in a retail use district the erection and maintenance of a gasoline service station together with a motor safety inspection station, minor repairs with hand tools only and the parking within the retail use zone of cars awaiting service.

PREMISES AFFECTED—164-15 to 164-25 (164-25 official) Union Turnpike and 78-28 to 78-36 165th Street, northwest corner, Block 6972, Lot 21, Flushing, Borough of Queens.

Laid over from March 25, 1958 to April 15, 1958, for inspection and decision; hearing closed; then to May 6, 1958, at request of applicant who is trying to acquire adjoining property to enlarge the plot; then to June 3, 1958, at request of the applicant, to acquire additional property for possible conforming use; then to June 17, 1958, at the request of the applicant to attempt to acquire additional property to enlarge the plot; then to September 17, 1958, at the request of the applicant; then to November 12, 1958, for decision; applicant to be notified; then to December 9, 1958 at request of the applicant, in view of possibility of property being sold for a conforming use; then to January 13, 1959, as request of applicant to consider possibility of conforming use; then to February 3, 1959, at the request of the applicant; then to March 3, 1959, at the request of the applicant to consider using the premises for conforming use.

482-58-BZ

APPLICANT—Otto J. and Warren A. Sambach, for Anthony J. Amato, owner.

SUBJECT—Application August 12, 1958—decision of the Borough Superintendent, under sections 7e, 7h and 21 of the Zoning Resolution, to permit in a residence use district, the erection of a one story building for use as a warehouse and office with the open area in front used for the parking of employees cars, the proposed structure does not provide a rear yard and exceeds the permitted area coverage.

PREMISES AFFECTED—156-08 107th Avenue, south side, 50 feet west of 157th Street, Block 10135, Lot 27, South Jamaica, Borough of Queens.

Laid over from January 20, 1959, to February 10, 1959, for inspection and decision; hearing closed; then to March 3, 1959, for inspection and decision; applicant to file revised plans.

635-57-BZ

APPLICANT—H. M. Cole, for 115 East 69th Street, Inc., owner.

SUBJECT—Application September 17, 1957—decision of the Borough Superintendent under section 7e of the Zoning Resolution, to permit in a residence use district, the use of the first floor as a legation for the Republic of Sudan to the United Nations and the second floor as an office for the Pharmaceutical Information Bureau.

PREMISES AFFECTED—115 East 69th Street, north side, 185 feet east of Park Avenue, Block 1404, Lot 8, Borough of Manhattan.

Laid over from December 16, 1958, and continuation of hearing to January 20, 1959; applicant to obtain new decision of the Borough Superintendent, submit revised plans and notices to be sent by regular mail of a new date of hearing; then to February 3, 1959, for applicant to obtain

new decision of the Borough Superintendent as to the use of the second floor under the Multiple Dwelling Law; then to February 10, 1959, for decision; applicant to file plan identical with that referred to in decision of the Borough Superintendent, dated November 26, 1958, showing compliance with the Multiple Dwelling Law for the second story; then to March 3, 1959, for inspection and decision.

HARRIS H. MURDOCK, *Chairman*

MARCH 3, 1959, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, March 3, 1959, at 2 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:

25-59-A

APPLICANT—Steve Zedlovich, owner.

SUBJECT—Application January 13, 1959—filed pursuant to Section 35 General City Law, re relocation of building into bed of mapped street—proposed widening of Cryders Lane.

PREMISES AFFECTED—14-73 155th Street, northeast corner Cryders Lane, Block 4563, Lot 1, Beechhurst, Borough of Queens.

637-58-A

APPLICANT—Lama, Proskauer and Prober, for Louis Kotler, owner; Surf Avenue Boys' Club, lessee.

SUBJECT—Application November 6, 1958—Appeal from a decision of the Borough Superintendent re use of frame building—for business to public occupancy (Club rooms).

PREMISES AFFECTED—3523-3531 Surf Avenue, northeast corner of West 36th Street, Block 7046, Lot 43, Borough of Brooklyn.

675-58-A

APPLICANT—Samuel Kaplan, for 57th Street Maspeth Realty Corp., owner; Kings Automatic Plating Co., lessee.

SUBJECT—Application November 24, 1958—Appeal from an order and a decision of the Fire Commissioner, re screened windows, 1st floor.

PREMISES AFFECTED—58-96 57th Street, west side, 431 feet, 6½ inches south of Grand Avenue, and 58-97 56th Street, Block 2631, Lot 19, Maspeth, Borough of Queens.

746-57-A

APPLICANT—Samuel Rosenblum, for Alma G. Roos.

SUBJECT—Application October 10, 1957—Appeal from a decision of the Borough Superintendent—re egress.

PREMISES AFFECTED—147-149 West 22nd Street, north side, 249 feet, 6 inches east of 7th Avenue, Block 798, Lot 17, Borough of Manhattan.

90-59-A

APPLICANT—Goldwater and Flynn for Kimberly Arms, Incorporated, owner.

SUBJECT—Application February 13, 1959—re Disapproval for Tax Abatement and Tax Exemption re extensive alteration.

PREMISES AFFECTED—523-525 East 88th Street, north side, 270 feet 8½ inches west of East End Avenue, Block 1585, Lots 14 and 15, Borough of Manhattan.

98-59-A

APPLICANT—Goldwater and Flynn for Metsch Construction Corporation, owner.

SUBJECT—Application February 18, 1959—Tax Exemption and Abatement; Scope of work performed under Alteration so extensive as to constitute New Building.

PREMISES AFFECTED—435-443 East 85th Street, north side, 94 feet west of York Avenue, Block 1565, Lots 17, 18, 19, 20 and 21, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman*.

CALENDAR

MARCH 10, 1959, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, March 10, 1959, at 10 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:

477-58-BZ

APPLICANT—James J. Chambers, for Oppen and Cefalu, owner.

SUBJECT—Application August 6, 1958—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a residence use district, for a term of five (5) years, the use of the lot for off street shipping and receiving of metal bed springs and parking of occupants and customers cars as accessory to the bed spring factory to the west under the same ownership.

PREMISES AFFECTED—745 East 9th Street, north side, 118 feet, west of Avenue D, Block 379, Lot 42, Borough of Manhattan.

222-57-BZ—Vol. II

APPLICANT—J. G. L. Molloy, for Park Drive East Holding Corp., owner.

SUBJECT—Application reopened November 12, 1958 as Vol. II—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in a residence use, F area district, the erection of a six (6) story multiple dwelling that exceeds the permitted area coverage.

PREMISES AFFECTED—87-01 to 87-11 Midland Parkway and 180-02 to 180-16 Wexford Terrace, southeast corner, Block 9944, Lot 1, Jamaica, Borough of Queens.

666-58-BZ

APPLICANT—Boris W. Dorfman, for Mathilde and Francis Mortingeno, owners.

SUBJECT—Application November 19, 1958—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a business and residence use district, the use of the present building and open area as a machine shop in conjunction with tile, terrazzo and marble works.

PREMISES AFFECTED—6901-6923 Avenue X, north side, from East 69th to East 70th Streets, Block 8447, Lots 1 and 3, Borough of Brooklyn.

690-58-BZ

APPLICANT—Lama, Proskauer and Prober, for Rebecca Rubin, owner.

SUBJECT—Application December 1, 1958—decision of the Borough Superintendent, under Sections 7e and 7h of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubrication, car wash, office, minor auto repairs, sales room and the parking and storage of more than five (5) cars for a temporary term of fifteen (15) years.

PREMISES AFFECTED—666-670 Castle Hill Avenue and 2201-2207 Cincinnatus Avenue, Block 3575, Lots 28, 30 and 31, Borough of The Bronx.

678-58-BZ

APPLICANT—Leonard F. Rothkrug, for Anna Cara, owner.

SUBJECT—Application November 25, 1958—decision of the Borough Superintendent, under Sections 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a non-transient parking lot—pleasure type vehicle only, for a temporary term of five (5) years.

PREMISES AFFECTED—182-188 Clermont Avenue, east side, 152 feet, 7 inches north of Willoughby Avenue, Block 2074, Lot 41, Borough of Brooklyn.

593-58-BZ

APPLICANT—Sidney H. Kitzler, for Petval Realty Corp., owner; Angelo Maurici, lessee.

SUBJECT—Application October 16, 1958—decision of the Borough Superintendent, under Sections 7c and 7A of the Zoning Resolution, to permit in a retail and residence use district, the extension of the existing used car sales and parking lot into the residence portion of the premises with a business entrance within 75 feet of the residence use district.

PREMISES AFFECTED—273-279 68th Street, north side, 40 feet, 1¾ inches west of 3rd Avenue and 272-278 Senator Street, Block 5853, Lots 36, 38 and 49, Borough of Brooklyn.

712-58-BZ

APPLICANT—Carl H. Salminen, for Ida Cacciatore, owner.

SUBJECT—Application December 5, 1958—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit on a plot partly in a G-1 area and partly in a D area district, the conversion of a one family dwelling to a two family dwelling.

PREMISES AFFECTED—190-17 33rd Avenue and 32-66 191st Street, northwest corner, Block 4941, Lot 5, Flushing, Borough of Queens.

633-58-BZ

APPLICANT—Henry Nordheim, for American Revolving Door Co., Inc., owner.

SUBJECT—Application November 6, 1958—decision of the Borough Superintendent, under Section 7c of the Zoning Resolution, to permit in a manufacturing use district, the use of power saws in the manufacture of revolving doors.

PREMISES AFFECTED—240-242 East 146th Street, south side, 250.13 feet west of Morris Avenue, Block 2335, Lot 23, Borough of The Bronx.

764-58-BZ

APPLICANT—Lama, Proskauer & Prober for Ann Turso, owner.

SUBJECT—Application December 30, 1958—decision of the Borough Superintendent under Section 21 of the Zoning Resolution, to permit in a retail use, C area district, the erection of a one story retail store for the sales, storage, loading and unloading of fruits and vegetables, the proposed building to cover the entire lot, exceeds the permitted area coverage.

PREMISES AFFECTED—1889-1893 Fulton Street north side, 103 feet 2¼ inches east of McDougal Street and 14-18 McDougal Street, Block 1530, Lot 19, Borough of Brooklyn.

206-42-BZ—Vol. II

APPLICANT—Samuel Miller for Esso Standard Oil Company, owner.

SUBJECT—Application reopened December 9, 1958 as Vol. II—decision of the Borough Superintendent, under Section 7c and 7i of the Zoning Resolution, to permit in a retail use district, the reconstruction of an existing gasoline service station and parking lot and the additional conjunctive uses of lubritorium, non-automatic car washing and minor auto repairs with hand tools only for adjustments.

PREMISES AFFECTED—91-02 63rd Drive, northeast corner of Alderton Street, Block 3104, Lot 208, Rego Park, Borough of Queens.

585-58-BZ

APPLICANT—De Rose and Cavalieri, for Michael De Stefano, owner.

SUBJECT—Application October 10, 1958—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot for the parking and storage of more than five (5) motor vehicles.

PREMISES AFFECTED—915 Clarence Avenue, west side, 96.08 feet north of Lafayette Avenue, Block 5468, Lot 18, Borough of The Bronx.

CALENDAR

774-58-BZ

APPLICANT—Leonard F. Rothkrug for Takabe Corporation, owner.

SUBJECT—Application December 31, 1958—decision of the Borough Superintendent, under Section 9A of the Zoning Resolution, to permit in a class 1 height district, the erection of a multiple dwelling of a height in excess of the permitted within two miles of La Guardia Airport.

PREMISES AFFECTED—36-25 Parsons Boulevard, northeast corner of 37th Avenue, Block 5014, Lot 1, Flushing, Borough of Queens.

144-19-BZ—Vol. IV

APPLICANT—Justin A. Rothstein, for David E. Meltzer and Alvin Greenstein, owners; Windowcraft Display Installation, lessee.

SUBJECT—Application reopened December 4, 1956 as Vol. IV—re decision of the Borough Superintendent, under Sections 7e and 21 of the Zoning Resolution to permit in a residence use district, the manufacture of display cards and posters in an existing building.

PREMISES AFFECTED—23-69 to 23-71 38th Street, east side, 162.21 feet north of Astoria Boulevard (Triboro Bridge Plaza), Block 803, Lot 13, Long Island City, Borough of Queens.

630-38-BZ—Vol. III

APPLICANT—John Harold Barry, for 5239 Corporation, owner; Webb and Knapp, Inc., lessee.

SUBJECT—Application reopened December 9, 1958—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a restricted retail use district, the erection of two additional illuminated signs, one over the East 41st Street garage entrance reading "Parking" and one on the Park Avenue facade of the penthouse reading "Parking Airlines Building".

PREMISES AFFECTED—118-134 Park Avenue, west side, from East 41st to East 42nd Streets, 57-63 East 41st Street and 74-80 East 42nd Street, Block 1276, Lot 33, Borough of Manhattan.

450-58-BZ

APPLICANT—Sidney H. Kitzler, for Sardin Realty Corp., owner; Ralph Iron Works and Allen Peterson, lessee.

SUBJECT—Application July 21, 1958—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a local retail use district, the change in occupancy of an existing one story building from automobile salesroom and auto accessories to auto repair shop with spray booth, manufacturing of metal products with welding and parking for three (3) motor vehicles.

PREMISES AFFECTED—480-496 Ralph Avenue to 1626-1636 Prospect Place, south corner, Block 1369, Lot 39, Borough of Brooklyn.

82-40-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for T. Harry Glick and New York City Transit Authority, owners.

SUBJECT—Application reopened April 29, 1958 as Vol. III—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a retail and residence use district, the parking and storage of more than five (5) motor vehicles.

PREMISES AFFECTED—58-62 East 18th Street, west side, 161 feet, 9 $\frac{1}{8}$ inches north of Church Avenue, Block 5078, Lot 30 and part of Lot 32, Borough of Brooklyn.

189-52-BZ—Vol. II

APPLICANT—James E. McKillop, for Archie Lakin, owner.

SUBJECT—Application reopened February 3, 1959 for consideration as to extension of time to complete, expired October 1, 1958—decision of the Borough Superintendent, previously granted on condition under Section 21 of the

Zoning Resolution, permitting in a business use, C area district, the erection and maintenance of a building (store) using more than the area permitted.

PREMISES AFFECTED—602 Manhattan Avenue, east side, 200 feet south of Nassau Avenue, Block 2689, Lot 46, Borough of Brooklyn.

302-55-BZ

APPLICANT—Larry Meltzer, for John M. Ell, owner; Felix Fezzuologlio, lessee.

SUBJECT—Application reopened February 3, 1959 for consideration as to extension of time to complete, expired January 9, 1958—decision of the Borough Superintendent, previously granted on condition, under Sections 7e and 7i of the Zoning Resolution, permitting in a business use district, the proposed change in occupancy from boiler room, garage for 5 cars, and showroom to boiler room, body and fender repairs, wheel and frame alignment, welding, painting and spraying, parking of cars waiting to be serviced.

PREMISES AFFECTED—1469-1471 86th Street, north side, 100 feet west of 15th Avenue, Block 6340, Lot 48, Borough of Brooklyn.

19-57-BZ

APPLICANT—Reginald S. Hardy, for Frances P. Headley and Seena Prastien, owners.

SUBJECT—Application January 15, 1957—decision of the Borough Superintendent, under sections 7f, 7i and 7A of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry (non-automatic), motor vehicle repair shop, for minor repairs (hand tools only), and with show windows within 75 feet of residence use district.

PREMISES AFFECTED—1790-1820 Utica Avenue and 4914-4924 Avenue J, southwest corner, Block 7797, Lots 47, 49, 50 and 51, Borough of Brooklyn.

Laid over from July 16, 1957, to July 23, 1957, for inspection and decision; hearing closed; then to December 17, 1957, for further consideration by the Board after community building has been developed; then to May 20, 1958, for report at that time as to the condition in connection with the proposed community house in Block 7775 opposite the proposed gasoline station; and for determination by the Board as to procedure thereafter; then to June 17, 1958, for inspection and decision; hearing closed; also for applicant to advise the Board the status of the construction of proposed Community House; then to July 8, 1958, at request of the applicant to permit him to examine plans filed for the nearby Community House and to report to the Board what such plans call for and the status of proposed structure and for decision; then to September 23, 1958, for applicant to report to the Board as to his examination of plan and the status of the proposed structure under the building now planned to be located in similar location; then to October 28, 1958, for information as to status of Community Center opposite and as to ownership; then to November 25, 1958, at the request of the applicant to furnish the Board with information as to the proposed community center; then to January 27, 1959, for further consideration and decision; then to March 10, 1959, for decision; at request of applicant.

18-37-BZ Vol. IV

APPLICANT—Carl H. Salminen, for Kinney Motors, Inc., owner.

SUBJECT—Application reopened December 9, 1958 as Vol. IV—decision of the Borough Superintendent, under sections 7c, 7h, 7i and 21 of the Zoning Resolution, to permit in a business and residence use, C and D area district, the erection and maintenance of an auto showroom, offices, servicing of new and used cars and trucks, new car and truck conditioning, parts sale and storage, wheel alignment, car wash, welding with the use of oxyacetylene

CALENDAR

torch, car and truck storage in basement, gasoline pump and tank for servicing new cars—not for sale, parking of more than five (5) cars in the residence portion of plot of cars awaiting service.

PREMISES AFFECTED—2166-2190 Coney Island Avenue, west side, 100 feet, 4 $\frac{3}{8}$ inches south of First Court, Block 6685B, Lot 34, Borough of Brooklyn.

Laid over from February 3, 1959, to February 10, 1959, at the request of an objector; no further request for adjournment; then to March 10, 1959, for inspection and decision; hearing closed.

300-58-BZ

APPLICANT—Charles M. Spindler, for Reo Properties, Inc., owner; Socony Mobil Oil Co., Inc., lessee.

SUBJECT—Application May 15, 1958—decision of the Borough Superintendent, under sections 7e, 7f, 7i and 7A of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station with accessory uses of lubritorium, auto washing—non automatic, office, sale of accessories, minor repairs with hand tools only, safety inspection station and the parking and storage of motor vehicles with business sign and show windows within 75 feet of a residence use district all for a temporary term of fifteen (15) years.

PREMISES AFFECTED—7214-7224 20th Avenue and 1773-1783 73rd Street, northwest corner, Block 6195, Lots 43 and 48, Borough of Brooklyn.

Laid over from December 9, 1958, to December 16, 1958, for inspection and decision; hearing closed; then to January 13, 1959, at request of applicant to file revised plans and for decision; the premises were inspected by a committee of the Board; then to February 10, 1959, at the request of the applicant for possible rearrangement of the layout; then to March 10, 1959, for further inspection and decision.

501-58-BZ

APPLICANT—Charles M. Spindler, for Clara Flapan, owner.

SUBJECT—Application August 25th 1958—decision of the Borough Superintendent, under sections 7e and 7h of the Zoning Resolution, to permit in a local retail use district the erection and maintenance of a gasoline service station, lubritorium, auto washing (non-automatic), office, sale of accessories, minor repairs with hand tools only, auto safety inspection station and the parking and storage of motor vehicles for a stated term of fifteen (15) years.

PREMISES AFFECTED—3743-3761 Nostrand Avenue, east side 140 feet north of Avenue Y, Block 7422, Lot 54, Borough of Brooklyn.

Laid over from January 20, 1959, to February 3, 1959, for inspection and decision; hearing closed; then to February 10, 1959, for consideration and decision; then to March 10, 1959, for further inspection and decision.

117-58-BZ

APPLICANT—John J. Lynch and James J. Lyons, Jr., for 60 Duane Street Corp., owner.

SUBJECT—Application February 21, 1958—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a business and residence use district, the maintenance of a parking lot for the parking and storage of more than five (5) motor vehicles to extend into the residence portion of the premises.

PREMISES AFFECTED—928-932 Simpson Street, east side, 83.8 feet south of East 163rd Street, Block 2723, Lot 36, Borough of The Bronx.

Laid over from December 16, 1958, to January 6, 1959, at the request of an objector; then to January 27, 1959, for inspection and decision; hearing closed; then laid over from January 27, 1959, to February 3, 1959, for further consideration and decision; then to February 10, 1959, for consideration and decision; then to March 10, 1959, for further inspection and decision.

479-39-BZ—Vol. III

APPLICANT—Haus and Bresin, for Lakeden Realty Corp., owner.

SUBJECT—Application reopened October 21, 1958 as Vol. III—decision of the Borough Superintendent, under Sections 7f and 7i of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, office, sale of accessories, minor repairs with hand tools only, non-automatic auto wash and the parking and storage of more than five (5) motor vehicles all for a temporary term of fifteen (15) years.

PREMISES AFFECTED—184-194 Ludlow Street and 207-215 East Houston Street, southeast corner, Block 412, part of Lot 53, Borough of Manhattan.

Laid over from February 17, 1959, to March 10, 1959, for inspection and decision; hearing closed.

663-58-BZ

APPLICANT—Leonard F. Rothkrug, for Northern Studios, Inc., owner.

SUBJECT—Application November 14, 1958—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a residence use district, the change in use from stables and storage to a factory for manufacturing of metal products with accessory office and caretaker's apartment in another building on the same lot formerly used as a one family dwelling all for a temporary term of ten (10) years.

PREMISES AFFECTED—25-52 Crescent Street, west side, 140.76 feet north of Astoria Avenue, Block 872, Lot 76, Astoria, Borough of Queens.

Laid over from February 17, 1959, to March 10, 1959, for inspection and decision; applicant to file more complete plans; hearing closed.

664-58-A

APPLICANT—Leonard F. Rothkrug, for Northern Studios, Inc., owner.

SUBJECT—Application November 14, 1958—Appeal from a decision of the Borough Superintendent, re egress, frame structure, business use.

PREMISES AFFECTED—25-52 Crescent Street, west side, 140.76 feet north of Astoria Avenue, Block 872, Lot 76, Astoria, Borough of Queens.

659-58-BZ

APPLICANT—George H. Colin, for Cities Service Oil Co., owner.

SUBJECT—Application November 3, 1958—decision of the Borough Superintendent, under Section 7c of the Zoning Resolution, to permit in a business use district, the reconstruction of an existing gasoline service station, retail sales, and minor motor vehicle repairs by extending the uses to include car laundry and lubritorium, and by erecting a new accessory building, installing additional gasoline tanks and a new pump island.

PREMISES AFFECTED—1398-1410 Eastern Parkway, northeast corner of Pitkin Avenue, Block 1475, Lot 35, Borough of Brooklyn.

Laid over from February 17, 1959, to March 10, 1959, for inspection and decision; hearing closed.

525-58-BZ

APPLICANT—Charles M. Spindler, for Helen Bartelucci, Kuni Rickel and Louise S. Grimm, owners.

SUBJECT—Application September 10, 1958—decision of the Borough Superintendent, under Sections 7e and 7h of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubrication, auto washing—non automatic, office, sale of accessories, minor repairs with hand tools only, safety inspection station and the parking and storage of motor vehicles for a stated term of fifteen (15) years.

CALENDAR

PREMISES AFFECTED—43-01 to 43-09 (43-07 official) Astoria Boulevard and 23-11 to 23-21 43rd Street, northeast corner, Block 780, Lot 80 (tentative), Astoria, Borough of Queens.

Laid over from February 17, 1959, to March 10, 1959, for inspection and decision; hearing closed.

703-58-BZ

APPLICANT—A. L. Seiden, for Sea Crest Inc., owner; Sylvan Parking Co., and Abraham Dollinger, lessees.

SUBJECT—Application December 3, 1958—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a restricted retail use district, the maintenance of a parking lot for more than five (5) motor vehicles of the pleasure car type.

PREMISES AFFECTED—65 West 55th Street, north side, 152.8 feet east of Avenue of the Americas (6th), Block 1271, Lot 7, Borough of Manhattan.

Laid over from February 17, 1959, to March 10, 1959, for inspection and decision; hearing closed.

514-45-BZ—Vol. II

APPLICANT—Leonard F. Rothkrug, for D. D. Blackman, Inc., owner; Ethical Products, Inc., lessee.

SUBJECT—Application reopened April 29, 1958 as Vol. II—decision of the Borough Superintendent, under Section 7c of the Zoning Resolution, to permit in a manufacturing and retail use district, the change in use from garage for more than five (5) motor vehicles and automobile salesroom and incidental repair shop—previously granted by the Board, to manufacture of metal products, assembly of machines and machine parts with accessory spraying, welding and loading and unloading.

PREMISES AFFECTED—2339-2351 Bedford Avenue and 2302 Tilden Avenue, southeast corner, Block 5135, Lot 1, Borough of Brooklyn.

Laid over from February 17, 1959, to March 10, 1959, for inspection and decision; applicant to submit revised plan showing door to first floor at end of ramp and mark uses of first and second floors; hearing closed.

515-45-A—Vol. II

APPLICANT—Leonard F. Rothkrug, for D. D. Blackman, Inc., owner; Ethical Products, Inc., lessee.

SUBJECT—Application reopened April 29, 1958 as Vol. II—Appeal from a decision of the Borough Superintendent, re exits, vertical opening between floors, etc.

PREMISES AFFECTED—2339-2351 Bedford Avenue and 2302 Tilden Avenue, southeast corner, Block 5135, Lot 1, Borough of Brooklyn.

468-27-BZ—Vol. II

APPLICANT—Henry J. Nurick, for Shell Oil Co., owner.

SUBJECT—Application reopened November 25, 1958 as Vol. II—decision of the Borough Superintendent, under Section 7c of the Zoning Resolution, to permit in a business use district, the reconstruction of an existing gasoline service station by erecting a new accessory building for use as office, salesroom, lubritorium, minor motor vehicle repairs, car washing and to provide parking for cars awaiting service, the proposed reconstruction to relocate the pump islands and increase the size of the existing curb cuts.

PREMISES AFFECTED—6414-6420 Fort Hamilton Parkway and 945 65th Street, northwest corner, Block 5743, Lot 26, Borough of Brooklyn.

Laid over from February 17, 1959, to March 10, 1959, for inspection and decision; applicant to submit information to the Board as to trailers on site; hearing closed.

881-54-BZ—Vol. II

APPLICANT—Charles M. Spindler, for Shell Oil Co., owner.

SUBJECT—Application reopened October 28, 1958—decision of the Borough Superintendent, under Sections 7c and

21 of the Zoning Resolution, to permit in a retail and residence use district, the erection of a two bay extension to an existing gasoline service station, accessory building, a pylon and a sign and a refuse storage bin, the proposed extension does not provide a rear yard.

PREMISES AFFECTED—218-10 Northern Boulevard, south side, from Springfield Boulevard to 218th Street, 45-02 to 45-12 Springfield Boulevard and 45-01 to 45-09 218th Street, Block 7338, Lot 10, Bayside, Borough of Queens.

Laid over from February 17, 1959, to March 10, 1959, for inspection and decision; applicant to report to the Board after discussion with owner of site as to parked garbage trucks and trailers on the premises; hearing closed.

584-58-BZ

APPLICANT—Lama, Proskauer and Prober, for Menora Caterers Inc.

SUBJECT—Application October 10, 1958—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution to permit in a residence use district, the maintenance of a parking lot for the parking of patrons' cars in conjunction with the Masonic Temple located on the corner plot.

PREMISES AFFECTED—1362-1364 50th Street, south side, 140 feet west of 14th Avenue, Block 5649, Lots 32 and 33, Borough of Brooklyn.

Laid over from February 17, 1959, to March 10, 1959, for inspection and decision; applicant to give additional information to the Board as to use of Masonic Temple located on the site; hearing closed.

609-58-BZ

APPLICANT—M. Martin Elkind, for Marie Roody, owner.

SUBJECT—Application October 24, 1958—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot for the parking and storage of more than five (5) motor vehicles.

PREMISES AFFECTED—40-14 80th Street, west side, 100 feet south of Roosevelt Avenue, Block 1490, Lot 12, Jackson Heights, Borough of Queens.

Laid over from February 17, 1959, to March 10, 1959, for inspection and decision; hearing closed.

514-58-BZ

APPLICANT—Tobias Goldstone, for Brooklyn Savings Bank, owner.

SUBJECT—Application September 2, 1958—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a restricted retail use district, the maintenance of a parking lot for the parking and storage of more than five (5) motor vehicles for patrons of the adjoining bank and public parking.

PREMISES AFFECTED—135 Pierrepont Street, northeast corner of Clinton Street, Block 239, part of Lot 9, Borough of Brooklyn.

Laid over from February 17, 1959, to March 10, 1959, for inspection and decision; hearing closed.

572-58-BZ

APPLICANT—Ingram S. Carner, for Sutbros Realty Corporation, owner; Shell Oil Company, lessee.

SUBJECT—Application October 3, 1958—decision of the Borough Superintendent, under Sections 7f, 7i and 7A of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, office, sale of auto accessories, car washing—non automatic, minor automobile repairs with hand tools only, lubritorium, storage and parking and storage of more than five (5) motor vehicles waiting to be serviced for a stated term of fifteen (15) years.

CALENDAR

PREMISES AFFECTED—2472-2484 Knapp Street and 3111-3121 Avenue Y, northwest corner, Block 7429, part of Lot 16, Borough of Brooklyn.

Laid over from February 17, 1959, to March 10, 1959, for inspection and decision; hearing closed.

606-58-BZ

APPLICANT—Randolph M. Smith, for Anthony and Ernest Caputo, owners.

SUBJECT—Application October 23, 1958—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot for the parking and storage of more than five (5) motor vehicles on a monthly and transient basis.

PREMISES AFFECTED—370-372 Lefferts Avenue, southside, 416 feet, 2 $\frac{3}{8}$ inches east of Nostrand Avenue, Block 1330, Lots 21 and 22, Borough of Brooklyn.

Laid over from February 17, 1959, to March 10, 1959, for inspection and decision; hearing closed.

125-57-BZ

APPLICANT—James E. Vassalotti, for Max Kirsch, Inc., owner.

SUBJECT—Application February 18, 1957—decision of the Borough Superintendent, under sections 7e and 7h of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs, storage, offices and sales, car washing and parking and storage of motor vehicles.

PREMISES AFFECTED—9501-9515 Sea View Avenue and 1645-1655 East 95th Street, northeast corner, Block 8298, Lot 7, Borough of Brooklyn.

Laid over from February 17, 1959, to March 10, 1959, for inspection and decision; hearing closed.

157-57-BZ

APPLICANT—Fred C. Dahlem and Victor E. Block, for Jacob Starr, owner.

SUBJECT—Application March 1, 1957—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot for the parking and storage of more than five (5) motor vehicles.

PREMISES AFFECTED—1191-1195 Woodycrest Avenue, west side, 140 feet north of West 167th Street, Block 2515, Lot 53, Borough of The Bronx.

Laid over from February 17, 1959, to March 10, 1959, for inspection and decision; hearing closed.

137-56-BZ

APPLICANT—Leonard F. Rothkrug, for Frank Ward, owner.

SUBJECT—Application reopened May 28, 1957 and restored to docket—(decision of the borough superintendent) under sections 7h and 7c of the zoning resolution, to permit in a residence and local retail use district, the maintenance of a parking lot for the non transient parking of motor vehicles, pleasure car type.

PREMISES AFFECTED—238-240 McDougal street, south side, 100 feet east of Rockaway avenue, Block 1534, Lot 7, Borough of Brooklyn.

Laid over from June 25, 1957, date to be determined after applicant consults with adjoining owners; for decision, hearing closed; then set for February 17, 1959; then to March 10, 1959, for inspection and decision.

565-57-BZ

APPLICANT—Charles M. Spindler, for Leopold Gerinsky and Thomas J. O'Brien, owners.

SUBJECT—Application July 26, 1957—decision of the Borough Superintendent, under sections 7e, 7f, 7i, and 7A of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, auto laundry—non automatic, lubritorium, office,

accessory sales, minor repairs with hand tools only, safety inspection station, parking and storage of more than five (5) motor vehicles with curb cuts within 75 feet of a residence use district for a stated term of fifteen (15) years.

PREMISES AFFECTED—5832-5848 Broadway and 196-198 West 239th Street, southeast corner, Block 3271, Lots 193, 194, 195, 196, 197 and 198, Borough of The Bronx.

Laid over from January 28, 1958, to February 18, 1958, for applicant to consult Department of Buildings with respect to Section 21A; then to March 18, 1958, for inspection and decision; hearing closed, then laid over pending Court action, reviewing denial by the Board of a similar application on property across the street from subject site, Block 3414, Lot 340, under Cal. No. 510-39-BZ; date for decision to be determined; then set for February 17, 1959; then to March 10, 1959, for further inspection and decision.

553-58-BZ

APPLICANT—Max Wechsler of Wechsler and Schimenti, for Fraydun Construction Co., owner.

SUBJECT—Application filed September 22, 1958—decision of the Borough Superintendent, under sections 7c, 7A and 21 of the Zoning Resolution, to permit in a local retail and residence use district, a one story extension to an existing four-story multiple dwelling with basement and cellar and the change in occupancy of the basement floor from apartments to restaurant with storage, office and restrooms in the cellar, the proposed show windows and signs are within 75 feet of a residence use district and the proposed extension exceeds the permitted area.

PREMISES AFFECTED—355 East 50th Street, north side, 85 feet west of 1st Avenue, Block 1343, Lot 23, Borough of Manhattan.

Laid over from January 6, 1959, to January 27, 1959, for inspection and decision; hearing closed; then to February 10, 1959, for decision; at request of applicant so the owner may be present; then to February 17, 1959, for applicant to file revised plans making proposal less objectionable to adjoining owners and for decision; then to March 10, 1959, for inspection and decision; applicant to file revised plans.

554-58-A

APPLICANT—Max Wechsler of Wechsler and Schimenti, for Fraydun Construction Co., owner.

SUBJECT—Application filed September 22, 1958—Appeal from a decision of the Borough Superintendent—exit and rear yard.

PREMISES AFFECTED—355 East 50th Street, north side, 85 feet west of 1st Avenue, basement and 1st floor, Block 1343, Lot 23, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

MARCH 10, 1959, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, March 10, 1959, at 2 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:

627-57-A

APPLICANT—American Can Company, owner.

SUBJECT—Application September 4, 1957—Appeal from an order and a decision of the Fire Commissioner re use of oil as heat transfer medium, not of approved type.

PREMISES AFFECTED—102-184 43rd Street, south side, from 1st to 2nd Avenues and from 43rd to 44th streets, Block 726, Lot 1, Borough of Brooklyn.

639-58-A

APPLICANT—Lee Schoen, for A. E. A. Realty Corp., owner.

SUBJECT—Application November 6, 1958—Appeal from a decision of the Borough Superintendent, re exits, entrance to fire tower, etc.

CALENDAR

PREMISES AFFECTED—224-226 West 47th Street, south side, 141 feet. 3 $\frac{5}{8}$ inches west of Broadway, Block 1018, Lot 44, Borough of Manhattan.

305-58-A

APPLICANT—Samuel Carr, for Willa Realty Co., owner.
SUBJECT—Application May 13, 1958—Appeal from a decision of the Borough Superintendent, re egress.
PREMISES AFFECTED—35 West 21st Street, north side, 372 feet east of Avenue of The Americas, Block 823, Lot 19, Borough of Manhattan.

586-58-A

APPLICANT—Abraham Grossman, for Seymour Nathan, owner.
SUBJECT—Application October 10, 1958—Appeal from a decision of the Borough Superintendent, re egress, fire escape, etc.
PREMISES AFFECTED—101-103 Wooster Street, west side, 125 feet north of Spring Street, Block 501, Lot 28, Borough of Manhattan.

963-54-A

APPLICANT—Robert Gottlieb, for Meprin Realty Corp., owner.
SUBJECT—Application December 15, 1954—Appeal from a decision of the Borough Superintendent—re egress.
PREMISES AFFECTED—369 3rd Avenue, east side, 49 feet 4 $\frac{1}{2}$ inches south of East 27th Street, Block 907, Lot 57, Borough of Manhattan.

86-55-A—Vol. II

APPLICANT—Reuben Rappaport for Netzach Isreal Jewish Center, Inc., owner; Beth Jacob School for Girls of East Bronx, Lessee.
SUBJECT—Application reopened February 3, 1959 as Volume II—Appeal from a decision of the Borough Superintendent, re construction and egress.
PREMISES AFFECTED—1078 Kelly Street, east side, 89.32 feet south of East 167th Street, Block 2716, Lot 29, Borough of the Bronx.

430-58-A

APPLICANT—Edwiese Schmitt, for Kostbrook Realty Company, owner.
SUBJECT—Application July 11, 1958—Appeal from a decision of the Borough Superintendent, re exists.
PREMISES AFFECTED—429-431 Kent Avenue, east side, 92 feet north of South 9th Street, Block 2135, Lot 5, Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

MARCH 17, 1959, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, March 17, 1959, at 10 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:*

618-58-BZ

APPLICANT—Michael A. Cardo, for Gaspar Guzzetta, owner.
SUBJECT—Application October 28, 1958—decision of the Borough Superintendent, under sections 7c and 21 of the Zoning Resolution, to permit in a retail use district, the erection of a second floor addition to an existing one story building for use as a factory using a greater floor area for manufacturing than permitted.
PREMISES AFFECTED—582 East 188th Street and 2429-2431 Arthur Avenue, southwest corner, Block 3066, Lot 18, Borough of The Bronx.

742-58-BZ

APPLICANT—Robert Gottlieb for AFCO Associates, owner; M. Rosenstock, (Midas Mufflers) Lessee.
SUBJECT—Application December 18, 1958—decision of the Borough Superintendent, under section 7i of the Zoning Resolution, to permit in a business use district, the change in use of an existing building from office and garage to office and store and motor vehicler repairs limited to the installation of mufflers only, for a stated term of ten (10) years.
PREMISES AFFECTED—2510 Boston Road, southeast corner of Wallace Avenue, Block 4435, Lot 1, Borough of The Bronx.

769-58-BZ

APPLICANT—Lama, Proskauer and Prober, for Vidia Land Corp., owner.
SUBJECT—Application December 30, 1958—decision of the Borough Superintendent, under sections 7e, 7f and 7i of the Zoning Resolution, to permit in a retail and residence use district, the erection and maintenance of a gasoline service station, lubritorium, car wash, minor auto repairs, office and sales, parking and storage of motor vehicles for a stated term of fifteen (15) years.
PREMISES AFFECTED—8001-8023 Flatlands Avenue, north side, from East 80th to East 81st Streets, 765-775 East 80th Street and 766-776 East 81st Street, Block 8001, Lots 1, 3 and 9, Borough of Brooklyn.

648-58-BZ

APPLICANT—Leonard Lazarus, for Ferdinand Castagna, Janet Hess, Hanna Hess and J. Louis Lazarus, owners.
SUBJECT—Application November 13, 1958—decision of the Borough Superintendent, under section 9A of the Zoning Resolution, to permit in a Class $\frac{3}{4}$ height district, the erection of a six story and cellar multiple dwelling on a plot with another multiple dwelling and garage, the proposed structure exceeds the permitted height and within two (2) mile of a designated airport.
PREMISES AFFECTED—31-65 138th Street, northeast corner of 32nd Avenue, and 31-90 140th Street, Block 4411, Lot 1, Flushing, Borough of Queens.

649-58-BZ

APPLICANT—Leonard Lazarus, for Ferdinand Castagna, Janet Hess, Hanna Hess and J. Louis Lazarus, owners.
SUBJECT—Application November 13, 1958—decision of the Borough Superintendent, under sections 9A and 21 of the Zoning Resolution, to permit in a Class $\frac{3}{4}$ height district, the erection of a six story and cellar multiple dwelling on a plot with two similar structures connected by garages, the proposed building exceeds the permitted height and is located within two (2) miles of a designated airport.
PREMISES AFFECTED—29-10, 29-30 and 29-50 137th Street, southwest corner of Whitestone Avenue, Block 4371, Lot 8, Flushing, Borough of Queens.

726-58-BZ

APPLICANT—Leonard F. Rothkrug, for Jalm Realty Inc., doing business as John J. McManus and Sons, Inc., owner.
SUBJECT—Application December 11, 1958—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot in conjunction with the McManus Funeral Chapels at 1997-1999 Flatbush Avenue, Block 7840, Lots 10 and 12 for a temporary term of five (5) years.
PREMISES AFFECTED—3833 Flatlands Avenue, north side, 200 feet $\frac{3}{8}$ inches west of Flatbush Avenue, Block 7817, Lot 10, Borough of Brooklyn.

962-28-BZ—Vol. II

APPLICANT—Unger and Unger, for Sinclair Refining Co., owner.
SUBJECT—Application reopened October 7, 1958—as Vol.

CALENDAR

II—decision of the Borough Superintendent, under sections 7c, 7i and 21 of the Zoning Resolution, to permit in a business and residence use district, at an existing gasoline service station with office, grease pits and auto laundry the extension of the uses to include sale of accessories, minor auto repairs and the parking and storage of motor vehicles and to have the present pump islands remain in their present location.

PREMISES AFFECTED—714 Jamaica Avenue, southwest corner of Richmond Street, Block 4102, Lot 27, Borough of Brooklyn.

736-58-BZ

APPLICANT—De Rose and Cavalieri, for Vincent J. Vella and Dr. Frank A. Manzella, owners.

SUBJECT—Application December 16, 1958—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, for a stated term of five (5) years, the parking and storage of more than five (5) pleasure-type motor vehicles.

PREMISES AFFECTED—414 East 120th Street, south side, 175 feet east of First Avenue, Block 1807, Lot 42, Borough of Manhattan.

634-58-BZ

APPLICANT—Gilbert Lazarus, for Morris A. Goodman and Raymond Shuster, owners.

SUBJECT—Application November 6, 1958—decision of the Borough Superintendent, under sections 7f, 7i and 7e of the Zoning Resolution, to permit in a retail use district, the erection and maintenance for a term of fifteen (15) years as a gasoline service station with incidental car washing (non-automatic), lubricatorium, motor vehicle repair service with hand tools only (no welding or spraying), office and sales and storage of accessories and parking of more than five (5) motor vehicles awaiting service or have been serviced.

PREMISES AFFECTED—1955 Williamsbridge Road, west side, 175 feet south of Neill Avenue, Block 4273, Lots 13, 15 and 17, Borough of The Bronx.

743-53-BZ

APPLICANT—N. K. Winston Management Corp., owner.

SUBJECT—Application December 18, 1958—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the erection of a one-story non-storage garage of class 3 construction to accommodate 32 motor vehicles.

PREMISES AFFECTED—77-11 21st Avenue, northeast corner of 77th Street, Block 946, Lot 41, Jackson Heights, Borough of Queens.

744-58-A

APPLICANT—N. K. Winston Management Corp., owner.

SUBJECT—Application December 18, 1958—appeal from a decision of the Borough Superintendent—re Class 3 construction, area excessive.

PREMISES AFFECTED—77-11 21st Avenue, northeast corner of 77th Street, Block 946, Lot 41, Jackson Heights, Borough of Queens.

950-40-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Waldwin Holding Corp., owner.

SUBJECT—Application reopened November 5, 1958 as Vol. III—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the construction of a one story and basement extension to the present building and extend the present use of funeral home.

PREMISES AFFECTED—7610-7618 4th Avenue, west side, 59 feet south of 76th Street, Block 5950, Lot 47, Borough of Brooklyn.

735-58-BZ

APPLICANT—Leonard F. Rothkrug, for Orak Realty Corp., owner.

SUBJECT—Application December 16, 1958—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a business and residence use district, the extension of a retail supermarket with accessory patron and employee parking, loading and unloading.

PREMISES AFFECTED—1902 Mott Avenue, north side, 124 feet west of Beach 18th Street, 1111 Foam Place, south side, 93 feet west of Beach 18th Street, Block 40, Lots 8 and 62, Far Rockaway, Borough of Queens.

753-58-BZ

APPLICANT—Robert Gottlieb for Sta-Jax Realty Corp., owner.

SUBJECT—Application December 23, 1958—decision of the Borough Superintendent, under sections 7f and 7i of the Zoning Resolution, to permit in a business and unrestricted use district, the erection and maintenance of a gasoline service station, lubricatorium, car wash (non-automatic), motor vehicle repairs (hand tools only), parking and storage of more than five (5) motor vehicles, and used car sales lot for a stated term of fifteen (15) years.

PREMISES AFFECTED—1720 Boone Avenue, and 1020 East 174th Street, southeast corner, Block 3015, Lot 19, Borough of The Bronx.

589-58-BZ

APPLICANT—Carl H. Salminen, for Brancato Iron Works, owner.

SUBJECT—Application October 15, 1958—decision of the Borough Superintendent, under sections 7e and 21 of the Zoning Resolution, to permit in a residence use district, the erection of a one story building for use as an ornamental iron shop with welding and forging facilities and to provide loading and unloading and parking in conjunction with the existing one-story structure used as an office.

PREMISES AFFECTED—157-11 Linden Boulevard and 148-44 158th Street, northwest corner, Block 12175, Lots 83, 86, 88 and 182, Jamaica, Borough of Queens.

60-59-A

APPLICANT—Carl H. Salminen for Brancato Iron Works, Incorporated, owner.

SUBJECT—Application February 2, 1959—filed pursuant to Section 35 of the General City Law re proposed utilization of the portion of lot which is in bed of mapped street for business entrance.

PREMISES AFFECTED—157-11 Linden Boulevard and 148-44 158th Street, northwest corner, Block 12175, Lots 83, 86, 88 and 182, Jamaica, Borough of Queens.

29-59-A

APPLICANT—Lama, Proskauer and Prober for 10 Brighton 11th Street Corporation and New York City Transit Authority, owners; Waldbaum 21 Incorporated, lessee.

SUBJECT—Application December 12, 1958—Appeal from a decision of the Borough Superintendent re excessive area of building.

PREMISES AFFECTED—14-48 Brighton 11th Street, west side, 59 feet 9½ inches south of Neptune Avenue, Block 7516, Lot 2375 and part of 2370, Borough of Brooklyn.

492-27-BZ—Vol. II

APPLICANT—Ingram S. Carner, for Howard Realty Corporation, owner.

SUBJECT—Application reopened January 27, 1959 for consideration as to amendment of resolution and extension of time to complete—expired December 11, 1957—decision of Borough Superintendent, previously granted on condition under sections 7c and 21 of the Zoning Resolution, permitting in a business use district, the change in occu-

CALENDAR

pany from gasoline service station to gasoline service station, sales office, lubritorium, brake testing, wheel alignment and extension of existing structure.
PREMISES AFFECTED—1134-1144 East New York Avenue and 2-12 East 98th Street, southwest corner, Block 4600, Lot 7, Borough of Brooklyn.

844-47-BZ

APPLICANT—Ingram S. Carner, for Max Kirsch, owner.
SUBJECT—Application reopened January 27, 1959 for consideration as to extension of term of variance—expired December 16, 1957—decision of the Borough Superintendent, previously granted on condition, under section 7f of the Zoning Resolution, permitting in a business use district, for a term of years, the erection and maintenance of a gasoline service station, lubritorium and auto laundry.
PREMISES AFFECTED—9701-9715 Ditmars Avenue and 731-739 Rockaway Parkway, northeast corner, Block 8115, Lots 6 and 8, Borough of Brooklyn.

135-49-BZ—Vol. II

APPLICANT—Leonard A. Swarthe, for Krekor and Pauline Selian, owners.
SUBJECT—Application reopened February 10, 1959 for consideration as to extension of time to complete—expired June 11, 1958—decision of the Borough Superintendent, previously granted on condition, under Sections 7c, 7e, 7f and 7i of the Zoning Resolution, permitting in a business use district, the proposed extension of an existing gasoline and oil service station previously granted by the Board.
PREMISES AFFECTED—1773 East Gun Hill Road, north side, 125 feet east of Wickham Avenue, Block 4806, Lot 44, Borough of The Bronx.

352-53-BZ

APPLICANT—Charles M. Spindler, for Gerard Henigin, owner.
SUBJECT—Application reopened February 10, 1959 for consideration as to extension of term of variance—expired December 15, 1958—decision of the Borough Superintendent, previously granted on condition, under Section 7h of the Zoning Resolution, permitting in a residence use district the parking and storage of motor vehicles for a term of years.
PREMISES AFFECTED—402-434 Euclid Avenue and 1015-1023 Glenmore Avenue, northwest corner, Block 4194, Lots 27-36, Borough of Brooklyn.

470-57-BZ

APPLICANT—Lama, Proskauer and Prober, for Sparkling Realty Co., Inc., owner.
SUBJECT—Application reopened February 10, 1959 for consideration as to extension of time to complete—expired December 17, 1958—decision of Borough Superintendent, previously granted on condition, under Sections 7e, 7h and 7A of the Zoning Resolution, permitting in a local retail and residence use district, the erection and maintenance of a gasoline service station, lubritorium, office, storage, minor auto repairs, car wash, parking and storage of motor vehicles, with show windows, curb cuts and signs within 75 feet of a residence use district.
PREMISES AFFECTED—91-97 Sumner Avenue and 273-299 Vernon Avenue, northeast corner, Block 1585, Lot 1, Borough of Brooklyn.

711-56-BZ

APPLICANT—Paul Friedman, for Felnor Realty Corp., owner.
SUBJECT—Application October 19, 1956—re decision of the Borough Superintendent, under Sections 7e, 7h and 7i of the Zoning Resolution, to permit in a local retail use district, the erection and maintenance of a gasoline service station, lubritorium, minor repairs with hand tools only, office, storage and sales of auto accessories, parking of

more than five (5) motor vehicles waiting to be serviced and a post standard ground sign for a stated term of fifteen (15) years.

PREMISES AFFECTED—101-02 to 101-10 (101-06 official) Astoria Boulevard, 101-01 to 101-09 31st Avenue and 28-01 to 28-13 101st Street, southwest corner of Astoria Boulevard, Block 1688, Lot 30, East Elmhurst, Borough of Queens.

Laid over from March 5, 1957, to April 9, 1957, for applicant to file lay-out plan and inspection and decision; hearing closed; then placed on the reserve calendar pending erection of church on adjacent property; then set for hearing on October 1, 1957; then to October 8, 1957 for further inspection and decision; then to November 6, 1957, for further inspection and decision; then to December 10, 1957, at request of the applicant, to file revised plans; then to June 10, 1958, for further consideration by Board; inspected by committee of the Board, which is of the opinion that the application should be laid over further in order to give the church proposed to be erected on the adjoining plot more time to determine whether they can proceed with the development for church or school; then to October 7, 1958, for report from objecting property owner; then to December 9, 1958, for applicant to report to the Board as to adjacent property proposed for church and school which are in objection; then to January 13, 1959, for further consideration as to the progress of construction of the church building on the plot adjacent; then to February 10, 1959, for inspection and decision; to March 17, 1959, for further inspection and decision.

HARRIS H. MURDOCK, *Chairman.*

MARCH 17, 1959, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, March 17, 1959, at 2 o'clock at 80 Lafayette Street 9th floor, New York 13, N. Y., on the following matters:

499-56-SM

APPLICANT—United States Steel Corp., American Bridge Division, owner.
SUBJECT—Application June 25, 1956—USS Ambridge Standard Steel Joists, approval of.

278-57-SM

APPLICANT—D. V. Borell, for Kentile, Inc., owner.
SUBJECT—Application March 27, 1957—Kentile Solid Vinyl Tile, .08 inch and 1/8 inch gauge, approval of.

65-58-SA

APPLICANT—A. O. Smith Corporation, owner.
SUBJECT—Application February 3, 1958—Burkay Copper Coil Commercial Gas-fired Water Heaters, Models 417, 618, 718, 610A, 10, 10D, 20, 20D and 40, approval of.

390-58-SM

APPLICANT—Phillips Drill Company, owner.
SUBJECT—Application June 18, 1958—Phillips Red Head Self Drilling Concrete Fastener, approval of.

506-58-SA

APPLICANT—The Ohio Foundry & Mfg. Company, owner.
SUBJECT—Application August 26, 1958—Brilliant Fire, Ohio, Radiant, Model 1025, 1025-M, 1035 and 1035-M, approval of.

748-58-SA

APPLICANT—Wells Manufacturing Company, owner.
SUBJECT—Application December 19, 1958—Wells Triple-pass Oil Line Preheater, Model TP-600, approval of.

CALENDAR

568-50-SA

APPLICANT—Norman Products Company, owner.
SUBJECT—Application reopened December 16, 1958 for amendment of resolution as to additional trade names, Frigidaire Div. of General Motors Corporation—re Norman Southerner Horizontal Designed Forced Air Gas-fired Central Furnace (various models); previously approved.

211-53-SA

APPLICANT—Speed Queen, Corporation, owner.
SUBJECT—Application reopened December 9, 1958 for amendment of resolution as to additional models, namely A26—re Speed Queens Automatic Washer (domestic type) Models A10, A11, A12, A18, A19, A20, A21, A22, A21W, A22W, A20F, A20A, A20C, A20CF, A24, A24W, A25, A25F and A201, A201G; previously approved.

409-54-SA

APPLICANT—Johnson Heater Corporation, owner.
SUBJECT—Application reopened January 13, 1959 for amendment of resolution as to additional models of gas-fired warm air furnaces—re Johnson Gas-fired Heaters, Models JA15, JA20, JA25, JA30, JA35, JA40, JA50, HB75, HB1, HB2, HB3, HB4, HB5, JAS1, JAS1E, JAS15, JAS2, JAS2E, JAS3E, JAS4, JAS5, JA.75, JA1, JA.2, JA1.5, JA3, JA4, JA5, JA6, JA7, JA8, JA2, JA10 and JA12; previously approved.

367-54-SA

APPLICANT—Johnson Heater Corporation, owner.
SUBJECT—Application reopened January 13, 1959 for amendment of resolution as to models of oil-fired warm air heater—re Johnson Forced Warm Air Heaters, oil-fired, Models JA75, JA1, JA1.5, JA2, JA2.5, JA3, JA4, JA5, JA6, JA7, JA8, JA1.2, JA35, JA40, JA50, HB75, HB1, HB2, HB3, HB4, HB5, JAS1, JAS1E, JAS1.5, JAS2, JAS2E, JAS3, JAS3E, JAS4, JAS5, JA10, JA12, JA15, JA20, JA25, and JA30; previously approved.

682-56-SM

APPLICANT—Bestwall Gypsum Company, owner.
SUBJECT—Application reopened January 13, 1959 for amendment of resolution as to additional trade name—re Bestwall Gypsum Wallboard, Bestwall Insulating Gypsum

Wallboard, Bestwall Wood Grain Gypsum Wallboard, interior wall surfacing material; previously approved.

531-56-SM

APPLICANT—Russell, Burdsall & Ward Bolt & Nut Company, owner.
SUBJECT—Application reopened January 27, 1959 for amendment of resolution as to bolt marking—re Empire (E) High Strength Bolts for Structural Steel Connections; previously approved.

1037-57-SA

APPLICANT—Ackerman Gas Boiler Corporation, owner.
SUBJECT—Application reopened January 13, 1959 for amendment of resolution as to change of ownership, Hook Mfg. Company, old owner—re Hook Gas Boiler, Series 20,000 and Series 30,000 for heating and volume hot water supply; previously approved.

436-58-SA

APPLICANT—Tokheim Corporation, owner.
SUBJECT—Application reopened January 13, 1959 for amendment of resolution as to additional model and trade name—re Tokheim, Models 448, 452 Pumps with or without suffixes P, PEH, RC, TWIN, 1 and 2; previously approved.

112-56-A

APPLICANT—Grand Central Apartments Inc., owner.
SUBJECT—Application February 7, 1956—Appeal from orders of the Fire Commissioner re Certificate of Fitness. PREMISES AFFECTED—252-09 to 252-17 72nd Avenue; 251-27 to 251-45 71st Avenue; 251-35 to 251-61 71st Road; 251-05 to 251-33 71st Road and 71-02 Little Neck Parkway; Block 8401, Lots 350 and 675, Bellerose, Borough of Queens.

1009-57-A

APPLICANT—Aaron Halpern, for Salvatore Cantone, owner.
SUBJECT—Application December 30, 1957—Appeal from a decision of the Borough Superintendent, re frame structure, factory use, re exits, stairs, etc. PREMISES AFFECTED—77-03 101st Avenue, north side, 20.11 feet east of 77th Street, Block 9049, Lot 38, Woodhaven, Borough of Queens.

MINUTES

REGULAR MEETING

TUESDAY MORNING, FEBRUARY 17, 1959, 10 A.M.

Present: Chairman Murdock, Vice Chairman Kleinert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox.

The minutes of the regular meetings of the Board held on Tuesday morning and afternoon, February 3, 1959, and special meeting Friday morning, February 6, 1959, were approved as printed in the Bulletin of February 10, 1959, Vol. 44, No. 6.

468-27-BZ—Vol. II

APPLICANT—Henry J. Nurick, for Shell Oil Co., owner.
SUBJECT—Application reopened November 25, 1958 as Vol. II—decision of the Borough Superintendent, under

section 7c of the Zoning Resolution, to permit in a business use district, the reconstruction of an existing gasoline service station by erecting a new accessory building for use as office, salesroom, lubritorium, minor motor vehicle repairs, car washing and to provide parking for cars awaiting service, the proposed reconstruction to relocate the pump islands and increase the size of the existing curb cuts.

PREMISES AFFECTED—6414-6420 Fort Hamilton Parkway and 945 65th Street, northwest corner, Block 5743, Lot 26, Borough of Brooklyn.

APPEARANCES—

For Applicant: Henry J. Nurick.

For Opposition: None.

ACTION OF BOARD—Laid over to March 10, 1959, at 10 A. M. for inspection and decision; applicant to submit information to the Board as to trailers on site; hearing closed.

MINUTES

68-36-BZ—Vol. IV

APPLICANT—Lama, Proskauer and Prober, for 10 Brighton 11th St. Corp., and New York City Transit Authority, owners; Waldbaum 21, Inc., lessee.

SUBJECT—Application reopened January 6, 1959 as Vol. IV—re decision of the Borough Superintendent, under Section 7c of the Zoning Resolution, to permit in a business and residence use district, the change in use of an existing public garage, motor repairs, lubritorium, and parking in the open area to a supermarket, stores, loading and unloading area, parking of patrons and employees cars—no fee to be charged, and a sign in the residential portion of the plot.

PREMISES AFFECTED—14 to 48 Brighton 11th Street, west side, 59 feet, 9½ inches south of Neptune Avenue, Block 7516, Lots 2375 and part of 2370, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama and Irving Wurtzel.
For opposition: George Green.

ACTION OF BOARD—Laid over to February 25, 1959, at 10 A. M. for hearing at the request of one objector for additional objectors to be present.

479-39-BZ—Vol. III

APPLICANT—Haus and Bresin, for Lakeden Realty Corp., owner.

SUBJECT—Application reopened October 21, 1958 as Vol. III—decision of the Borough Superintendent, under Sections 7f and 7i of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, office, sale of accessories, minor repairs with hand tools only, non-automatic auto wash and the parking and storage of more than five (5) motor vehicles all for a temporary term of fifteen (15) years.

PREMISES AFFECTED—184-194 Ludlow Street and 207-215 East Houston Street, southeast corner, Block 412, part of Lot 53, Borough of Manhattan.

APPEARANCES—

For Applicant: Joseph C. Haus and Timothy Hartnett.
For Opposition: Abraham Yarchover, James Atamanuk, Sam Lachar and Peter Lessinger.

For Administration: John J. Saunders, B'd of Education.

ACTION OF BOARD—Laid over to March 10, 1959, at 10 A. M. for inspection and decision; hearing closed.

514-45-BZ—Vol. II

APPLICANT—Leonard F. Rothkrug, for D. D. Blackman, Inc., owner; Ethical Products, Inc., lessee.

SUBJECT—Application reopened April 29, 1958 as Vol. II—decision of the Borough Superintendent, under Section 7c of the Zoning Resolution, to permit in a manufacturing and retail use district, the change in use from garage for more than five (5) motor vehicles and automobile salesroom and incidental repair shop—previously granted by the Board, to manufacture metal products, assembly of machines and machine parts with accessory spraying, welding, loading and unloading.

PREMISES AFFECTED—2339-2351 Bedford Avenue and 2302 Tilden Avenue, southeast corner, Block 5135, Lot 1, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.
For Opposition: None.

ACTION OF BOARD—Laid over to March 10, 1959, at 10 A. M. for inspection and decision; applicant to submit revised plan showing door to first floor at end of ramp and mark uses of first and second floors; hearing closed.

515-45-A—Vol. II

APPLICANT—Leonard F. Rothkrug, for D. D. Blackman, Inc., owner; Ethical Products, Inc., lessee.

SUBJECT—Application reopened April 29, 1958 as Vol.

II—Appeal from a decision of the Borough Superintendent, re exits, vertical openings between floors, etc.

PREMISES AFFECTED—2339-2351 Bedford Avenue and 2002 Tilden Avenue, southeast corner, Block 5135, Lot 1, Borough of Brooklyn.

APPEARANCES—For Applicant: Leonard F. Rothkrug.

ACTION OF BOARD—Laid over to March 10, 1959, at 10 A. M. for inspection, revised plans and decision in conjunction with Cal. No. 514-45-BZ, Vol. II; hearing closed.

169-49-BZ—Vol. II

APPLICANT—Joshua Brown, for Staten Island Oil Co., Inc., owner.

SUBJECT—Application reopened April 15, 1958—as Vol. II—decision of the Borough Superintendent, under Section 7c of the Zoning Resolution, to permit in a residence use district, the reconstruction of a present gasoline service station and to continue the present uses such as office, lubritorium, sale of auto accessories, car wash—non automatic, minor auto repairs with hand tools only and the parking of more than five (5) motor vehicles waiting to be serviced.

PREMISES AFFECTED—5270 Amboy Road, southeast corner of Arbutus Avenue, Block 6523, Lot 80, Huguenot, Borough of Richmond.

APPEARANCES—

For Applicant: Joshua Brown.

For Opposition—Edward A. McCabe and W. Schubert.

ACTION OF BOARD—Laid over for inspection and decision; date to be determined; hearing closed.

17-59-A

APPLICANT—Joshua Brown for Staten Island Oil Company, Incorporated, owner.

SUBJECT—Application January 9, 1959—filed pursuant to Section 35, General City Law re premises in bed of a mapped street—Proposed widening of Amboy Road.

PREMISES AFFECTED—5270 Amboy Road, southeast corner of Arbutus Avenue, Block 6523, Lot 80, Huguenot, Borough of Richmond.

APPEARANCES—

For Applicant: Joshua Brown.

ACTION OF BOARD—Laid over for inspection and decision; date to be determined; hearing closed.

881-54-BZ—Vol. II

APPLICANT—Charles M. Spindler, for Shell Oil Co., owner.

SUBJECT—Application reopened October 28, 1958—decision of the Borough Superintendent, under Section 7c of the Zoning Resolution, to permit in a retail and residence use district, the erection of a two bay extension to an existing gasoline service station, accessory building, a pylon and sign and a refuse storage bin, the proposed extension does not provide a rear yard.

PREMISES AFFECTED—218-10 Northern Boulevard, south side, from Springfield Boulevard to 218th Street, 45-02 to 45-12 Springfield Boulevard and 45-01 to 45-09 218th Street, Block 7338, Lot 10, Bayside, Borough of Queens.

APPEARANCES—

For Applicant: Charles M. Spindler.

For Opposition: V. Tertzakian.

ACTION OF BOARD—Laid over to March 10, 1959, at 10 A. M. for inspection and decision; applicant to report to the Board after discussion with owner of site as to parked garbage trucks and trailers on the premises contrary to resolution adopted under Volume I; hearing closed.

137-56-BZ

APPLICANT—Leonard F. Rothkrug, for Frank Ward, owner.

SUBJECT—Application reopened May 28, 1957 and re-stored to docket—decision of the Borough Superintendent

MINUTES

under Sections 7h and 7c of the Zoning Resolution, to permit in a residence and local retail use district, the maintenance of a parking lot for the non transient parking of motor vehicles, pleasure car type.

PREMISES AFFECTED—238-240 McDougal Street, south side, 100 feet east of Rockaway Avenue, Block 1534, Lot 7, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: None.

ACTION OF BOARD—Laid over to March 10, 1959, at 10 A. M. for inspection and decision; hearing previously closed.

125-57-BZ

APPLICANT—James E. Vassalotti, for Max Kirsch, Inc., owner.

SUBJECT—Application February 18, 1957—decision of the Borough Superintendent, under Sections 7e and 7h of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubricatorium, minor auto repairs, storage, offices and sales, car washing and parking and storage of motor vehicles.

PREMISES AFFECTED—9501-9515 Sea View Avenue and 1645-1655 East 95th Street, northeast corner, Block 8298, Lot 7, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama, R. S. Hardy, Alfred M. Lang and Peter Deutsch.

For Opposition: Sam Curtis, Albert Joven, Peter Linervia, Jacob Magrill, Rose Kirtman, Rose Messano and Frank Downing.

ACTION OF BOARD—Laid over to March 10, 1959, at 10 A. M. for inspection and decision; hearing closed.

157-57-BZ

APPLICANT—Fred C. Dahlem and Victor E. Block, for Jacob Starr, owner.

SUBJECT—Application March 1, 1957—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot for the parking and storage of more than five (5) motor vehicles.

PREMISES AFFECTED—1191-1195 Woodcrest Avenue, west side, 140 feet north of West 167th Street, Block 2515, Lot 53, Borough of the Bronx.

APPEARANCES—

For Applicant: Fred C. Dahlem and Jack Starr.

For Opposition: Max Zucker, Irwin K. Minzer, J. F. X. Hassett and Joseph Goulet.

ACTION OF BOARD—Laid over to March 10, 1959, at 10 A. M. for inspection and decision; hearing closed.

565-57-BZ

APPLICANT—Charles M. Spindler, for Leopold Gerinsky and Thomas J. O'Brien, owners.

SUBJECT—Application July 26, 1957—decision of the Borough Superintendent, under Sections 7e, 7f, 7i and 7A of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, auto laundry—non automatic, lubricatorium, office, accessory sales, minor repairs with hand tools only, safety inspection station, parking and storage of more than five (5) motor vehicles with curb cuts within 75 feet of a residence use district for a stated term of fifteen (15) years.

PREMISES AFFECTED—5832-5848 Broadway and 196-198 West 239th Street, southeast corner, Block 3271, Lots 193, 194, 195, 196, 197 and 198, Borough of The Bronx.

APPEARANCES—

For Applicant: Charles M. Spindler.

For Opposition: None.

ACTION OF BOARD—Laid over to March 10, 1959, at 10 A. M. for further inspection and decision; hearing previously closed.

514-58-BZ

APPLICANT—Tobias Goldstone, for Brooklyn Savings Bank, owner.

SUBJECT—Application September 2, 1958—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a restricted retail use district, the maintenance of a parking lot for the parking and storage of more than five (5) motor vehicles for patrons of the adjoining bank and public parking.

PREMISES AFFECTED—135 Pierrepont Street, northeast corner of Clinton Street, Block 239, part of Lot 9, Borough of Brooklyn.

APPEARANCES—

For Applicant: Tobias Goldstone.

For Opposition: None.

ACTION OF BOARD—Laid over to March 10, 1959, at 10 A. M. for inspection and decision; hearing closed.

525-58-BZ

APPLICANT—Charles M. Spindler, for Helen Bartelucci, Kuni Rickel and Louise S. Grimm, owners.

SUBJECT—Application September 10, 1958—decision of the Borough Superintendent, under Sections 7e and 7h of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubrication, auto washing—non automatic, office, sale of accessories, minor repairs with hand tools only, safety inspection station and the parking and storage of motor vehicles for a stated term of fifteen (15) years.

PREMISES AFFECTED—43-01 to 43-09 (43-07 official) Astoria Boulevard and 23-11 to 23-21 43rd Street, northeast corner, Block 780, Lot 80, tentative, Astoria, Borough of Queens.

APPEARANCES—

For Applicant: Charles M. Spindler.

For Opposition: John Marmorellis, William E. Haynes, Johanna Kuhn, Edna Christ, F. La Forgio, Joseph Ledu and Henry Velehradsky.

ACTION OF BOARD—Laid over to March 10, 1959, at 10 A. M. for inspection and decision; hearing closed.

553-58-BZ

APPLICANT—Max Wechsler of Wechsler and Schimenti, for Fraydun Construction Co., owner.

SUBJECT—Application filed September 22, 1958—decision of the Borough Superintendent, under Sections 7c, 7A and 21 of the Zoning Resolution, to permit in a local retail and residence use district, a one story extension to an existing four-story multiple dwelling with basement and cellar and the change in occupancy of the basement floor from apartments to restaurant with storage, office and restrooms in the cellar, the proposed show windows and signs are within 75 feet of a residence use district and the proposed extension exceeds the permitted area.

PREMISES AFFECTED—355 East 50th Street, north side, 85 feet west of 1st Avenue, Block 1343, Lot 23, Borough of Manhattan.

APPEARANCES—

For Applicant: Max Wechsler.

For Opposition: None.

ACTION OF BOARD—Laid over to March 10, 1959, at 10 A. M. for inspection and decision; applicant to file revised plans; hearing previously closed.

554-58-A

APPLICANT—Max Wechsler of Wechsler and Schimenti, for Fraydun Construction Co., owner.

SUBJECT—Application filed September 22, 1958—Appeal from a decision of the Borough Superintendent—re exit and rear yard.

PREMISES AFFECTED—355 East 50th Street, north side, 85 feet west of 1st Avenue, basement and 1st floor, Block 1343, Lot 23, Borough of Manhattan.

MINUTES

APPEARANCES—

For Applicant: Max Wechsler.

ACTION OF BOARD—Laid over to March 10, 1959, at 10 A. M. for inspection and decision; applicant to file revised plans; hearing previously closed.

572-58-BZ

APPLICANT—Ingram S. Carner, for Sutbros Realty Corporation, owner; Shell Oil Company, lessee.

SUBJECT—Application October 3, 1958—decision of the Borough Superintendent, under Sections 7f, 7i and 7A of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, office, sale of auto accessories, car washing—non automatic, minor automobile repairs with hand tools only, lubricatorium, storage and parking and storage of more than five (5) motor vehicles waiting to be serviced for a stated term of fifteen (15) years.

PREMISES AFFECTED—2472-2484 Knapp Street and 3111-3121 Avenue Y, northwest corner, Block 7429, part of Lot 16, Borough of Brooklyn.

APPEARANCES—

For Applicant: Ingram S. Carner.

For Opposition: Theodore P. Sherris.

ACTION OF BOARD—Laid over to March 10, 1959, at 10 A. M. for inspection and decision; hearing closed.

584-58-BZ

APPLICANT—Lama, Proskauer and Prober, for Menora Caterers Inc., owner.

SUBJECT—Application October 10, 1958—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot for the parking of patrons cars in conjunction with the Masonic Temple located on the corner plot.

PREMISES AFFECTED—1362-1364 50th Street, south side, 140 feet west of 14th Avenue, Block 5649, Lots 32 and 33, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: Reuben J. Aronson, Leonore Kaplan, Edith Reichman, Joseph L. Kaplan, Elvira Carlino, Rose Beck, Belle Haims, Alexander Moskovits, Dr. Sidney Shapin, Aaron Zaveloff, Rebecca Wilen, Jesse Deuthch and Norma Neufeld.

ACTION OF BOARD—Laid over to March 10, 1959, at 10 A. M. for inspection and decision; applicant to give additional information to the Board as to use of former Masonic Temple located on the site; hearing closed.

606-58-BZ

APPLICANT—Randolph M. Smith, for Anthony and Ernest Caputo, owners.

SUBJECT—Application October 23, 1958—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot for the parking and storage of more than five (5) motor vehicles on a monthly and transient basis.

PREMISES AFFECTED—370-372 Lefferts Avenue, south side, 416 feet, 2 $\frac{3}{8}$ inches east of Nostrand Avenue, Block 1330, Lots 21 and 22, Borough of Brooklyn.

APPEARANCES—

For Applicant: Randolph M. Smith.

For Opposition: None.

ACTION OF BOARD—Laid over to March 10, 1959, at 10 A. M. for inspection and decision; hearing closed.

609-58-BZ

APPLICANT—M. Martin Elkind, for Marie Roody, owner.

SUBJECT—Application October 24, 1958—decision of the Borough Superintendent, under Section 7h of the Zoning

ing Resolution, to permit in a residence use district, the maintenance of a parking lot for the parking and storage of more than five (5) motor vehicles.

PREMISES AFFECTED—40-14 80th Street, west side, 100 feet south of Roosevelt Avenue, Block 1490, Lot 12, Jackson Heights, Borough of Queens.

APPEARANCES—

For Applicant: M. Martin Elkind and Irving Koff.

For Opposition: None.

ACTION OF BOARD—Laid over to March 10, 1959, at 10 A. M. for inspection and decision; hearing closed.

659-58-BZ

APPLICANT—George H. Colin, for Cities Service Oil Co., owner.

SUBJECT—Application on November 3, 1958—decision of the Borough Superintendent, under Section 7c of the Zoning Resolution, to permit in a business use district, the reconstruction of an existing gasoline service station, retail sales, and minor motor vehicle repairs by extending the uses to include car laundry and lubricatorium, and by erecting a new accessory building, installing additional gasoline tanks and a new pump island.

PREMISES AFFECTED—1398-1410 Eastern Parkway, northeast corner of Pitkin Avenue, Block 1475, Lot 35, Borough of Brooklyn.

APPEARANCES—

For Applicant: Benjamin Mosher, Joseph Vente and Samuel Gluckman.

For Opposition: None.

ACTION OF BOARD—Laid over to March 10, 1959, at 10 A. M. for inspection and decision; hearing closed.

663-58-BZ

APPLICANT—Leonard F. Rothkrug, for Northern Studios, Inc., owner.

SUBJECT—Application November 14, 1958—decision of the Borough Superintendent, under Section 7c of the Zoning Resolution, to permit in a residence use district, the change in use from stables and storage to a factory for manufacturing of metal products with accessory office and caretaker's apartment in another building on the same lot formerly used as a one family dwelling all for a temporary term of ten (10) years.

PREMISES AFFECTED—25-52 Crescent Street, west side, 140.76 feet north of Astoria Avenue, Block 872, Lot 76, Astoria, Borough of Queens.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: Leonard F. Sciscio.

ACTION OF BOARD—Laid over to March 10, 1959, at 10 A.M. for inspection and decision; applicant to file more complete plans; hearing closed.

664-58-A

APPLICANT—Leonard F. Rothkrug, for Northern Studios, Inc., owner.

SUBJECT—Application November 14, 1958—Appeal from a decision of the Borough Superintendent, re egress, frame structure, business use.

PREMISES AFFECTED—25-52 Crescent Street, west side, 140.76 feet north of Astoria Avenue, Block 872, Lot 76, Astoria, Borough of Queens.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

ACTION OF BOARD—Laid over to March 10, 1959, at 10 A. M. for inspection and decision; applicant to file more complete plans; hearing closed.

703-58-BZ

APPLICANT—A. L. Seiden, for Sea Crest Inc., owner; Sylvan Parking Co., and Abraham Dollinger, lessees.

SUBJECT—Application December 3, 1958—decision of the Borough Superintendent, under Section 7h of the Zoning

MINUTES

Resolution, to permit in a restricted retail use district, the maintenance of a parking lot for more than five (5) motor vehicles of the pleasure car type.

PREMISES AFFECTED—65 West 55th Street, north side, 152.8 feet east of Avenue of The Americas, 6th, Block 1271, Lot 7, Borough of Manhattan.

APPEARANCES—

For Applicant: A. L. Seiden.

For Opposition: Edward M. Benton.

ACTION OF BOARD—Laid over to March 10, 1959, at 10 A. M. for inspection and decision; hearing closed.

294-44-BZ—Vol. IV

APPLICANT—Albert B. Bauer, for Department of Public Works, City of New York, owner.

SUBJECT—Application reopened December 2, 1958 as Vol. IV—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a residence use district, the erection of a Central Laundry building for City hospitals in the Borough of Brooklyn which will be used conjunctively with the existing Kingston Avenue Hospital and Kings County Hospital.

PREMISES AFFECTED—645 Kingston Avenue, northeast corner of Winthrop Street, Block 4812, part of Lot 1, Borough of Brooklyn.

APPEARANCES—

For Applicant: S. H. Greenhill and R. J. Dolson.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Kleintert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox 5

Negative: 0

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. IV on December 2, 1958 subject to regular procedure; and

WHEREAS, a public hearing was held on this application on February 17, 1959 after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site, Kingston Avenue, Winthrop Street and Albany Avenue are in a residence use, D area, class 1 height district; and

WHEREAS, the decision of the Borough Superintendent, dated October 29, 1958, acting on N. B. Applic. No. 1932-58, reads:

"4. Proposed laundry building on a lot in a Residence District violates Art. II Section 3 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 286.6 feet frontage by 294.5 feet in depth; that it is proposed to demolish the three existing buildings now occupying the proposed site; that these buildings are of varying height and varying types of architecture and do not harmonize with others of the hospital or adjacent private buildings; that in removing these buildings and replacing them with a single structure of pleasing design, the site will be greatly improved in appearance; that the proposed building is three stories in height, with a small penthouse above the third floor; that the exterior of the building will be of pleasing design and will harmonize with the design of the new school on the west side of Kingston Avenue; that the design of the laundry building has been approved by the Art Commission of The City of New York; that off street parking facilities are, and will be available; and

WHEREAS, the applicant contends that the proposed building will be used entirely as a laundry for linens; that no provision is being made, nor is any contemplated for dry-cleaning operations; that the ventilating systems of the proposed buildings are designed to furnish, supply and exhaust ventilation to the occupants; that the supply air will be filtered and the air exhausted from the building will be free from objectionable odors; that the new laundry will

eliminate the operation of two existing laundries, one in the Kingston Avenue hospital and the other in the Kings County hospital which is located directly to the east of the Kingston Avenue hospital property; that thus this building will do away with the operation of two obsolescent laundries whose proximity to residential property have been a cause for complaint by the owner thereof, and plan the entire laundry operation in one project, the affected area of which consists wholly of property under the jurisdiction of The City of New York; that it will eliminate also the laundries at other hospitals in the Borough of Brooklyn; that the proposed building will be of pleasing size, shape and first class materials and its design will be in character with that of the nearby fine modern school building; that the architecture and the proposed landscaping will definitely improve the character and appearance of the locality; that nothing in the operation of the plant can be the source of nuisance or objectionable condition to the surrounding residents; that this can be further amplified by the fact that if there was any question that this building would be a source of nuisance or would be objectionable, the proposed project would not have been approved by the Department of Hospitals; that a variation is requested to enable the erection of this structure, as it is a necessary and essential adjunct to the hospital program for the Borough of Brooklyn; that this property had been acquired by The City of New York for hospital use prior to the amended resolution; and

WHEREAS, the applicant states that the present owner has held title to the property for more than fifty years and that it is tax exempt; and

WHEREAS, the Board deemed that inasmuch as the laundry proposed is for the hospital institution adjacent and not for commercial use that a variance is justified; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision c of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7e for a term of twenty-five years, to permit the construction of the proposed central laundry, as indicated on plans filed with this application, marked "Received January 19, 1959", 8 sheets and one sheet marked "Received November 14, 1958", *on condition* that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; and that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

390-57-BZ—Vol. II

APPLICANT—Herman Horowitz, for Jacob Perlow, Samuel J. Landau and Joseph G. Blum, owners.

SUBJECT—Application reopened December 2, 1958 as Vol. II—decision of the Borough Superintendent, under Section 19B(d) of the Zoning Resolution, to permit in a local retail and residence use district, the erection of a Class A multiple dwelling without the required garage or parking spaces for passenger motor vehicles; the building as now proposed has been increased in size since action by the Board under Volume I.

PREMISES AFFECTED—69-75 West 9th Street and 422-430 Avenue of the Americas, northeast corner, Block 573, Lots 1 and 3, Borough of Manhattan.

APPEARANCES—

For Applicant: Herman Horowitz and Howard Cleary.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Kleintert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox 5

Negative 0

MINUTES

THE RESOLUTION—

WHEREAS, this application was reopened as Volume II on December 2, 1958, subject to regular procedure; and

WHEREAS, a public hearing was held on this application on February 17, 1959, after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the Zoning Resolution show site and West 9th and West 10th Streets are in a local retail and residence use, C area and class 1¼ height district; Avenue of the Americas is in a local retail use, C area, class 1¼ height district; and

WHEREAS, the decision of the Borough Superintendent, dated November 12, 1958, acting on N. B. Applic 26/57, reads:

"11/12/58

Proposed elimination of garage is contrary to requirements of Article IV of Sec 19B sub. div. (2) of Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 92.35 feet frontage by 115.5 feet in depth; and

WHEREAS, the applicant requests a variance to dispense with compliance with the accessory garage requirement under Zoning Resolution Section 19-B, in a 13-story Multiple Dwelling with stores at the northeast corner of West 9th Street and Avenue of the Americas, Borough of Manhattan; that the plot at the time the variance was granted had 40.35 feet of frontage on Avenue of the Americas and 115.5 feet on West 9th Street, with an L 22½ feet in width extending 52 feet back along the easterly lot line; that the planned improvement proved uneconomic despite the relief granted in the prior proceeding; that the lot adjoining on the north, with 52 feet of frontage on Avenue of the Americas, therefore had to be acquired; that on the West 9th Street side of the subject property there is an entrance and facilities of the Hudson and Manhattan Tubes which seriously impair its development at the basement and street floor levels; that adjoining the frontage on each side of the property is a local bus stop—the Sixth Avenue Line northbound and the East 8th Street Line westbound; that the Avenue of the Americas (Sixth Avenue) is one of Manhattan's most important north-south thoroughfares; that parking is totally prohibited along the northerly curb of West 9th Street adjacent to the subject property; that the principal points upon which the application is based are that (1) enlargement of the plot and structure did not eliminate, but rather continued, the practical difficulty and unnecessary hardship which warranted the variance heretofore granted; that (2) physical factors prevent compliance with Zoning Resolution Section 19-B in any substantial degree; that (3) a parking garage in the subject property would create obstruction to traffic and danger to the public; that (4) the existence of the Hudson and Manhattan Tubes entrance on the subject property precludes normal development of the street floor and basement, see affidavit of Samuel J. Landau sworn to the 12th day of November, 1958; also letter of Castle Garage dated November 6, 1958 and letter of Fifth Avenue Coach Lines, Inc., dated September 25, 1958, photostatic copies of which are annexed to the Landau affidavit; and

WHEREAS, the applicant states that the present owner has held title to the property since March 10, 1957 and August 20, 1958; that the assessed valuation of the land is \$185,000, making a total of \$185,000; and

WHEREAS, the committee found that, while a garage is desirable even though the cellar could accommodate only a few cars after providing for necessary cellar space for the stores proposed along Avenue of the Americas, the entrance to the Hudson and Manhattan subway and the bus lines which stop both at the front and at the side of this building would block the ramp to cellar garage under their three minute schedule; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 19B, Subdivision d of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulation of the Zoning Resolution and that the application be and it hereby is *granted* under Section 19B(d).

741-57-BZ

APPLICANT—Dominick Salvati and Son, for Andrew Trenchina, owner.

SUBJECT—Application October 16, 1957—decision of the Borough Superintendent under Section 7c of the Zoning Resolution, to permit in a retail and residence use district, the erection of a one-story masonry extension to an existing one-story building to provide adequate facilities for the established cement block manufacturing shop.

PREMISES AFFECTED—1564 Hylan Boulevard southeast corner of Burgher Avenue, Block 3368, Lot 15, Dongan Hills, Borough of Richmond.

APPEARANCES—

For Applicant: Leon Komondorea.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Kleintert, Commissioner Foley and Commissioner Sleeper.. 4

Not Voting: Commissioner Fox 1

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on September 30, 1958 after due notice by publication in the Bulletin; laid over date to be set; for inspection and decision; hearing closed; then set for December 19, 1958; the premises were inspected by a Committee of the Board; then to January 6, 1959, for applicant to furnish the Board with full information as to the establishment of the present use; then to January 20, 1959, for applicant to submit revised plans, permit numbers and dates. The premises were inspected by a committee of the Board which questioned the legality of location and size of existing building and area of premises in use; then to February 10, 1959, for applicant to submit revised plans; then to February 17, 1959, for consideration of revised plans and for decision; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site, Burgher Avenue and Atlantic Avenue are in retail and residence use, D and E area, class 1 height districts; Hylan Boulevard is in a retail use, D area, class 1 height district; Laconia Avenue is in a residence use, E area, class 1 height district; that in 1927 the area was designated as a business district and in 1955 the area was changed from a business use district to part retail and part residence district; and

WHEREAS, the decision of the Borough Superintendent, dated September 25, 1957 acting on Alt. Applic. No. 194-57, reads:

"1. Extension of a block manufacturing and mason wholesale supply in a retail & residence district, is contrary to Art. II Section 4-A of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 200.02 feet frontage by 195.96 feet and 197.88 feet in depth; that it is proposed to erect a one story masonry, class 3 extension, 60 feet wide with a depth of 29 feet 4 inches, to be located at the rear of the existing building which now fronts on Hylan Boulevard; that records show that the building was approved and built as a cement block manufacturing shop in 1932 and that an additional two car garage was approved and built in 1950; and

WHEREAS, the applicant further states that the property has been in the possession of the owner for better than 25 years and was purchased with the thought of expanding the business as the family needs increased; that there are now three sons, who are ex-servicemen, and one daughter actively engaged in the business with Mr. Trenchina, and the need for extension of the manufacturing facilities is now acute; and

WHEREAS, the applicant contends that the addition made in 1950 was adequate at the time, but is now far short of the

MINUTES

actual need; that the owner finds himself unable to alleviate his hardship by not being able to build an addition to his present building because of the change in zoning which occurred in 1955; that the proposed addition and new front will not be detrimental to the surrounding area in appearance; that furthermore, the owner will erect a six foot high brick or block fence around the perimeter of his property which will in itself improve the appearance of the property and will in no way be objectionable to the surrounding residence area; and

WHEREAS, the applicant states that the present owner has held title to the property since March, 1940; that the assessed valuation of land is \$4,000 and of the building \$4,000 making a total of \$8,000; that the building was erected in 1932; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, and applicant has filed revised plans dated February 13, 1959, showing substantially what the Board requested; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision c of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is granted under Section 7c, to permit the extension of the building and area, as proposed and indicated on plans filed with this application, marked "Received October 16, 1957", 4 sheets, "April 16, 1958", 1 sheet, "February 5, 1959", 1 sheet and "February 13, 1959", 1 sheet, on condition that the extension of the proposed building shall comply with the requirements of the Building Code and shall be located as shown on revised plans; that the entire plot shall be surrounded by walls or fences as follows: along the rear lot line from Atlantic to Burgher Avenues a block wall on a masonry base to a total height of not less than 5 feet 6 inches shall be continued along the side lot lines, along Burgher and Atlantic Avenues to within 150 feet of the Hylan Boulevard building line; that along the building line of Burgher Avenue there shall be a woven wire fence on a masonry base to a total height of not less than 5 feet, 6 inches with one opening therein to Burgher Avenue for entrance and exit; that along the line of Atlantic Avenue there shall be a woven wire fence of the chain link type on a masonry base to a total height of not less than 5 feet, 6 inches with not over two openings therein to Atlantic Avenue; that along the street line of Hylan Boulevard there shall be a similar fence 5 feet, 6 inches on a masonry base with two openings therein as shown; that there shall be masonry posts at openings; that opposite the openings therein permitted there may be a curb cut to Burgher Avenue 15 feet in width, at Atlantic Avenue one curb cut 10 feet in width and two curb cuts to Hylan Boulevard each 25 feet in width; that no trucks shall be stored anywhere on the premises except when loading and unloading other than toward the rear where parking space for such trucks is indicated; that a space where blocks may be stored for curing shall be within the area indicated "storing area for completed blocks"; that all other portions of the premises shall be surfaced with clean gravel or steam cinders, treated with a binder and properly rolled, or equivalent paving; that the sidewalks and curbing abutting the premises shall be reconstructed or repaired to the satisfaction of the Borough President; that planting shall be maintained along the Hylan Boulevard frontage at the rear of the fence with suitable planting material of the hedge type; that the width of the planting area shall be not less than 5 feet and shall be protected with a concrete curbing not less than 8 inches in height and 6 inches in width; that any signs on the premises shall be in accordance with the requirements for a retail district; that no signs shall be installed in the rear portion within the residential use district; and that all permits shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

431-58-BZ

APPLICANT—Anthony M. Salvati, for Fred Di Donna, owner.

SUBJECT—Application July 17, 1958—decision of the Borough Superintendent, under Section 7c of the Zoning Resolution, to permit in a local retail use district, in an existing three story and cellar structure presently occupied as a store and wet wash laundry on the first floor with apartments on the second and third floors, the extension of the laundry facilities to include shirt pressing. PREMISES AFFECTED—568 17th Street and 1701-1709 10th Avenue, southeast corner, Block 878, Lot 4, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leon Komondorea.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Kleintert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox

Negative

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on December 2, 1958 after due notice by publication in the Bulletin; laid over to December 9, 1958, at 10 A. M. for hearing at request of objector; no further requests for adjournment; then to December 16, 1958 at 10 A. M. for inspection and decision; applicant to file revised plans; hearing closed; then reset for February 17, 1959; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site and 10th Avenue are in a local retail use, C area, class 1 height district; 17th Street and 18th Street are in local retail and residence use, C area, class 1 height districts; 11th Avenue is in a residence use, C area, class 1 height district; and

WHEREAS, the decision of the Borough Superintendent, dated July 10, 1958 acting on Alt. Applic. No. 3366-57, reads:

"1. Proposed ironing in connection with a wet wash laundry, within a local retail district, violates Art. 2, Sect. 4c of Zone Resolutions."

and

WHEREAS, the applicant states that the premises consist of a plot, 20 feet frontage by 80 feet in depth; that it is proposed to use the existing store for customers who come to the store with laundry for washing and ironing; that the store would be used for these purposes, along with pressing machines for shirts; and

WHEREAS, the applicant states that the building was erected in 1909 and the extension, as early as 1916, to this day has been used exclusively for wet wash laundering; that in 1929 plans and applications were submitted and approved by the Building Department to use the entire first floor for wet wash laundering; that unfortunately, a Certificate of Occupancy had not been obtained by the owner at that time; and

WHEREAS, the applicant contends that the owner had a laundering establishment on Marcy Avenue in Brooklyn, prior to his being drafted into the Army, during the Second World War; that upon his discharge from the service, he purchased the building he now occupies, in order to pursue the line of endeavor he knows best; that in converting the store to retail laundry and shirt pressing, he would be increasing and improving the services to the people in the neighborhood; and

WHEREAS, the applicant states that the present owner has held title to the property since May, 1947; that the assessed valuation of land is \$3,000 and of the building \$11,000 making a total of \$14,000; that the building was erected in 1909; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; applicant filed new plans and a new decision from the Building Department; and

WHEREAS, the Board found that this was an appropriate

MINUTES

case in which to exercise discretion to grant under Section 7, Subdivision c of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7c to permit re-arrangement of the lawfully existing laundry on the first floor of the building substantially as proposed and indicated on plans filed with this application marked, "Received July 17, 1958," 3 sheets, and "October 30, 1958," 1 sheet, and revised plan "December 31, 1958," 2 sheets, *on condition* that the arrangement of the premises shall be as shown on such revised plans marked, "December 31, 1958,"; that where on the plan of the lavatory no sink is shown a sink shall be installed; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that the equipment installed shall be as approved by the Board; and that all permits shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

474-58-BZ

APPLICANT—Harry A. Yarish, for 98 Sterling Place Realty Corp., owner.

SUBJECT—Application July 31, 1958—decision of the Borough Superintendent, under Section 7c of the Zoning Resolution, to permit in a residence use district, the extension in use of an existing one story building, occupied as a garage for more than five (5) cars, to include auto repair shop and gasoline selling facilities by the installation of twelve tanks and six pumps.

PREMISES AFFECTED—98-114 Sterling Place, south side, 235 feet, 5 inches west of 7th Avenue, Block 945, Lot 21, Borough of Brooklyn.

APPEARANCES—

For Applicant: Harry A. Yarish.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.
THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Klei-
ert, Commissioner Foley, Commissioner Sleeper and
Commissioner Fox 5

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on January 13, 1959 after due notice by publication in the Bulletin; laid over to February 17, 1959, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site is in a residence use, B area, class 1½ height district; Sterling Place, Sixth Avenue and St. Johns Place are in residence and business use, B area, class 1½ height districts; Seventh Avenue is in a business use, B area, class 1½ height district; that the said premises were in an unrestricted area from July 25, 1916 to July 1, 1924 at which time it was changed to residence use, and has remained so up to the present time; and

WHEREAS, the decision of the Borough Superintendent, dated July 27, 1958 acting on Alt. Applic. No. 1172-58, reads:

"1. Proposed change of occupancy, in a Residence zone, to office, boiler room, storage garage for more than 5 motor vehicles, motor vehicle repair shop with hand tools only, is contrary to Article II, PP. 3 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 200 feet frontage by 100 feet in depth, occupied with a building 200 feet wide, 97 feet deep, of class 3 construction, one story in height with no cellar; that part of this building, 50 feet front, 30 feet deep and two stories high, was erected in 1876 under N.B. Applic. No. 151 of 1876 as a stable for 18 horses; that in 1924, under Alt. Applic. No. 5642-24, the building was increased in height as a milk distributing station and one family, for which

Certificate of Occupancy No. 62799 was issued; that in 1938, under Alt. Applic. No. 5979-38, the second and third floors were removed and the use was changed to milk distribution station, office, garage for more than five cars, with two 550 gallon buried gas tanks and one pump, for which Certificate of Occupancy No. 89590 was issued; that in 1953, under Alt. Applic. No. 4139-52, the use was changed to office and garage for more than five cars; that the gas pump was removed and the gas tanks were purged and sealed, for which Certificate of Occupancy No. 136181 was issued; that it is proposed to install twelve buried 550 gallon gas tanks, six dispensing pumps and auto repairs with hand tools only, as accessory uses; that the accessory uses referred to will be limited to servicing the cars in the subject garage only; and

WHEREAS, the applicant states that under Section 6b and pursuant to Certificate of Occupancy No. 13681 the present use, office and garage for more than five cars, is a legal non-conforming use; and

WHEREAS, the applicant contends that in 1938 and in accordance with Certificate of Occupancy No. 89590, the subject building was provided with two 550 gallon buried gas tanks and one dispensing pump; that such accessory uses are vital necessities for the proper conduct of the primary use—garage for more than five motor vehicles in an area approximately 20,000 square feet; that in order to obtain a fair return on the investment, it is vital and necessary to install the accessory uses requested in order to attract customers for renting car space; that directly opposite the subject building there are three storage garages and pumps, in block 942, lot 61, 44 feet front; lot 58—56 feet front and lot 55—63 feet front; that the buildings cannot be economically used for any conforming use; and

WHEREAS, the applicant states that the present owner has held title to the property since April 25, 1957; that the assessed valuation of land is \$40,000 and of the building \$50,000 making a total of \$90,000; that the building was erected in 1876; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision c of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7c, to permit the extension of use to include auto repair shop and gasoline selling facilities as proposed and indicated on plans filed with this application marked, "Received July 31, 1958," 6 sheets, *on condition* that the building shall not be increased in height or area; that the premises shall be maintained and used only as proposed on such plans; that gasoline selling equipment shall be restricted to one set of pumps and tanks to the east, as shown, the other set of pumps and tanks shall not be installed; that in addition to the existing curb cuts there may be an additional curb cut 18 feet in width opposite the proposed middle entrance to the building, as shown; that such gasoline selling equipment shall not exceed 3 pumps and 6 tanks of the approved 550 gallon type near the west doorway; that repairing under Section 7c may be with hand tools only for adjustments, maintained solely within the building; that in all other respects the building and occupancy shall comply with all laws and rules relating thereto; and that all permits shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

578-58-BZ

APPLICANT—Murray Stockman, for Violet Camack and Gertrude Greenblatt, owners.

SUBJECT—Application October 7, 1958—decision of the Borough Superintendent, under Sections 7e, 7f and 7i of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a gasoline service sta-

MINUTES

tion, lubritorium, non-automatic, auto laundry and minor auto repairs with hand tools only for adjustment with incidental parking of motor vehicles awaiting repairs or service for a term of fifteen (15) years.

PREMISES AFFECTED—1085 Morris Park Avenue, northwest corner of Haight Avenue, Block 4130, Lots 33, 34 and 35, Borough of The Bronx.

APPEARANCES—

For Applicant: Joseph P. Lynch and Murray Stockman.
For Opposition: Benjamin F. Nolan and John Dormi.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative 0
Negative: Chairman Murdock, Vice Chairman Kleinert, Commissioner Foley and Commissioner Sleeper.. 4
Not Voting: Commissioner Fox..... 1

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on December 9, 1958 after due notice by publication in the Bulletin; laid over to December 16, 1958, for inspection and decision; hearing closed; then to January 13, 1959, for owner to report as to possibility of selling the premises for a conforming use, now under negotiations; then to February 17, 1959, at the request of the applicant to negotiate for the sale of the premises; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site and Morris Park Avenue are in a retail use, C area, class 1¼ height district; Lurting Avenue and Haight Avenue are in retail and residence use, C area, class 1¼ height districts; Rhinelander Avenue is in a residence use, C area, class 1¼ height district; that as of July 25, 1916 the premises was zoned business use, C area, class 1¼ height district; that effective December 14, 1953, the business use was changed to retail use; and

WHEREAS, the decision of the Borough Superintendent, dated September 26, 1958 acting on N.B. Applic. No. 940-58, reads:

"1. The proposed gasoline service station, lubritorium, auto laundry (non-automatic), minor auto repairs hand tools only for adjustment maintained solely within accessory building and parking of motor vehicles awaiting service in a retail use district is contrary to Article II, Sec. 4A of the Z.R."

and

WHEREAS, the applicant states that the premises consist of a plot, 100 feet frontage by 100 feet in depth, substantially at street grade along both Morris Park Avenue and Haight Avenue, and presently vacant; that it is proposed to level the property substantially to the grade of Morris Park Avenue, with perhaps a very slight upward slope toward the northerly or rear lot line; that it is further proposed to erect a modern gasoline service station accessory building, of masonry construction, finished with face brick on all sides; and

WHEREAS, the attention of the Board is directed to the fact that a portion of the proposed building will be two stories in height to comply with the Restrictive Covenant hereinafter referred to; that this restriction, known as the Morris Park Covenant, provides that no building shall be erected at a cost of less than \$3,000 or shall be less than two stories in height; and

WHEREAS, the applicant contends that Morris Park Avenue, upon which the premises front, is a heavily travelled thoroughfare, 100 feet in width; that it runs in a generally east-west direction, starting at East Tremont Avenue and continuing easterly beyond Williamsbridge Road; and

WHEREAS, the applicant states that the present owners have held title to the property since October 22, 1958 for lot 35 and since August 15, 1958 for lots 33 and 34; that the assessed valuation of land is \$15,800; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that there was no justification for the exercise of discretion to grant a zoning variance

under Section 7, Subdivisions e, f, and i of the Zoning Resolution.

Resolved, that the decision of the Borough Superintendent, acting on N.B. Applic. 940-58, Objection No. 1 be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

Adjourned: 3:05 P. M.

JOSEPH J. DOYLE, *Chief Clerk*.

REGULAR MEETING

TUESDAY AFTERNOON, FEBRUARY 17, 1959, 2 P.M.

Present: Chairman Murdock, Vice Chairman Kleinert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox.

1013-47-SM

APPLICANT—Porete Manufacturing Company, owner.
SUBJECT—Application reopened November 5, 1958 for amendment of resolution as to additional width of plank—re Porex Plank Roof Deck 2 inch and 3 inch Planks; previously approved.

APPEARANCES—

For Applicant: Michael Neiss.

ACTION OF BOARD—Resolution amended in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Kleinert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox 5
Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Calendar Number 1013-47-SM.

Subject: Amendment to resolution as to additional width of plank.

Porete Mfg. Company, of North Arlington, New Jersey, requested by letter dated October 17, 1958, that the resolution adopted April 6, 1948 under Calendar Number 1013-47-SM be amended so as to include a wider plank. The application was reopened by a vote of the Board, November 5, 1958.

Purpose

The material is an incombustible plank.

Description

The requested plank differs from the previously approved plank in so far as the width and the reinforcing. The process of manufacture is the same.

The requested plank is 32 inches wide instead of 24 inches as previously approved. The proposed has three concrete ribs, the end ribs being 6½ inches from each end of the plank and the third rib being placed in the center, running lengthwise of the plank.

The reinforcing consists of two steel reinforcing rods in each channel; ½ inch round bars in the lower section of the channel and ¾ inch round bars in the upper section of the channel.

Inspection and Test

The plank was tested in accordance with the requirements of C26-626.0 Administrative Building Code by Pittsburgh Testing Laboratory and the average safe carrying capacity for the 6'-0" span was 160 lbs.

Recommendation

The Committee on Test recommends that the resolution adopted April 6, 1948 be amended so as to include the 32

MINUTES

inch wide plank as herein described for a maximum span of 6'-0" and for a loading of 120 lbs. per sq. ft. on condition that the requirements of the resolution adopted April 6, 1948 under Calendar Number 1013-47-SM be complied with.

(Sgd.) SAMUEL L. BECKER,
Director,
JOHN A. DARTS,
Ass't. Engr.,
GEORGE F. SKLENARIK,
Ass't. Engr.,
Committee on Test.

Resolved that the Board of Standards and Appeals does hereby *amend* the resolution of April 6, 1948 in accordance with the above report.

243-53-SM

APPLICANT—L. Sonneborn, Inc., owner.
SUBJECT—Application March 30, 1953—Trimix, Admixture for concrete, approval of.

APPEARANCES—

For Applicant: Daniel Guntin.

ACTION OR BOARD—Material approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Kleinert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox 5
Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Calendar Number 243-53-SM.

Subject: Trimix, admixture for concrete.

L. Sonneborn Sons, Inc., filed March 30, 1953 an application with the Board of Standards and Appeals for approval of the material known as Trimix, an admixture for concrete, under the provisions of C26-191.0 Administrative Building Code.

Purpose

The material is to be used as an admixture to concrete to make a more workable mix.

Description

The material is a liquid concrete admixture and is essentially a concentrated calcium chloride solution having a minimum of 30% CaCl₂, modified by the incorporation of a surface active agent to have a surface tension below 40 dynes per centimeter. This makes it possible to get a greater slump for a given water cement ratio.

Inspection and Test

Comparative tests were conducted on comparative mixes, the batches were identical as to cement and aggregate, but one mix had an admixture of Trimix.

The results were as follows:

Age	Plain Concrete	Trimix Concrete
1 day	683	1237
3 day	1496	2297
7 day	2043	2532
28 day	2873	3198

Recommendation

On the basis of the inspection and test and the data filed by the applicant, The Committee on Test recommends the approval of the material known as Trimix as an admixture to concrete on condition that the maximum amount shall not exceed one quart per sack of cement or one gallon per cu. yd. and further that each container in which the material is marketed shall be stamped or labeled "Approved by the

Board of Standards and Appeals for use in New York City under Calendar Number 243-53-SM".

(Sgd.) SAMUEL L. BECKER,
Director,

JOHN A. DARTS,
Assistant Engineer,
GEORGE F. SKLENARIK,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

334-53-SA

APPLICANT—Surface Combustion Corporation, owner.
SUBJECT—Application reopened May 6, 1958 for amendment of resolution as to additional model of gas-fired space heater—re Janitrol Gas-fired Conditioner Series FHS-25, Models 65, 90, 125 and 150; previously approved.

APPEARANCES—

For Applicant: Thomas J. Burke.

ACTION OF BOARD—Resolution amended in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Foley, Commissioner Sleeper and Commissioner Fox 4
Negative: Vice Chairman Kleinert 1

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Calendar Number 334-53-SA.

Subject: Amendment to resolution as to additional model of gas fired space heater.

Surface Combustion Corporation, Columbus, Ohio, requested by letter dated April 24, 1958, that the resolution adopted December 8, 1953, under Calendar Number 334-53-SA be amended so as to include the Model FHS-85 gas fired space heater. The Application was reopened by a vote of the Board May 6, 1958.

Purpose

The appliance is a gas fired space heater.

Description

The requested model, FHS-85, is basically the same as the models approved December 8, 1953 under Calendar Number 334-53-SA: the difference being in the BTU input.

The appliance has been approved by the American Gas Association under Cert. 4-(1137-2.6).001, 4-(1137.6 & -1.6).001, 4-(1137.7 & -2.6).001, 4-1137.701, 4-(1137.7 & .8).001, 4-1137.7 & -1.8).001.

Recommendation

The Committee on Test recommends that the resolution adopted December 8, 1953 under Calendar Number 334-53-SA be amended so as to include the additional Model FHS-85 gas fired space heater on condition that the requirements of the resolution adopted December 8, 1953 under Calendar Number 334-53-SA are complied with.

The Committee further recommends that the appliance may be installed in garages or places of explosive atmospheres on condition that when so installed the use of the heater shall be at least 8'-0" from the floor and that all air for combustion shall be ducted in from the outside through a separate duct.

(Sgd.) SAMUEL L. BECKER,
Director,

JOHN A. DARTS,
Ass't. Engr.,
GEORGE F. SKLENARIK,
Ass't. Engr.,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of December 8, 1953 in accordance with the above report.

MINUTES

49-55-SA

APPLICANT—Magic Chef, Inc., owner.
SUBJECT—Application January 10, 1955—Magic Chef Space Heaters (gas-fired), Models GH-30, GH-31, GH-135, GH-235, GH-50, GH-51, GH-70 and GH-71, approval of.

APPEARANCES—

For Applicant—None.

ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Kleintert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox 5
Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Calendar Number 49-55-SA.

Subject: Magic Chef Space Heaters (gas-fired), Models GH-30, GH-31, GH-135, GH-235, GH-50, GH-51, GH-70 and GH-71.

Magic Chef, Inc., filed January 10, 1955, an application with the Board of Standards and Appeals for approval of Magic Chef Space Heaters (gas-fired), Models GH-30, GH-31, GH-135, GH-235, GH-50, GH-51, GH-70, and GH-71 for use in New York City under the provisions of Article 12, of the Administrative Building Code.

Purpose

The appliance is a gas fired space heater.

Description

These are gas burning space heaters, of circulator and radiant hearth type, designed for BTU input ranging from 30,000 to 70,000 BTU per hour.

The heater is an assembly of parts; namely a base, cabinet, burner, heat exchanger, draft diverter and controls.

The heater cabinet is a console type, free standing room heater. Cabinets of the circulator heaters are two-tone cocoa brown and beige, and two-tone cocoa brown and tan finish for radiant-hearth heaters.

The cabinet is constructed of 24 gauge steel. The combustion chamber and heat exchanger is of 18 or 20 gauge steel. Each model has a one piece air sealed vent hood draft diverter which connects directly to the combustion chamber collar. Vent collar is reversible for vertical or horizontal connection. The burner is of cast iron slotted type, has a built in floor pan to prevent scorching floor. The radiant-hearth heaters are the same as the circulator models except for the radiant front, protected by heat-resistant glass. All models have a service door for accessibility of controls.

An optional blower assembly completely wired and self contained which is mounted at the rear of the unit for the purpose of distributing warm air within the area where the unit is located. Blower is available in Series GH-50, GH-51, GH-70, and GH-71.

The heat input capacities of the various models are:

Models	BTU per hour input rating	Type of Heater
GH-30	30,000	Radiant-hearth
GH-31	30,000	Circulator
GH-50	50,000	Radiant-hearth
GH-51	50,000	Circulator
GH-70	70,000	Radiant-hearth
GH-71	70,000	Circulator
GH-135	35,000	Radiant-hearth
GH-235	35,000	Circulator

The controls consists of a manual shut-off valve, adjusting valve, automatic pilot valve to close off the main supply of gas in the event the pilot flame is in some manner extinguished, a gas pressure regulator to maintain a constant flow of gas at a predetermined pressure setting, and a

thermostatic or automatic main control valve to provide means of turning the gas on and off through the medium of a self-contained thermostat or a remote thermostat.

Inspection and Test

The heaters have been approved by the American Gas Association. The complete report is on file with and is part of the record.

Recommendation

On the basis of the data filed by the applicant, the Committee on Test recommends the approval of the appliance known as Magic Chef Space Heaters (gas-fired) Models GH-30, GH-31, GH-135, GH-235, GH-50, GH-51, GH-70 and GH-71 for use in New York City when installed in accordance with Article 12 of the Administrative Building Code on condition that the units shall not be installed in garages or places of explosive atmosphere and further that the appliance bear a label permanently affixed reading "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 49-55-SA."

(Sgd.) SAMUEL L. BECKER,
Director,
JOHN A. DARTS,
Asst. Engr.,
GEORGE F. SKLENARIK,
Asst. Engr.,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this appliance in accordance with the above report.

336-55-SA

APPLICANT—Metalmaster Corporation, owner.

SUBJECT—Application reopened January 13, 1959 for amendment of resolution as to additional trade name—re A-1 & B-1, A1-5 & B1-5, AS2 & BS2, A1-1 & B1-1, A-2 & B2, A1-6 & B1-6, A1-2 & B1-2, A2-1 & B2-1, A2-2 & B2-2, A1-3 & B1-3, B3, AS2-1, & BS2-1 Oil Burners, Models B-15, BS2-1 and B2, marketed by Edwards Eng. Company under trade name of Spi-Rol-Fin, Models BS201 and BS, S-11, S-1, S-2, S-21 and S-3, Utica Oil Burner, Models A-11, A-1, A-2 and A-3; Percoflash Mfg. Corp. by trade name Percoflash and Delta Heating Corp. as Delta P-1, P-2 and P-3; and Metalmaster Oil Burner and Silent Heat Distributing Corp. Oil Burner Models AA-1, A-2, A-3 and A-11; previously approved.

APPEARANCES—

For Applicant: Syd. Cohen.

ACTION OF BOARD—Resolution amended in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Kleintert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox 5
Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Calendar Number 336-55-SA.

Subject: Amendment to resolution as to additional trade name.

Metalmaster Corp., Newark, New Jersey, requested by letter dated November 10, 1958, that the resolution adopted July 12, 1955 and amended through December 2, 1958, be amended so as to permit the approved burners to be marketed under the additional trade names. The application was reopened January 13, 1959.

Recommendation

The Committee on Test recommends that the resolution adopted July 12, 1955 and amended through December 2, 1958 under Calendar Number 336-55-SA be amended so as to permit the approved Metalmaster Oil Burner to be mar-

MINUTES

keted under the following trade names; Bunco Oil Burner, LaVal Oil Burner, Commander Oil Burner and Comet Oil Burner on condition that the requirements of the resolution adopted July 12, 1955 and as amended through December 2, 1958 under Calendar Number 336-55-SA be complied with.

(Sgd.) SAMUEL L. BECKER,
Director,
JOHN A. DARTS,
Ass't. Engr.,
GEORGE F. SKLENARIK,
Ass't. Engr.,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of July 12, 1955 through December 2, 1958 in accordance with the above report.

566-55-SA

APPLICANT—Florlift Corporation, owner.
SUBJECT—Application reopened February 5, 1957 for amendment of resolution as to additional use—re Florlift, Models A and B; previously approved.

APPEARANCES—

For Applicant—A. J. Portugal.

ACTION OF BOARD—Resolution amended in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Kleintert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox 5
Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Calendar Number 566-55-SA.

Subject: Amendment to resolution as to additional use.

Florlift Corporation, New York, requested by letter dated January 21, 1958, that the resolution adopted April 10, 1956, under Calendar 566-55-SA be amended so as to permit the use of the appliance in factory and commercial establishments. The application was reopened by a vote of the Board, February 5, 1957.

Purpose

The purpose of this amendment is to permit the use of the appliance in factory and commercial establishments.

Description

The lift has been slightly altered when designed for the requested use. The appliance consists of an oil operated steel plunger $2\frac{1}{2}$ " diameter working in a cylinder $3\frac{1}{4}$ " diameter set vertically between the upright members of a stationary rectangular framework of steel about 9'-6" high. Within this framework are two telescoping units of 4" channel beams, one 9'-3" high and the other 2'-7" high. Both of these units have flanged rollers attached on the flat or outside, at the top and bottom of the smaller one and at the same relative position on the larger one. These rollers are of such size that they travel freely between the flanges of the channel beam adjoining in which the unit moves vertically. Close to the bottom of the smaller or inside telescoping unit there is attached, by welding, a metal frame on which a 4'-0" x 3'-0" plate is attached, thus forming the floor of the lift. On both sides and the back are attached 3'-9" high steel sides.

At the top of the plunger a metal cross beam is attached. At each end of this beam there is an idler sprocket in which roller chains run. One end of these roller chains is attached to the sides of the cylinder. The other ends of the chains run over the sprockets and down where each is attached to either side of the car platform. When oil is forced by pressure into the cylinder it causes the plunger to rise and lift the car vertically at a travel ratio of 1 to 2 and a speed of about 15 fpm. When the unit to which the car is attached travels the height of the longer unit, it strikes a

stop causing the longer unit to travel upward in the channels of the adjoining stationary framework. The car clearance at the first floor landing does not exceed 2" between the edge of the car platform and the edge of the landing sill.

An automatic limit car stopping device is installed on the lift, so arranged that the car will cease before the plunger reaches the extreme point of travel in the cylinder. This is done by the installation of a Hatch limit type switch on the stationary metal framework actuated by a device attached to the telescoping sections.

The source of power for the apparatus consists of an electric motor driven pump with an electrically operated valve located below a small metal tank or reservoir. The pump draws oil from the reservoir and through a check valve forces the oil through a flexible metal tubing connected to the bottom of the cylinder and thus causes the plunger to rise. The rising plunger through the roller chains travels half the distance the car travels (1-2 ratio). The lift is operated by constant pressure push buttons marked "Up" and "Down", placed close to the door at each landing. Pressing the "Up" button starts the pump to force oil into the cylinder. Pressing the "Down" button only operates a solenoid valve which permits the oil to by-pass the pump and travel from the cylinder into the reservoir by gravity, thus lowering the plunger and the car. The power unit has overall dimensions of 8" x 16" x 25" high.

The power unit is enclosed by a metal enclosure of such size and height as to permit easy access for servicing, to protect the equipment, and to prevent tampering. The enclosure is locked and is openable only by means of a key. The unit is permanently fastened. The electric wiring is in rigid conduit to a junction box. Flexible conduit protects the conductors from the pump to the bottom of the cylinder is rigid piping securely fastened.

The appliance has been approved by the State Board of Standards and Appeals under 266-57.

Recommendation

The Committee on Test recommends that the resolution adopted April 10, 1956 under Calendar Number 566-55-SA be amended so as to permit the use of this equipment in factory and commercial installations on condition that the hoistway in which the equipment is operated is completely enclosed in a shaft extending to at least 8'-0" above the floor opening, as provided under C26-638.0; that the openings to the enclosure be protected with approved opening protective assemblies as provided under C26-663.0 and that the doors be equipped with approved interlocks; that an emergency key in a glass covered box be provided at the lower landing in order to open the hoistway doors in an emergency; that a sign be conspicuously posted reading: "No persons permitted to ride on this material lift" and an additional sign reading "Capacity 1000 lbs."

The Committee further recommends that the equipment be used exclusively for material handling between two floors only, a distance of approximately 11'-8" and that the name of the Corporation be now known as Hyrolift Corp. and that all other requirements of the resolution adopted April 10, 1956 under Calendar Number 566-55-SA be complied with.

(Sgd.) SAMUEL L. BECKER,
Director,
JOHN A. DARTS,
Assistant Engineer,
GEORGE F. SKLENARIK,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of April 10, 1956 in accordance with the above report.

713-56-SM

APPLICANT—Transwall Coated Products, Division of Bemis Brother Bag Co., owner.

SUBJECT—Application August 2, 1956—Bemiswall or Transwall Folding doors or partitions, approval of.

MINUTES

APPEARANCES—

For Applicant: Richard W. Numford.

ACTION OF BOARD—Material approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Kleintert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox 5
Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Calendar Number 713-56-SM.

Subject: Bemiswall or Transwall Folding Doors or Partitions.

The Transwall Coated Products, Division of Bemis Bros. Bag Company, Minneapolis, Minn., filed August 2, 1956, an application with the Board of Standards and Appeals for approval of Bemiswall or Transwall Folding Doors for use in New York City under the provisions of the Flame Proofing Rules of the Board.

Purpose

Heat radiation space divider, noise control, draft control, welding curtains and spark curtains.

Description

The material for folding curtains is comprised entirely of a single layer of coated laminated fabric, coated on both sides to a minimum total weight of 72 ounces per square yard and scored so as to form folding panels of equal width. The fabric panels are top supported so as to form a folding curtain substantially free from wrinkles or puckers. The fabric is coated with flame-resistant flexible vinyl resin and sealed where necessary to form an inconspicuous seam.

The material comes in various colors. The curtain is capable of being trimmed by a simple scribing and cutting operation for compensation of uneven floors. Otherwise, $\frac{3}{8}$ " clearance is provided in manufacture.

The top or supporting plates, as well as track and end plates, have a rust resistant phosphate covered with a coating of a color harmonious and not contrasting with the fabric color. Provisions are made for equispacing the folds when the curtain or door is fully extended.

The curtain is top mounted without auxiliary floor track by means of roller carriers, a minimum of one double wheel carrier for each full fold. The wheels are of molded nylon and run in heavy gauge steel track.

Latching is provided as indicated, with satin finish rust-proof handles. Where latching is specified, provisions are made for anchoring the fixed end post.

The stacking or retracted width of the door shall be no greater than $1\frac{1}{8}$ " per foot of extended width plus $2\frac{1}{2}$ " for the end posts. The retracted thickness of the door shall be no greater than $7\frac{7}{8}$ ".

Inspection and Test

Samples of the material were examined at the Board of Standards and Appeals by Ass't Engr. J. A. Darts.

Recommendation

On the basis of the inspection and data filed the Committee on Test concludes that the material BemisWall or TransWall Folding Doors or Partitions, Calendar Number 713-56-SM possess inherent flameproofing properties and accordingly recommends the approval of the material for use in folding doors. The Committee further recommends that this material shall not be used in locations wherein an approved opening protective assembly is required. The Committee also recommends that this material shall not be used in a structure in excess of one hundred fifty feet or less in height.

Tests on each specific installation or any retests thereof

shall be made by the Fire Commissioner or in a Laboratory approved by him in accordance with the requirements of the Flameproofing Rules of the Board.

The Committee further recommends that all cartons or containers in which this material is marketed shall be tagged, stamped or labeled "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 713-56-SM". The Committee also recommends that the plans showing the location of the folding doors submitted to the Building Department shall be similarly marked with the approval number of the folding door.

(Sgd.) SAMUEL L. BECKER.

Director,

JOHN A. DARTS,

Assistant Engineer,

GEORGE F. SKLENARIK,

Assistant Engineer,

Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this material in accordance with the above report.

801-56-SA

APPLICANT—Carrier Corporation, owner.

SUBJECT—Application October 23, 1956—Carrier Series 22F (cooling tower, water saver), approval of.

APPEARANCES—

For Applicant: Richard Meates.

ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Kleintert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox 5
Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Calendar Number 801-56-SA.

Subject: Carrier Series 22F Cooling Tower.

Carrier Corp., Syracuse, N. Y. filed October 23, 1956, an application with the Board of Standards and Appeals for approval of the Carrier Series 22F Cooling Tower for use in New York City under the provisions of C26-191.0 and C26-679.0 Administrative Building Code.

Purpose

An atmospheric cooling device for condensing water used in air conditioning or refrigerating systems.

Description

The Carrier, 22 F Series Cooling Towers are designed to save on the consumption of water used for condensing purposes in air conditioning or refrigeration equipment.

The tower is made up as a package with an outer casing of heavy gauge steel which is hot dip galvanized after fabrication. The bottom pan is of continuous weld and also hot dip galvanized.

A four blade axial flow galvanized steel fan is installed near the top of the unit and this fan is water turbine driven. The turbine outlets act to distribute the water over the evaporating surface within the tower. This surface is a grid of redwood. The water flows downward counter current to a flow of air drawn upward by the rotating fan.

The turbine head is made of cast journal bronze and is designed to operate without lubrication. The turbine bearing post is of corrosion resisting copper nickel alloy.

Water level is controlled by a copper float and a bronze body float valve. An automatic bleed-off is provided to drain off a fixed quantity of water directly related to the water volume circulated through the tower. It requires only a pipe connection to drain.

MINUTES

The 22 F Series cooling towers may be installed either outdoors or indoors. In the latter case suitable duct work is provided to bring in fresh air and exhaust moisture laden air to outdoors.

Inspection and Test

All details of construction were examined by Ass't Engr. G. F. Sklenarik, Committee on Test.

Recommendation

On the basis of the examination and the data filed by the applicant, the Committee on Test recommends the approval of the Carrier Series 22F Cooling Tower for use in New York City under the provisions of C26-191.0, C26-679.0 Administrative Building Code provided that each tower shall bear a label, permanently affixed, reading "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 801-56-SA".

(Sgd.) SAMUEL L. BECKER,
Director,
JOHN A. DARTS,
Assistant Engineer,
GEORGE F. SKLENARIK,
Assistant Engineer,
Committee on Test.

Resolved that the Board of Standards and Appeals does hereby approve this appliance in accordance with the above report.

822-56-SM

APPLICANT—Joanna Western Mills Co., owner.
SUBJECT—Application November 13, 1956—UV490-12 FRC and UV490-12 FRM (flame resistant vinyl coated fabric for folding doors), approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Material approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Klei-
ert, Commissioner Foley, Commissioner Sleeper and
Commissioner Fox 5
Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Calendar Number 822-56-SM.

Subject: UV490-12FRC and UV490-12FRM (flame re-
sistant vinyl coated cotton fabric for folding
doors).

Joanna Western Mills Co., Chicago, Illinois, filed Novem-
ber 13, 1956, an application with the Board of Standards
and Appeals for approval of the material known as UV490-
12FRC and UV490-12FRM (flame resistant vinyl coated
cotton fabric for folding doors) under the provision of the
Flame Proofing Rules of the Board.

Purpose

Flame resistant vinyl coated cotton fabric for folding
doors.

Description

The UV490-12 FRC base fabric is a 60 x 48 count 51"
4.90 yard print cloth to which is applied a flame resistant
vinyl coating weighing approximately 6 oz. per sq. yd. The
coated construction is embossed in a suitable grain.

The UV490-12FRM is the same as UV490-12FRC except
that base cloth has been given a flame resistant treatment
before coating.

Inspection and Test

Samples of the material were tested at the Better Fabrics
Testing Bureau in the presence of Ass't. Engr. J. A.
Darts, Committee on Test and W. H. Masterson, repre-
senting the applicant.

Recommendation

On the basis of the inspection and test the Committee on
Test concludes that the material UV490-12FRC and UV490-
12FRM (flame resistant vinyl coated cotton fabric for fold-
ing doors) possesses inherent flame proofing properties and
accordingly recommends the approval of this material for
a flame resistant fabric for folding doors. The Committee
further recommends that this material shall not be used in
locations wherein an approved opening protective assembly is
required.

Tests on each specific installation or any retests thereof
shall be made by the Fire Commissioner or in a Laboratory
approved by him in accordance with the requirements of
the Flameproofing Rules of the Board.

The Committee further recommends that all cartons or
containers in which this material is marketed shall be
tagged, stamped or labeled "Approved by the Board of
Standards and Appeals for use in New York City under
Calendar Number 822-56-SM". The Committee also recom-
mends that the plans showing the location of the folding
doors submitted to the Building Department shall be
similarly marked with the approval number of the folding
door.

(Sgd.) SAMUEL L. BECKER,
Director,
JOHN A. DARTS,
Assistant Engineer,
GEORGE F. SKLENARIK,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does
hereby approve this material in accordance with the above
report.

356-57-SM

APPLICANT—Joseph Platzker, for American Biltrite
Rubber Co., owner.

SUBJECT—Application April 16, 1957—Amtico Vinyl Tile
Flooring, approval of.

APPEARANCES—

For Applicant: Joseph Platzker.

ACTION OF BOARD—Material approved in accordance
with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Klein-
ert, Commissioner Foley, Commissioner Sleeper and
Commissioner Fox 5
Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Calendar Number 356-57-SM.

Subject: Amtico Vinyl Tile Flooring covering.

Joseph Platzker for American Biltrite Rubber Company,
Trenton, New Jersey, filed April 16, 1957, an application
with the Board of Standards and Appeals for approval of
their Amtico Vinyl Tile Flooring under the provisions of
C26-667.0.4a Administrative Building Code.

Purpose

The material is a floor covering.

Description

Amtico Vinyl Tile Flooring is a resilient vinyl tile. The
pattern color extends throughout the thickness of the tile.
The tiles are made in 9 x 9 inch, 12 x 12 inch and 36 x
36 inch sizes with thickness of 1/8, 3/16 and 1/4 inch.

Inspection and Test

The data submitted was examined by Ass't. Engr. G. F.
Sklenarik, Committee on Test, the following tests were
conducted on the material.

Abrasion resistance, residual indentation, combustibility, re-
sistance to oils, solvents and acids, tensile strength, flexi-
bility, toxicity and hardness.

MINUTES

The complete test report is on file with and is part of the record.

Recommendation

On the basis of the inspection and test and the data filed by the applicant, the Committee on Test recommends the approval of Amtico Vinyl Tile Flooring as a floor covering for use in New York City under the provisions of C26-667.0.4a Administrative Building Code on condition that all containers in which the material is to be marketed shall be tagged, stamped or labeled as follows: "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 356-57-SM".

(Sgd.) SAMUEL L. BECKER,
Director,
JOHN A. DARTS,
Assistant Engineer,
GEORGE F. SKLENARIK,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

423-57-SM

APPLICANT—Gilford Leather Co., Inc., Agent for Interchemical Corp., Cotan Division, owner.

SUBJECT—Application May 15, 1957—Cotan Cohyde Wall Coverings, approval of—to be marketed also by Gilford Leather Co., Inc., as Caribou, Tahiti Strawtex, Golden Glow, Gilcolite Antique, Gilcolite Leather Grain, Shantung, Luxor, Linentex, Savoy Basket, Harlequin, Grass Cloth, Sequin and Flax Antique.

APPEARANCES—

For Applicant: Joseph Schron.

ACTION OF BOARD—Material approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Kleintert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox 5

Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Calendar Number 423-57-SM.

Subject: Cotan Cohyde Wall Coverings—to be marketed also by Gilford Leather Co., as Caribou, Tahiti Strawtex, Golden Glow, Gilcolite Antique, Gilcolite Leather Grain, Shantung, Luxor, Linentex, Savoy Basket, Harlequin, Grass Cloth, Sequin and Flax Antique.

Gilford Leather Co., for Interchemical Corporation, Cotan Division, Newark, New Jersey, filed May 15, 1957 an application with the Board of Standards and Appeals for approval of Cotan Cohyde Wall Coverings also to be marketed by Gilford Leather Co., as Caribou, Tahiti Strawtex, Golden Glow, Gilcolite Antique, Gilcolite Leather Grain, Shantung, Luxor, Linentex, Savoy Basket, Harlequin, Grass Cloth, Sequin and Flax Antique, for use in New York City under provisions of C26-667.07b Administrative Building Code.

Purpose

The material is to be used as a veneer when placed upon an incombustible backing.

Description

Cotan Cohyde wall covering material consists of a woven cotton fabric coated on one side with a vinyl film. The vinyl is a combination of vinyl resin, pigments, plasticizers and stabilizers and is bonded to the fabric by fusion.

The finished material varies in thickness depending on texture from .017 inch to .036 inch.

Inspection and Test

The material was examined at this office by Ass't Engr. G. F. Sklenarik Committee on Test. The material will burn in itself when not applied to an incombustible backing.

The thickness was less than 1/20 of an inch.

Recommendation

On the basis of the examination and the data filed by the applicant, The Committee on Test recommends the approval of Cotan Cohyde Wall Coverings for use as a veneering material under the provisions of C26-667.07.b Administrative Building Code on condition that each container or wrapper in which this material is marketed shall be stamped or labeled "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 423-57-SM" and that such materials may also be marketed by the Gilford Leather Co. as Caribou, Tahiti Strawtex, Golden Glow, Gilcolite Antique, Gilcolite Leather Grain, Shantung, Luxor, Linentex, Savoy Basket, Harlequin, Grass Cloth, Sequin and Flax Antique Wall Covering.

The Committee further recommends that this material shall not be used in public halls of multiple dwellings as prohibited under sections 101, 142, 146, 148 and 149 of the Multiple Dwelling Law.

(Sgd.) SAMUEL L. BECKER,
Director,
JOHN A. DARTS,
Asst. Engr.,
GEORGE F. SKLENARIK,
Asst. Engr.,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

505-57-SA

APPLICANT—Edwards Engineering Corporation, owner.

SUBJECT—Application reopened December 2, 1958 for resolution as to change of trade name—Spi-Rol-Fin Gold Crown Gas-fired Boiler, Hot Water Models 6000 and 7500; previously approved.

APPEARANCES—

For Applicant: Walter Farrell.

ACTION OF BOARD—Resolution amended in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Kleintert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox 5

Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Calendar Number 505-57-SA.

Subject: Amendment to resolution as to change of trade name.

Edwards Engineering Corp., Pompton Plains, New Jersey, requested by letter dated November 11, 1958, that the resolution adopted October 21, 1958 under Calendar Number 505-57-SA be amended as to change of trade name of their gas fired boilers and a change in heat input rating on the Model 600G unit. The application was reopened by a vote of the Board, December 2, 1958.

Recommendation

The Committee on Test recommends that the resolution adopted October 21, 1958 be amended to change the trade name of their approved gas fired boilers from Spi-Rol-Fin Gold Crown to Edwards Heating Unit and to change the heat input rating for the Model 600G boiler from 120,000

MINUTES

Btu per hour to 125,000 Btu per hour on condition that all other requirements of the resolution adopted October 21, 1958 under Calendar Number 505-57-SA be complied with.

(Sgd.) SAMUEL L. BECKER,
Director,
JOHN A. DARTS,
Assistant Engineer,
GEORGE F. SKLENARIK,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of October 21, 1958 in accordance with the above report.

795-57-SM

APPLICANT—R. M. Hollingshead Corporation, owner.
SUBJECT—Application October 21, 1957—Cocoon Sprayable Vinyl Plastic Coating (Spray applied for use in hospitals, schools, institutions, commercial and industrial buildings), approval of.

APPEARANCES—

For Applicant: George H. Hansen and Anthony J. Ferraro.

ACTION OF BOARD—Material approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Kleintert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox 5
Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Calendar Number 795-57-SM.

Subject: Cocoon Sprayable Vinyl Plastic Coating, R. M. Hollingshead Corporation, Camden, New Jersey filed October 21, 1957 with the Board of Standards and Appeals for approval of the material known as Cocoon Sprayable Vinyl Plastic Coating under the provisions of C26-605 through C26-608.0 Administrative Building Code.

Purpose

The material is to be used as a roof covering and also as a veneer when sprayed on an incombustible backing.

Description

The material is a sprayable air dry vinyl resin which is sprayed onto incombustible backing and also applied as a roofing material. The coating is applied to a thickness of 0.025 inches.

Inspection and Test

The material was tested in accordance with the requirements of C26-605.0 through C26-608.0 Administrative Building Code at the applicants plant in the presence of Asst. Engr. J. A. Darts Committee on Test. The material successfully met the requirements of a roof covering.

Recommendation

On the basis of the test and the data filed by the applicant, the Committee on Test recommends the approval of the material known as Cocoon Sprayable Vinyl Plastic Coating for voluntary use in New York City as a roof covering having met the requirements of C26-605.0 through C26-608.0 Administrative Building Code.

The Committee further recommends that the material may be used as a veneer, under the provisions of C26-667.0.7.b Administrative Building Code on condition that the material be applied to an incombustible backing and that the material shall not be installed to a thickness greater than 1/20 of an inch and further that each container in which the material shall be labeled, "Approved by the

Board of Standards and Appeals for use in New York City under Calendar Number 795-57-SM".

(Sgd.) SAMUEL L. BECKER,
Director,
JOHN A. DARTS,
Asst. Engr.,
GEORGE F. SKLENARIK,
Asst. Engr.,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

859-57-SA

APPLICANT—American La-France Corporation, owner.
SUBJECT—Application reopened January 6, 1959 for amendment of resolution as to additional trade name—re American La-France Dry Chemical Extinguishers, Models PDC-2A, PDC-5, PDC-10, PDC-20 and PDC-30; previously approved.

APPEARANCES—

For Applicant: Roger C. Kahn.

ACTION OF BOARD—Resolution amended in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Kleintert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox 5
Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Calendar Number 859-57-SA.

Subject: Amendment of resolution as to additional trade name.

American La-France, Elmira, New York requested by letter dated December 3, 1958, that the resolution adopted July 15, 1958 be amended so as to permit the approved dry chemical fire extinguishers to be marketed under additional trade names. The application was reopened by a vote of the Board January 6, 1959.

Description

The requested model is identical to the model PDC-2A, approved by the Board July 15, 1958 under Calendar 859-57-SA except that it is provided with a Scotchcal nameplate and is provided in pastel shades. The extinguisher has been approved by the Underwriters' Laboratory.

Recommendation

The Committee on Test recommends that the resolution adopted July 15, 1958 under Calendar Number 859-57-SA be amended so that the 2 pound dry chemical extinguisher may be marketed under the additional trade name of protexall Fire Extinguisher on condition that the requirements of the resolution adopted July 15, 1958 under Calendar Number 859-57-SA be complied with.

(Sgd.) SAMUEL L. BECKER,
Director,
JOHN A. DARTS,
Asst. Engr.,
GEORGE F. SKLENARIK,
Asst. Engr.,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of July 15, 1958 in accordance with the above report.

1023-57-SM

APPLICANT—Barrett Division of Allied Chemical and Dye Corp., owner.

SUBJECT—Application December 24, 1957—Barrett Insulating Wallboards, Plank and Tile, for use as an interior finish, approval of.

MINUTES

APPEARANCES—

For Applicant: Sheldon H. Cady.

ACTION OF BOARD—Material approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Kleinert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox 5
Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Calendar Number 1023-57-SM.

Subject: Barrett Insulating Wallboard, Plank and Tile.

Barrett Division of Allied Chemical and Dye Corp., New York, filed December 24, 1957, an application with the Board of Standards and Appeals for approval of the material known as Barrett Insulating Wallboard, Plank, and Tile under the provisions of Fibre Board Rules of the Board.

Purpose

The material is used for interior finishes.

Description

The board, plank and tile are manufactured from both hard and soft woods. The logs are chipped into small pieces and then refined in a disc refiner which produces a pulp from which the boards are made. This pulp is poured into a machine which forms it into boards which are dried in ovens and cut into proper size.

The board is manufactured in widths of 4'-0" and lengths up to 12'-0" and in thickness of $\frac{3}{8}$ " and $\frac{1}{2}$ ".

The plank is made in widths of 8" to 16", lengths to 12'-0" and $\frac{1}{2}$ " in thickness.

The tile is made in sizes of 1'-0" x 1'-0" up to 16" x 32" and $\frac{1}{2}$ " in thickness.

Inspection and Test

Tests were conducted on the material by the J. L. Finck Laboratories, Brooklyn, New York and also at the applicant's plant under the supervision of C. H. Kindig, P. E. State of Pa., as specified under the Fibre Board Rules of the Board. The material met the requirements. The complete report is on file with and is part of the record.

Recommendation

On the basis of the test and the data filed by the applicant, the Committee on Test recommends the approval of the material known as Barrett Insulating Wall Board, Plank and Tile for use in New York City under the provisions of the Fibre Board Rules of the Board on condition that each container in which the material is marketed shall be tagged, stamped or labeled "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 1023-57-SM" or in lieu thereof each plank or board may be similarly marked.

The Committee further recommends that the tile may be marketed under the additional trade name of Barrestone Tile.

(Sgd.) SAMUEL L. BECKER,
Director,
JOHN A. DARTS,
Asst. Engr.,
GEORGE F. SKLENARIK,
Asst. Engr.,
Committee on Test.

Resolved, that the Board of Standard and Appeals does hereby approve this material in accordance with the above report.

26-58-SM

APPLICANT—Finetex Inc., owner.

SUBJECT—Application January 3, 1958—Finetex Inc., Fire Retardant SR; treatment to paper, approval of.

APPEARANCES—

For Applicant: Thomas L. Scala.

ACTION OF BOARD—Material approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Kleinert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox 5
Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Calendar Number 26-58-SM.

Subject: Fire Retardant SR.

Finetex Inc., Paterson, New Jersey, filed January 3, 1958, an application with the Board of Standards and Appeals for approval of the material known as Fire Retardant SR for use in New York City under the provisions of the Flame Proofing Rules of the Board.

Purpose

Treatment to paper and cotton fabric as to Fire Resistive Flameproof Materials.

Description

The Fire Retardant SR, a liquid is used for treatment of stock for display backgrounds, sometimes corrugated and glued to fireproof board.

The Fire Retardant SR is also used on groundwood stock for posters, confetti and party papers.

On different weights (pounds) of paper, the formula of Fire Retardant SR vary in pounds.

Fire Retardant SR is also used for cotton fabrics. The cotton fabric is known as Osnaburg Fabric which comes in two colors, white and tan.

Identification of fabrics using this material

Osnaburg Fabric—39"—2.35 weight—all cotton—color—white treated with Fire Retardant SR.

Osnaburg Fabric—39"—2.35 weight—all cotton—color—tan treated with Fire Retardant SR.

Paper—Display Type—color orange—treated with Fire Retardant SR.

Inspection and Test

Samples of the material were tested at the Better Fabrics Testing Bureau in the presence of Asst. Engr. J. A. Darts, Committee on Test and W. H. Masterson, representing the applicant.

Recommendation

On the basis of the inspection and test the Committee on Test concludes that the material Fire Retardant SR, Calendar Number 26-58-SM, possess inherent flameproofing properties and accordingly recommends the approval of the material for use as flame resistant treatment for paper and cotton fabrics.

Tests on each specific installation or any retests thereof shall be made by the Fire Commissioner or in a Laboratory approved by him in accordance with the requirements of the Flameproofing Rules of the Board.

The Committee further recommends that all cartons or containers in which this material is marketed shall be tagged, stamped or labeled "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 26-58-SM".

(Sgd.) SAMUEL L. BECKER,
Director,
JOHN A. DARTS,
Asst. Engr.,
GEORGE F. SKLENARIK,
Asst. Engr.,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this material in accordance with the above report.

MINUTES

73-58-SM

APPLICANT—Construction Products Co., owner.

SUBJECT—Application February 3, 1958—Construction Products Co., Chute Door, for Hospitals, Hotels, etc., approval of.

APPEARANCES—

For Applicant: H. C. Bruce.

ACTION OF BOARD—Material approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Kleintert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox 5
Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Calendar Number 73-58-SM.

Subject: Construction Products Chute Door.

Construction Products Company, Bronx, New York, filed February 3, 1958, an application with the Board of Standards and Appeals for approval of the material known as Construction Products Chute Door under the provisions of C26-661, C26-662, and C26-663.0 Administrative Building Code.

Purpose

The material is a hopper door but not to be used on the service opening of non-fuel fired incinerators.

Description

The door is a self closing, outward opening flush type swinging fire door; 23½ inches by 23½ inches in area by 1 inch thick, set in a 24 inch by 24 inch opening and hung at one side on a stainless steel piano hinge 0.5 inches in diameter, to open outward from the fire chamber. The door is constructed of No. 22 gauge stainless steel double pan construction welded around the perimeter 5 inches on center.

The door is hung in a 22 gauge stainless steel frame with a ½ inch by ½ inch angle stop and ⅛ inch by ½ inch neoprene gasket. The core of the door consists of one inch cellular asbestos with three ⅝ inch vents top and bottom. The door is equipped with a brass hand pull, a refrigerator type Kason latch and a Yale and Towne door closer.

Inspection and Test

The door was tested at Protexol in accordance with the requirements of C26-610.0 Administrative Building Code. The door successfully met the fire and hose stream requirements.

Recommendation

On the basis of the test and the data filed by the applicant, the Committee on Test recommends the approval of the Construction Products Chute Door for use in New York City as a one and one half hour opening protective assembly when constructed as herein described on condition that the chute door shall not be installed on service openings of non fuel fired incinerators and further that the construction and installation of the door shall comply with the Rules for Inspection of Approved Opening Protective Assemblies.

(Sgd.) SAMUEL L. BECKER,
Director,
JOHN A. DARTS,
Asst. Engr.,
GEORGE F. SKLENARIK,
Asst. Engr.,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this material in accordance with the above report.

106-58-SA

APPLICANT—Janitrol Division of Surface Combustion Corp., owner.

SUBJECT—Application February 26, 1958—Janitrol Series SC-75 Gas Conversion Burners, for converting coal or oil boilers to gas-firing, approval of.

APPEARANCES—

For Applicant: Thomas J. Burke.

ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Kleintert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox 5
Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Calendar Number 106-58-SA.

Subject: Janitrol Series SC-75 Gas Conversion Burner.

Janitrol Division, Surface Combustion Corp., New York, N. Y., filed February 26, 1958, an application with the Board of Standards and Appeals for approval of the Janitrol Series SC-75 Gas Conversion Burners for use in New York City under the provisions of Article 12, Administrative Building Code.

Purpose

Gas fired conversion burners.

Description

The SC-75 Series burners are designed for installation in steam or hot water boilers or warm air furnaces requiring heat inputs in the range of 325,000 to 750,000 Btu per hour.

They are made up of an assembly of six venturi burner tubes and a gas manifold installed within a 26 gauge steel housing. Burner tubes are placed so that the flames will strike a flame spreader made of special alloy. The spreader is secured to the underside of the burner housing and extends outward a distance of 11 inches, curving upward to a height of 8 inches.

Standard equipment for the DT models include in addition to the above, adjustable primary shutters, a pilot and thermocouple with thermo-pilot relay for complete gas shut off, a secondary air door, two wire low voltage control circuits, slow opening diaphragm valve, manifold pressure gauge, transformer, thermostat, gas pressure regulator, pilot gas pressure regulator, main line shut off valve, pilot gas cock and adjustable support legs for placing the burner.

The type DE includes all of the standard—DT—items except that the thermocouple pilot assembly and pilot relay are replaced by a Janitrol electronic flame rectification and flame retention pilot and an electronic control panel assembly which includes a protecto-relay, fused line service switch and junction boxes.

Capacity of the burners is varied by employing two different orifice sizes and by blanking off up to three burner tubes with pipe plugs and corresponding gas pressure variation.

Inspection and Test

All details of construction were examined by Ass't Engr. G. F. Sklenarik, Committee on Test.

Recommendation

On the basis of the examination and the data filed by the applicant, the Committee on Test recommends the approval of the Janitrol Series SC-75 Gas Conversion Burners for use in New York City when installed in accordance with this report, the Electrical Code of the City of New York and Article 12, Administrative Building Code and provided that each burner shall bear a label, permanently affixed, reading "Approved by the Board of Standards and

MINUTES

Appeals for use in New York City under Calendar Number 106-58-SA".

(Sgd.) SAMUEL L. BECKER,
Director,
JOHN A. DARTS,
Asst. Engr.,
GEORGE F. SKLENARIK,
Asst. Engr.,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

313-58-SA

APPLICANT—Hayes Furnace Manufacturing and Supply Co., owner.

SUBJECT—Application May 19, 1958—Hayes Gas-fired Duct Furnace, Models 80-SED-E to 600-SED-E and 80-SED-S to 600-SED-S, approval of (for use with natural, manufactured, mixed and liquefied petroleum gases).

APPEARANCES—

For Applicant: Edward H. Harvitt.

ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Kleintert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox 5

Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Calendar Number 313-58-SA.

Subject: Hayes Gas Fired Duct Furnace, Models 80-SED-E to 600-SED-E and 80-SED-S to 600-SED-S, approval of.

Hayes Furnace Mfg. & Supply Co., Los Angeles, California, filed May 19, 1958 an application with the Board of Standards and Appeals for approval of the Hayes Gas Fired Duct Furnace, Models 80-SED-E to 600-SED-E and 80-SED-S to 600-SED-S for use in New York City under the provisions of Article 12, Administrative Building Code.

Purpose

Gas fired furnaces designed for connection to a hot air heating duct system.

Description

The Hayes SED-E, S, furnaces are heavy duty horizontal air flow duct furnaces with input capacities ranging from 80,000 Btu per hour to 600,000 Btu per hour in increments of 40,000 Btu per hour.

The furnaces are designed for air temperature increases from approximately 55°F to 100°F at static pressures from zero to 2.0 inches of water.

These furnaces consist essentially of welded stainless steel heating elements or exchangers placed in a casing and arranged in a manner to permit flow of air between the elements in a horizontal direction. Air baffles are installed between the elements to increase heat transfer efficiency. Each element has a cast iron drilled port burner located under its open end and the burners are enclosed in a fire box provided with combustion air and access openings.

The combustion products are discharged into a common draft diverter attached to the top of the furnace. The diverter is designed to permit flue connection in either a vertical or horizontal direction.

Each furnace is equipped with a 100% shut off pilot, a high limit switch, a manual shut off valve and an automatic valve. Where divided manifolds are used separate pilots, limit switches and automatic valves are furnished for each division.

In the E models, the burners are installed with the venturi mixing tubes in a horizontal position. In the S series the venturi tubes are installed in a vertical position.

All furnaces may be furnished with an angle floor stand or with provision for suspension.

Inspection and Test

All details of construction were examined by Ass't. Engr. G. F. Sklenarik, Committee on Test.

The SED-E and SED-S furnaces have been tested and approved by the American Gas Association for all fuel gases.

Recommendation

On the basis of the examination and the data filed by the applicant, The Committee on Test recommends the approval of the Hayes Gas Fired Duct Furnaces, Models 80-SED-E to 600-SED-E and 80-SED-S to 600-SED-S for use in New York City but not in garages or similar locations where there may be explosive atmospheres when installed in accordance with this report and the requirements of Article 12, Administrative Building Code and provided they will be installed with a clearance of at least 6 inches from adjacent walls, ceilings and floors with a similar clearance maintained from horizontal draft hoods or the horizontal portion of flue pipes immediately adjoining vertical draft hoods and further provided that each furnace shall bear a label permanently affixed, reading "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 313-58-SA".

(Sgd.) SAMUEL L. BECKER,
Director,
JOHN A. DARTS,
Asst. Engr.,
GEORGE F. SKLENARIK,
Asst. Engr.,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

725-49-SA

APPLICANT—Stewart-Warner Corporation, U.S. Machine Division, owner.

SUBJECT—Application October 14, 1949—Saf-Air Gas-fired Wall Heater, Models 8201, 8202 and 8203, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Laid over to date to be set; applicant has been notified by the Board; hearing previously closed.

272-55-SA

APPLICANT—H. C. Little Burner Company, Inc., owner.

SUBJECT—Application March 28, 1955—Safti-Vent Gas-fired Wall Heaters, Models GW-16, GW-22, GW-30, GWT-16, GWT-22, GWT-30, GWR-8 and GWT-8, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Laid over to date to be set; applicant has been notified by the Board; hearing previously closed.

123-56-SA

APPLICANT—Hunt Heater Corporation, owner.

SUBJECT—Application February 1, 1956—Hunt Novent

MINUTES

Gas-fired Heating Unit (for window or wall installation)
Models W-20, W-355 and W-455, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Laid over to date to be set; applicant has been notified by the Board; hearing previously closed.

892-56-SA

APPLICANT—Sears Roebuck and Co., for Temco Inc., owner.

SUBJECT—Application December 13, 1956—Kenmore Gas-fired Space Heaters, Models 138.535020, 138.535035, 138.535535TA, 138.535555TA, 138.535570TA, 138.556030, 138.556530TA, 138.556545TA, 138.556560TA, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Laid over for applicant to be present; date to be set.

454-58-SA

APPLICANT—Chattanooga Royal Company, owner.

SUBJECT—Application July 24, 1958—Royal DV-20 and DV-30, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Laid over to date to be set; applicant has been notified by the Board; hearing previously closed.

720-58-SA

APPLICANT—Per-Fab Co., Inc., owner.

SUBJECT—Application December 9, 1958—Per-Fab Heat Transfer System, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Laid over for further consideration; date will be set and applicant will be notified.

599-56-A

APPLICANT—Simon B. Zelnik, for Vander Realty Company, owner.

SUBJECT—Application for consideration—reopening for amendment of resolution—re Appeal from a decision of the Borough Superintendent—re egress; previously granted on condition.

PREMISES AFFECTED—17-27 Vandewater Street, north side, 114.1 feet east of Brooklyn Bridge and 45-51 Rose Street, Block 114, Lot 37, Borough of Manhattan.

APPEARANCES—

For Applicant: Leon Rosenbaum.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Kleintert, Commissioner Foley and Commissioner Fox.... 4
Negative: 0
Absent: Commissioner Sleeper..... 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board on October 29, 1957 on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does

hereby *amend* the resolution as adopted by the Board on October 29, 1957, by adding thereto:

"that the exits from the cellar proposed to be used for manufacturing may be as indicated on revised plans marked 'Received January 30, 1959', 1 sheet, as acted on by the Borough Superintendent under B.N. App. 2567/56, disapproved January 21, 1959; that the door shown from the front factory space leading to the stairway to first floor shall be changed so that there will be a swinging self closing fireproof door in place of the sliding door shown on plans; and that in all other respects the resolution above cited shall be complied with."

889-56-A

APPLICANT—Hurley, Kearney & Lane, for St. Clement Pope R. C. Church, owner.

SUBJECT—Application for consideration—reopening for amendment of resolution as to fence—re Appeal from a decision of the Borough Superintendent—re height of fence; previously granted on condition.

PREMISES AFFECTED—142-05 123rd Avenue, northeast corner of 142nd Street, Block 12035, Lots 53, 55 and 57, Ozone Park, Borough of Queens.

APPEARANCES—

For Applicant: Raymond J. Ryan.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Kleintert, Commissioner Foley and Commissioner Fox.... 4
Negative 0
Absent: Commissioner Sleeper..... 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board on November 19, 1957 on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

RESOLVED, that the Board of Standards and Appeals does hereby *amend* the resolution as adopted by the Board on November 19, 1957, only so far as it has reference to the fence, so that as amended this portion of the resolution shall read:

"that on all lot lines there shall be constructed and maintained a woven wire fence of the chain link type, on a masonry base to a total height of at least 5 feet, 6 inches in height, except that such fence may be maintained at a greater height if desired with a manproof construction to a total height not to exceed 12 feet; that wire used in the manproof construction shall be plain wire but not barbed." (Alt. 2455/55)

183-58-A

APPLICANT—Power and Hopkins, for Mabel Curran, owner.

SUBJECT—Application March 31, 1958—Appeal from a decision of the Borough Superintendent, re conversion of 2 story and cellar, frame, two-family dwelling to three families.

PREMISES AFFECTED—1600 Hering Avenue, northeast corner of Pierce Avenue, Block 4113, Lot 38, Borough of The Bronx.

APPEARANCES—

For Applicant: John T. Power.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Kleintert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox 5
Negative: 0

MINUTES

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated February 27, 1958 on Alt. Applic. 391/57, reads:

"Request for reconsideration is denied and objection repeated.

A-1. Conversion of the frame 2nd story and cellar two family dwelling to a 3 family multiple dwelling is contrary to Sec. 56 of the Multiple Dwelling Law. The affidavit and the Dept. of WSG & E letter filed herewith are inconclusive and attest only to the fact that an unlawful condition has been existing and not to the requirement that a proper approval has been obtained from this dept. or the former Tenement House Department. See Sec. 300 and 301 of the M.D. Law and also N. Y. City Corp. Counsel Opinion's #38239 of 1/28/36 and #42722 of 3/12/36."

and

WHEREAS, the applicant states that the building is 2 stories and cellar, 25 feet high, 21 feet by 48 feet 6 inches in area, of class 4 construction, erected in 1921, as a two-family house, located in a residence use, C area, class 1½ height district, used and occupied since 1921, as follows: Cellar—boiler room, storage and 1 apartment—1 family; 1st and 2nd floors—1 apartment each; that the frame building was erected in 1921 by the father of present owner; that since its erection it has been in actual physical use continuously as a three family dwelling; that said dwelling was equipped and maintained as a three family dwelling long before the enactment of the Multiple Dwelling Law; that the continued use as a three family dwelling is not in violation of the law; and

WHEREAS, the premises was inspected by a committee of the Board and there seems to be evidence that the use of the cellar in this two-story and cellar building has apparently been used continuously for many years although not approved and is subject to violation. In the opinion of the Committee it should be permitted as a legal condition and a certificate of occupancy issued as a heretofore converted multiple dwelling.

Resolved, that the decision of the Borough Superintendent, acting on Alt. Applic. 391/57, Objection A-1, be and it hereby is *modified* under the power vested in the Board by the terms of the Charter, and the appeal be and it hereby is *granted*, to permit the building to be continued as proposed and as indicated on plans filed with this application, marked "Received March 31, 1958", 3 sheets, as heretofore converted multiple dwelling; that the building shall not be increased in height or area; that this variance may continue only so long as the conditions continue as proposed.

306-48-A—Vol. III

APPLICANT—Maurice Nirenstein, for Al and Betty Hertz, owners.

SUBJECT—Application for consideration—reopening as Vol. III subject to regular procedure—re Appeal from a decision of the Borough Superintendent—re alteration of Class IV construction in local retail use district; previously granted on condition.

PREMISES AFFECTED—269-16 80th Avenue, south side, 120 feet east of 269th Street, Block 8725, Lot 7, Borough of Queens.

APPEARANCES—

For Applicant: Maurice Nirenstein.

ACTION OF BOARD—Application reopened as Vol. III, subject to the regular procedure.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Kleinert, Commissioner Foley and Commissioner Fox..... 4
Negative: 0
Absent: Commissioner Sleeper 1

545-52-A—Vol. II

APPLICANT—Samuel Rosenblum, for Bert-Len Realty Company, Inc., owner.

SUBJECT—Application for consideration—reopening as Vol. II subject to regular procedure—re Appeal from an order of the Fire Commissioner—elevator in readiness; previously withdrawn.

PREMISES AFFECTED—313-15 West 35th Street, north side, 150 feet west of 8th Avenue, Block 759, Lot 31, Borough of Manhattan.

APPEARANCES—

For Applicant: Samuel Rosenblum.

ACTION OF BOARD—Application reopened as Vol. II, subject to the regular procedure.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Kleinert, Commissioner Foley and Commissioner Fox..... 4
Negative: 0
Absent: Commissioner Sleeper 1

963-54-A

APPLICANT—Robert Gottlieb, for Meprin Realty Corp., owner.

SUBJECT—Application December 15, 1954—re Appeal from a decision of the Borough Superintendent.

PREMISES AFFECTED—369 3rd Avenue, east side, 49 ft. 4½ in. south of East 27th Street, Block 907, Lot 57, Borough of Manhattan.

APPEARANCES—

For Applicant: Robert Gottlieb.

ACTION OF BOARD—Laid over to March 10, 1959, at 2 P. M. for inspection and decision; hearing previously closed.

305-58-A

APPLICANT—Samuel Carr, for Willa Realty Co., owner.

SUBJECT—Application May 13, 1958—Appeal from a decision of the Borough Superintendent, re egress.

PREMISES AFFECTED—35 West 21st Street, north side, 372 feet east of Avenue of the Americas, Block 823, Lot 19, Borough of Manhattan.

APPEARANCES—

For Applicant: Samuel Carr.

ACTION OF BOARD—Laid over to March 10, 1959, at 2 P. M. for further inspection and decision; hearing previously closed.

586-58-A

APPLICANT—Abraham Grossman, for Seymour Nathan, owner.

SUBJECT—Application October 10, 1958—Appeal from a decision of the Borough Superintendent, re egress, fire escape, etc.

PREMISES AFFECTED—101-103 Wooster Street, west side, 125 feet north of Spring Street, Block 501, Lot 28, Borough of Manhattan.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Laid over to March 10, 1959, at 2 P. M. for further inspection and decision; hearing previously closed.

201-27-BZ—Vol. III

APPLICANT—Peggy Cooney, for Estate of Lazarus Rosenberg, owner.

MINUTES

SUBJECT—Application for consideration—reopening for amendment of resolution—re Application, decision of the Borough Superintendent; previously granted on condition, under Sections 7f, 7i and 7A of the Zoning Resolution, permitting in a business use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, storage, sale of accessories and office; and to permit the parking and storage of more than five motor vehicles waiting to be serviced, with a show window an entrance (curb cut) more than the permitted distance from the intersection.

PREMISES AFFECTED—333-339 Reid Avenue and 134-140 Chauncey Street, southeast corner, Block 1692, Lot 6, Borough of Brooklyn.

APPEARANCES—

For Applicant: Peggy Cooney.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Kleintert, Commissioner Foley and Commissioner Fox..... 4
Negative: 0
Absent: Commissioner Sleeper..... 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. III, on March 4, 1952 on certain conditions; and

WHEREAS, plans submitted as being in substantial compliance with the Board's requirements, were approved on April 1, 1952; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted May 31, 1927, under Vol. I, as thereafter *amended* by resolutions adopted through April 1, 1952, by adding thereto:

"that the number of gasoline storage tanks permitted under the resolution adopted March 4, 1952, may be increased so that there may be a total of twelve approved 550 gallon tanks, located where shown on revised plan marked 'Received January 29, 1959', one sheet, as passed by the Borough Superintendent under GT App. 3381-58, Objection disapproved October 31, 1958."

235-31-BZ—Vol. III

APPLICANT—Lama, Proskauer & Prober, for Mae Weissberg, owner.

SUBJECT—Application for consideration—reopening for amendment of resolution—re Application, decision of the Borough Superintendent; previously granted on condition, under Sections 7f and 21 of the Zoning Resolution, to permit in a business use district, the extension of the present use of auto repair shop, welding, body and fender work, incidental paint and spray work, office and sale of accessories, parking and storage, sale and display of more than five (5) motor vehicles, two lubrication pits and one lift by adding thereto the use of gasoline service station and spraying of undercoating for a stated term of fifteen (15) years.

PREMISES AFFECTED—701-705 Utica Avenue, east side, 50 feet south of Clarkson Avenue, Block 4637, Lot 41, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Kleintert, Commissioner Foley and Commissioner Fox.... 4
Negative 0
Absent: Commissioner Sleeper..... 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. III, on May 13, 1958 on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 5, 1939, as thereafter *amended* by resolutions adopted through May 13, 1958 by adding thereto:

"that in the event the owner desires to make minor changes such changes may be made as follows: to permit within the building the omission of the grease pit and the installation of two lifts and wheel alignment; and to permit the height of the building to be increased to 13 feet, as indicated on revised plans marked 'Received January 27, 1959,' 2 sheets, as passed by the Borough Superintendent under Alt. App. 3649-57, amendment of January 5, 1959, denied January 19, 1959; and to permit the removal of the entire front wall of the building and to construct a new front wall with facing of face brick; and that in all other respects the resolution above cited shall be complied with."

215-32-BZ—Vol. II

APPLICANT—Wilmot A. Archibald, for Irvine Boyce-El, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which has expired January 5, 1959—re Application, decision of the Borough Superintendent; previously granted on condition, under Section 7h of the Zoning Resolution, permitting in a residence use district, the parking and storage of more than five motor vehicles (pleasure type) for a term of years.

PREMISES AFFECTED—670-674 Halsey Street, south side, 125 feet west of Patchen Avenue, Block 1667, Lot 35, Borough of Brooklyn.

APPEARANCES—

For Applicant: Wilmot A. Archibald.

ACTION OF BOARD—Application reopened and term in variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Kleintert, Commissioner Foley and Commissioner Fox..... 4
Negative: 0
Absent: Commissioner Sleeper..... 1

THE RESOLUTION—

WHEREAS, this application was amended by the Board as Vol. II, on March 15, 1949 on certain conditions; and

WHEREAS, the term of variance was extended from time to time and last extended on January 5, 1954; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 22, 1932, as thereafter *amended*, under Vol. II, to January 5, 1954 only so far as it refers to the term of variance, so that as *amended* this portion of the resolution shall read:

"... granted under Section 7, Subdivision h for a term of five years from the date of this *amended* resolution, to permit; that other than as herein *amended* the resolution above cited shall be complied with in all respects; and that all permits, including a new certificate of occupancy, shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution." (Alt. 27/49)

279-33-BZ

APPLICANT—D. J. Levinson & Associates, for Newman Building Co., Inc., owner.

MINUTES

SUBJECT—Application for consideration—reopening for extension of term of variance—re Application, decision of the Borough Superintendent; previously granted on condition, under Section 7i of the Zoning Resolution, permitting in a business use district, the erection and maintenance of a gasoline service station, for a temporary term of years.

PREMISES AFFECTED—Southwest corner of Baisley Boulevard and New York Boulevard, Block 3045, part of Lot 29, Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: H. J. Levinson.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Kleintert, Commissioner Foley and Commissioner Fox.... 4

Negative 0

Absent: Commissioner Sleeper..... 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board on February 6, 1934 on certain conditions; and

WHEREAS, the term of variance was extended from time to time and last extended on April 12, 1949; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on February 6, 1934, as thereafter *amended* by resolutions adopted through April 12, 1949 only so far as it refers to the term of variance, so that as *amended* this portion of the resolution shall read:

“... granted under Section 7, Subdivision f for a term of ten years from the date of this *amended* resolution, to permit; that other than as herein *amended* the resolution above cited shall be complied with in all respects; and that all permits, including a new certificate of occupancy, shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution.” (Alt. App. 771/49)

605-46-BZ—Vol. III

APPLICANT—Elliot Saltzman, for Marathon Service Station, Inc., owner; Crawford Service Station, Inc., lessee.

SUBJECT—Application for consideration—reopening for amendment of resolution—re Application, decision of the Borough Superintendent; previously granted on condition, under Sections 7c, 7i and 7h of the Zoning Resolution, permitting in a business use district, the demolition of existing gasoline service station, the rebuilding and extension in use and area to include gasoline service station adjoining all to be used as a gasoline service station, lubricatorium, car washing, auto repairs, body and fender work, storage and sale of accessories and office and permitting the parking and storage of motor vehicles.

PREMISES AFFECTED—2616-38 Coney Island Avenue and 755-765 Crawford Avenue, northwest corner and 798-802 Lancaster Avenue, Block 7184, Lots 85, 88, 91 and 92, Borough of Brooklyn.

APPEARANCES—

For Applicant: Elliot Saltzman.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Kleintert, Commissioner Foley and Commissioner Fox.... 4

Negative 0

Absent: Commissioner Sleeper..... 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. III, on July 21, 1953, on certain conditions; and

WHEREAS, the resolution was amended on January 29, 1957; and

WHEREAS, the term of variance was extended on July 1, 1958; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 21, 1953, as thereafter *amended* by resolution adopted July 1, 1958, by adding thereto, in connection with the parking use, which was granted under Section 7c by resolution adopted July 1, 1958, instead of for a term, so that as *amended* this portion of the resolution shall read:

“that such parking use, now permitted under Section 7c, may include the sale of used cars *on condition* that in all other respects the resolution above cited shall be complied with, as passed by the Borough Superintendent under Alt. App. 4310-58, disapproved January 5, 1959, and as shown on plans marked ‘Received January 27, 1959’, one sheet; that a corrected certificate of occupancy shall be obtained; that there shall be no change in these plans except as to the space where there may be sale of used cars, and in other respects there shall be no change from the plans as approved by the Board under the resolution adopted July 21, 1953, namely, marked ‘Received January 21, 1953’, 4 sheets.”

292-57-BZ

APPLICANT—Herman Kron, for 61-44 Fresh Meadow Road, Inc., owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which has expired February 4, 1959—re Application, decision of the Borough Superintendent; previously granted on condition, under Sections 7c, 7e, 7A, 7h and 7i of the Zoning Resolution, permitting in a retail and residence use district, the reconstruction and maintenance of a gasoline service station, lubricatorium, motor vehicle repair shop and sale of used cars, parking and storage of more than 5 cars, with curb cuts within 75 feet of a residence use district and a ground sign on the retail use portion.

PREMISES AFFECTED—130-36 Merrick Boulevard, northwest corner of 130th Road, Block 12541, Lot 50, St. Albans, Borough of Queens.

APPEARANCES—

For Applicant: Herman Kron.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Kleintert, Commissioner Foley and Commissioner Fox.... 4

Negative 0

Absent: Commissioner Sleeper..... 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board on February 4, 1958 on certain conditions; and

WHEREAS, the resolution was amended on April 22, 1958; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on February 4, 1958, as thereafter *amended* by resolution adopted on April 22, 1958 only as to the time within which to obtain permits and

MINUTES

complete the work, so that as *amended* this portion of the resolution shall read:

"that all permits required, including a certificate of occupancy, shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution." (N.B. 311/57)

231-28-BZ—Vol. II

APPLICANT—Lama, Proskauer & Prober, for Socony Mobil Oil Co., Inc., owner.

SUBJECT—Application for consideration—reopening as Vol. II subject to regular procedure—re Application, decision of the Borough Superintendent; previously granted on condition, under Section 21 of the Zoning Resolution, to permit in a business district the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—146-01 to 146-09 Liberty Avenue, 97-44 Sutphin Blvd., 97-25 to 97-45 146th Street, northwest, Block 10031, Lot 25, Borough of Queens (Jamaica).

APPEARANCES—

For Applicant: Alfred A. Lama and Albert Kramer.

ACTION OF BOARD—Application reopened as Vol. II, subject to the regular procedure.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Kleintert, Commissioner Foley and Commissioner Fox.... 4
Negative: 0
Absent: Commissioner Sleeper 1

122-39-BZ—Vol. III

APPLICANT—Haus and Bresin, for The Cord Meyer Company, owner; Maxwell Strauss, lessee.

SUBJECT—Application for consideration—reopening as Vol. III subject to regular procedure—re Application, decision of the Borough Superintendent; previously denied, under Section 7e of the Zoning Resolution, to permit in a business use district, the erection of a one-story building to be maintained for use as a high speed auto laundry and car polishing establishment with parking of motor vehicles awaiting service for a term of fifteen (15) years.

PREMISES AFFECTED—88-14 to 88-26 (88-20 official) Roosevelt Avenue, south side, 97.05 feet west of Case Street, Block 1510, Lot 1, Elmhurst, Borough of Queens.

APPEARANCES—

For Applicant: Timothy Hartnett.

ACTION OF BOARD—Application reopened as Vol. III, subject to the regular procedure.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Kleintert, Commissioner Foley and Commissioner Fox.... 4
Negative: 0
Absent: Commissioner Sleeper 1

1161-39-BZ—Vol. II

APPLICANT—M. Martin Elkind, for Harold Goldstein and Thomas Ferreri, owners.

SUBJECT—Application for consideration—reopening for extension of time to complete which has expired October 29, 1958 and change of ownership—re Application, decision of the Borough Superintendent; previously granted on condition, under Sections 7e and 7f of the Zoning

Resolution, to permit in a business use district, the extension to the accessory building and extend the present use of the gasoline service station, office, two (2) car garage, laundry, auto repair and paint shop to include lubritorium and storage of auto accessories and parts and arrangement of gasoline pumps.

PREMISES AFFECTED—4302-4312 Farragut Road and 745-755 East 43rd Street, southeast corner; Block 5018, Lots 38 and 43, Borough of Brooklyn.

APPEARANCES—

For Applicant: M. M. Elkind.

ACTION OF BOARD—Application reopened subject to the usual procedure waiving all requirements except new decision of the Borough Superintendent, which has been filed, and to permit two publications in the Bulletin as notice.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Kleintert, Commissioner Foley and Commissioner Fox.... 4
Negative: 0
Absent: Commissioner Sleeper 1

878-52-BZ—Vol. II

APPLICANT—Fred C. Dahlem, for Jack Starr, owner.

SUBJECT—Application for consideration—reopening as Vol. II subject to regular procedure—re Application, decision of the Borough Superintendent; previously denied, under Section 7e of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a business building (stores).

PREMISES AFFECTED—1563-1565 Longfellow Avenue, west side, 75 feet south of East 173rd Street, Block 3001, Lots 28, 29 and 30, Borough of The Bronx.

APPEARANCES—

For Applicant: Fred C. Dahlem.

ACTION OF BOARD—Application reopened as Vol. II, subject to the regular procedure.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Kleintert, Commissioner Foley and Commissioner Fox.... 4
Negative: 0
Absent: Commissioner Sleeper 1

712-55-BZ

APPLICANT—Larry Meltzer, for 1765 Bushwick Avenue Corp., owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which has expired June 25, 1958 and for approval of sign—re Application, decision of the Borough Superintendent; previously granted on condition, under Sections 7i and 21 of the Zoning Resolution, to permit in a business use district, the maintenance of a motor vehicle repair shop, auto body and fender repairs and auto paint shop.

PREMISES AFFECTED—1761-1765 Bushwick Avenue, north side, 60 feet 6¾ inches east of Fanchon Place and 19 Fanchon Place, Block 3483, Lot 6, Borough of Brooklyn.

APPEARANCES—

For Applicant: Ronald Ogur.

ACTION OF BOARD—Application reopened subject to the regular procedure waiving all requirements except a new decision of the Borough Superintendent, which has been filed, and to permit two publications in the Bulletin as notice, and to be set for hearing, and to include the question of an additional sign.

MINUTES

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Kleinert, Commissioner Foley and Commissioner Fox..... 4
Negative: 0
Absent: Commissioner Sleeper 1

398-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Sheilnor Realty Corp., owner.

SUBJECT—Application reopened June 5, 1956—re withdrawal—re Application, decision of the Borough Superintendent; previously denied, under Sections 7i, 7i and 7A the reopened and restored to docket by order of the Court, to permit in the business use district portion of a plot located in a residence and business use district, the erection and maintenance of a gasoline service station, car wash, non automatic, lubritorium, motor vehicle repairs, storage and sale of accessories and office, with show windows near the residence use district than is permitted and to permit the parking and storage of motor vehicles, all for a term of 15 years.

PREMISES AFFECTED—5701-5717 Fillmore Avenue, 1573-1583 East 57th Street, northwest corner, 1598-1602 Avenue T and 1598-1602 East 58th Street, Block 8379, Lots 1, 3, 5, 7 and 9, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

ACTION OF BOARD—Application withdrawn.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Kleinert, Commissioner Foley and Commissioner Fox..... 4
Negative: 0
Absent: Commissioner Sleeper..... 1

THE RESOLUTION—

WHEREAS, this application was reopened and restored to the docket by the Board on order of the Court on June 5, 1956; and

WHEREAS, this matter has to do with a former gasoline station denied by the Board on June 22, 1954 and later was subject to court proceeding and a court order was issued under which the matter was remitted to the Board of Standards and Appeals for reconsideration and for such determination as may be justified on the basis of such new evidence as may be adduced; that was as of February 7, 1956 and no further action was taken or requested; that upon investigation it was found that the premises where the gasoline station was proposed has since been developed with residential buildings and in view of that, there is no basis for consideration of the gasoline station; that the request of the applicant is that the application be withdrawn.

Resolved, that the application be and it hereby is *withdrawn*.

Adjourned: 4:15 P.M.

JOSEPH J. DOYLE, *Chief Clerk*.

*CORRECTION

The minutes of the meeting of the Board of Standards and Appeals held on November 12, 1958, as they appeared in Bulletin No. 46, Vol. 43, hereby corrected to read as follows:

1305-25-BZ—Vol. II

APPLICANT—Nathan Lubroth, for Lovelane Automotive Corp., owner.

SUBJECT—Application for consideration—reopening for amendment of resolution—re Application, decision of the Borough Superintendent; previously granted on condition, under sections 7a and 7e of the Zoning Resolution, to permit in a *residence* use district the alteration and extension of an existing garage for more than five (5) motor vehicles (existing garage granted by the Board).

PREMISES AFFECTED—42-50 Love Lane, and 1-9 College Place, northwest corner, Block 236, Lot 71, Borough of Brooklyn.

APPEARANCES—

For Applicant: Nathan Lubroth.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert and Commissioner Sleeper 4

Negative: 0

Absent: Commissioner Foley 1

THE RESOLUTION—

WHEREAS, this application was *amended* by the Board as Vol. II, on September 29, 1936, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution as adopted on March 13, 1926, as thereafter *amended* by resolutions adopted through September 29, 1936, by adding thereto:

"that there may be an additional curb cut and door in the garage wall facing on College Place, provided the opening does not exceed 8 feet in width, with a ramp from grade to the floor of the building, as may be required, and as now shown on revised plan marked 'Received October 16, 1958', 1 sheet, and as passed on by the Borough Superintendent under Alt. Applic. 2727/58, Objection 1, disapproved September 22, 1958; and that in all other respects the requirements of the resolution above cited shall be complied with."

*Correction In the Subject, the word "business" use district changed to "*residence*" use district, as indicated in italics.

*CORRECTION

The minutes of the meeting of the Board of Standards and Appeals held on February 3, 1959, as they appeared in Bulletin No. 6, Vol. 44, hereby corrected to read as follows:

674-47-SM—Vol. II

APPLICANT—The Rawlplug Company, Inc., owner.

SUBJECT—Application reopened January 14, 1958 Rawl Drives and Rawl Plugs—re Rawl-Drives, Masonry fastener; previously dismissed.

APPEARANCES—

For Applicant: Edward L. Della Valle.

ACTION OF BOARD—Material approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert and Commissioner Foley..... 3

Negative 0

Absent: Commissioner Sleeper..... 1

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Calendar Number 674-47-SM—Vol. II.

Subject: Rawl Drives & Rawl Plugs.

The Rawlplug Company, Inc., Church Street, New York, filed July 7, 1947 an application with the Board of Standards and Appeals for approval of the material known as Rawl Drives & Rawl Plugs under the provisions of C26-191.0 Administrative Building Code. The application was

(Continued on page 324)

ANNUAL REPORT

CASES FILED AND PENDING 1958

Filed 1958	A	BZ	S	SA	SM	SR	M'L	T'L	GR. T'L
JANUARY	12	19	0	3	6	0	144	184	
Restored	5	37	0	16	21	0		79	263
FEBRUARY	14	19	0	9	11	0	151	204	
Restored	4	17	0	2	7	1		31	235
MARCH	19	37	0	17	19	0	103	195	
Restored	0	20	0	1	2	0		23	218
APRIL	20	37	0	13	15	0	151	236	
Restored	1	24	0	0	0	0		25	261
MAY	26	25	0	11	13	0	128	203	
Restored	1	17	0	2	3	0		23	226
JUNE	19	25	0	2	7	1	118	172	
Restored	8	23	1	4	5	0		41	213
JULY	19	30	0	11	15	0	256	331	
Restored	7	13	0	0	4	0		24	355
AUGUST	7	14	0	10	8	0	0	39	
Restored	0	0	0	0	0	0		0	39
SEPTEMBER ...	16	19	0	9	12	0	68	124	
Restored	3	10	0	1	9	0		23	147
OCTOBER	12	35	0	6	6	0	216	275	
Restored	6	22	0	6	10	0		44	319
NOVEMBER ...	16	23	0	7	8	0	175	229	
Restored	5	23	0	11	8	0		47	276
DECEMBER	23	54	0	11	9	0	120	217	
Restored	3	18	0	7	12	0		40	257
FILED	203	337	0	109	129	1			
Restored	43	224	1	50	81	1			
FILED	203	337	0	109	129	1			
Restored	43	224	1	50	81	1			
TOTAL	246	561	1	159	210	2	1630	2809	2809
PENDING									
Dec. 31, 1957 ...	167	519	4	628	782	5	0	2105	2105
GRAND TOTAL.	413	1080	5	787	992	7	1630	4914	4914
DISPOSITION									
1958									
JANUARY	21	47	0	15	5	0	144	232	
FEBRUARY	15	63	0	5	11	0	151	245	
MARCH	27	89	0	32	49	0	104	300	777
APRIL	31	83	0	46	30	0	151	341	
MAY	26	63	0	29	17	0	128	263	
JUNE	24	96	0	16	15	0	118	269	873
JULY	57	104	1	36	34	1	256	489	
AUGUST	0	0	0	0	0	0	0	0	
SEPTEMBER ...	5	17	0	29	43	0	68	162	651
OCTOBER	17	47	0	40	47	0	216	367	
NOVEMBER ...	26	48	1	9	12	0	175	271	
DECEMBER	40	98	0	28	20	0	120	306	944
TOTAL	289	755	2	285	283	1	1630	3245	3245
PENDING									
Dec. 31, 1958 ...	124	325	3	502	709	6	0	1669	1669

Code: A—Appeals from Administrative Decisions. BZ—Applications under Zoning Resolutions. S—Applications for Variations of Labor Law. SA—Applications for Approval of Appliances. SM—Applications for Approval of Materials. SR—Applications for Adoption of Rules. M'L—Miscellaneous Docket.

ANNUAL REPORT

DOCKET

Cases pending December 31, 1957	2105
Cases filed up to December 31, 1958.....	779
Restored to Docket	400

MISCELLANEOUS APPLICATIONS

Requests to reopen	1026
Requests to amend	263
Requests to rescind	1
Requests for extension of time	183
Requests for extension of term of variance	154
Requests for approval of plans	3

Total	4914
Disposed of	3245
Cases pending December 31, 1958.....	1669

DISPOSITION OF CASES

Withdrawn	98
Dismissed	54

Denied	114
Granted	0
Granted on condition	781
Appliances approved	183
Appliances dismissed, disapproved or withdrawn.....	101
Materials approved	144
Materials dismissed, disapproved or withdrawn.....	139
Rules approved	1

MISCELLANEOUS ACTIONS

Requests to reopen granted	1005
Requests to reopen denied	1
Requests to amend granted	263
Requests to rescind granted	1
Requests for extension of time granted	183
Requests for extension of term of variance	154
Plans approved	3
Requests withdrawn or dismissed	20
Total	3245

MONEYS RECEIVED

	1st QUARTER	2nd QUARTER	3rd QUARTER	4th QUARTER	TOTAL
Bulletin	\$ 1,785.00	\$ 1,410.00	\$ 1,065.00	\$ 1,095.00	\$ 5,355.00
Cash Sales	536.13	592.76	343.45	527.22	1,999.56
Filing Fees	13,430.00	22,410.00	14,610.00	20,520.00	70,970.00
Paid to City Treasurer.....	\$15,751.13	\$24,412.76	\$16,018.45	\$22,142.22	\$78,324.56

REVIEW FROM 1916

Year	Cases Filed	Restored & M'l Actions	Total to Dis- pose of	Pending Previous Year	With- drawn	Dis- missed	Disposed of as follows:					Pending Dec. 31st
							Cases Denied	Granted, etc.	M'l Actions	Total Cases		
1916	502	32	534	0	39	64	59	204	32	398	136	
1917	2620	35	2655	136	291	154	241	838	35	1559	1232	
1918	1734	160	1894	1232	803	666	418	1009	160	3056	70	
1919	1005	73	1078	70	105	47	271	594	41	1058	90	
1920	793	114	907	90	84	100	233	457	33	907	90	
1921	1720	176	1896	90	102	296	337	827	35	1597	389	
1922	1575	405	1980	389	171	195	262	1025	281	1934	435	
1923	1562	308	1870	435	149	189	193	928	219	1678	627	
1924	1540	415	1955	627	173	194	290	1003	324	1984	598	
1925	1350	335	1685	598	140	129	203	793	275	1540	743	
1926	1147	403	1550	743	193	85	289	864	403	1834	459	
1927	1357	575	1932	459	168	137	261	679	477	1722	669	
1928	988	467	1455	669	230	107	312	585	384	1618	506	
1929	765	508	1273	506	177	62	190	518	440	1387	392	
1930	760	523	1283	392	175	38	215	379	451	1258	417	
1931	623	645	1268	417	103	44	184	471	539	1341	344	
1932	631	641	1272	344	158	22	159	492	524	1355	261	
1933	389	648	1037	261	54	34	144	312	542	1086	212	
1934	368	584	952	212	47	51	162	248	493	1001	163	
1935	365	718	1083	163	40	14	122	305	589	1070	176	
1936	393	683	1076	176	59	18	103	330	563	1073	179	
1937	629	691	1320	179	43	14	120	409	587	1173	326	
1938	1230	720	1950	326	96	19	153	910	618	1796	480	
1939	1552	934	2486	480	121	66	244	1010	812	2253	713	
1940	1235	1043	2278	713	138	33	200	851	890	2112	879	
1941	1116	1148	2264	879	122	43	205	852	999	2221	922	
1942	915	1018	1933	922	163	59	275	746	913	2156	699	
1943	638	1050	1688	699	146	69	105	562	939	1821	566	
1944	753	1075	1828	566	119	47	92	562	935	1755	639	
1945	823	1099	1922	639	159	40	129	573	931	1832	729	
1946	1086	1288	2374	729	120	27	147	732	1065	2091	1012	
1947	1113	1450	2563	1012	218	56	243	759	1215	2491	1084	
1948	1140	1603	2743	1084	168	48	242	846	1344	2648	1179	
1949	934	1535	2469	1179	130	49	241	900	1226	2546	1102	
1950	958	1683	2641	1102	120	11	209	810	1439	2589	1154	
1951	917	1611	2528	1154	130	14	118	765	1364	2391	1291	
1952	931	1683	2614	1291	99	9	238	811	1385	2542	1363	
1953	945	1686	2631	1363	154	25	114	847	1296	2436	1558	
1954	1014	1724	2738	1558	161	34	194	800	1363	2552	1744	
1955	1045	1695	2740	1744	95	9	92	915	1317	2428	2056	
1956	901	1846	2747	2056	109	68	140	893	1450	2660	2143	
1957	1038	1825	2863	2143	151	60	187	1021	1482	2901	2105	
1958	779	2030	2809	2105	98	54	354	1109	1630	3245	1669	
Total	43879	38885	82764	31932	6321	3500	8690	30544	32040	81095	33601	

HARRIS H. MURDOCK, *Chairman*

JOSEPH J. DOYLE, *Chief Clerk.*

3
University of Illinois Library
Serials Dept.
Urbana, Ill.

MINUTES

(Continued from page 321)

dismissed January 14, 1958 and reopened under Calendar Number 674-47-SM—Vol. II, January 14, 1958.

Purpose

The material is to be used for anchoring hangers in stone concrete.

Description

The Rawl Drive is a one piece, longitudinally sheared pre-expanded tempered steel expansion bolt. The drive is made in three head styles; Round, Countersunk and Stud.

In the manufacture of the drive, the drive is given two heat treatments so that it has great tensile strength and hardness. The size of the drive ranges from 3/16 inch to 1/2 inch diameter and from 1 inch to 6 inches in length.

In application, two operations are necessary; drill a hole in the masonry, the nominal diameter of the drive to be used then insert the Rawl Drive in the hole and drive it with a hammer, if the stud drive is used; tighten the nut slightly with a wrench.

The Rawl-Plug is a masonry anchor designed for use with wood, sheet metal and lag screws. It is formed of braided jute, compressed into a tubular shape and is treated chemically and by heat to give a tough and elastic binding. A lead lining makes it possible for the screw to reproduce its own thread and keeps the jute fibers from being cut by the screw.

In application, it is necessary to drill the proper sized hole, insert the plug, put fixture in place and turn.

Inspection and Test

Various size drives were tested at New York Testing Laboratories, Inc. The drives were inserted in concrete blocks and depending on the diameter and imbedment and the loading in pounds, varied from 1287 to 5010 pounds.

The plugs were tested with sheet metal, wood and lag screws. The loading, in pounds ranged from 1193 to 2623 pounds.

The applicant has also submitted a report of the Underwriters' Laboratory—E 5796 and an approval of the former Board of Buildings, City of New York dated August 15, 1935 granting approval to the use of Rawl-Drives.

Recommendation

On the basis of the tests and the data filed by the applicant, the Committee on Test recommends the approval of the material known as Rawl-Drives and Rawl-Plugs, for voluntary use in New York City under the provisions of

C26-191.0 Administrative Building Code under the pertinent sections of the Administrative Building Code in the same manner as an expansion bolt, wherein expansion bolts are permitted on condition that all cartons in which the material is marketed shall be tagged, stamped or labeled "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 674-47-SM".

The Committee further recommends that the loading on the plugs and drives shall comply with the following tables:

RAWLPLUGS

Size	Average Tension Load Sustained	Safe Working Load in Shear (20%)	Safe Working Load in Tension (10%)
No. 8	1193 lbs.	240 lbs.	120 lbs.
No. 10	1300	260	130
No. 12	2000	400	200
No. 14	2983	600	300
No. 16	2073	415	210
No. 20	2623	525	265

RAWL-DRIVES

Diameter of Drive	Safe Working Load in Shear (20%)	Safe Working Load in Tension (10%)
3/16	260 lbs.	130 lbs.
1/4	410	205
5/16	700	350
3/8	1000	500

(Sgd.) SAMUEL L. BECKER,
Director,
JOHN A. DARTS,
Asst. Engr.
GEORGE F. SKLENARIK,
Asst. Engr.
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

* Correction—In the report of Committee on Test, under the heading of *Recommendation*, is inserted a table relative to the loading of the plugs and drives.

52.05
FILE 287

LIBRARY OF THE
CITY OF NEW YORK
MAR 30 1959

BULLETIN

OF THE

BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

Issued under authority of Chapter 27, Section 665 of the Charter of the City of New York
Published weekly by the Board of Standards and Appeals at its office, 80 Lafayette Street, 9th Floor, Manhattan,
New York 13, N. Y.

Vol. XLIV	Subscription \$15.00 a year	March 3, 1959	Single Copies, 25 cents By Mail, 30 cents	No. 9
-----------	--------------------------------	---------------	--	-------

DIRECTORY

BOARD OF STANDARDS AND APPEALS

HARRIS H. MURDOCK, Chairman

EDWIN W. KLEINERT, Vice Chairman

MAX H. FOLEY

HAROLD R. SLEEPER

HUGH P. FOX

SAMUEL L. BECKER, Director

JOSEPH J. DOYLE, Chief Clerk

OFFICE—80 Lafayette Street, 9th Floor, Manhattan, New
York 13, N. Y.

TELEPHONE—WHitehall 3-3600, Extensions 2600-2609, 2769-
2770 and 3020-3024.

Address all communications to the Chairman

CONTENTS

Court Decision.

Docket.

Notice of Hearing Calendar.

Minutes of Regular Meeting, Wednesday Morning,
February 25, 1959, Affecting Calendar Numbers 1051-
21-BZ—Vol. IV, 68-36-BZ—Vol. IV, 186-53-BZ—Vol.
II, 782-56-BZ—Vol. II, 78-58-BZ, 292-58-BZ, 672-
58-A, 335-58-BZ, 336-58-A, 537-58-BZ, 552-58-BZ, 557-
58-BZ, 563-58-BZ, 587-58-BZ, 594-58-BZ, 595-58-BZ,
602-58-BZ, 603-58-BZ, 605-58-BZ, 645-58-BZ, 653-58-
BZ, 660-58-BZ, 749-58-BZ, 763-58-BZ, 346-58-BZ, 614-
58-BZ, 615-58-BZ, 696-24-BZ—Vol. II, 1079-25-BZ—
Vol. II, 223-31-BZ—Vol. II, 338-46-BZ—Vol. II, 267-
49-BZ—Vol. III, 851-57-A, 918-57-BZ, 959-57-BZ, 21-
59-A, 389-58-BZ, 471-58-BZ, 486-58-BZ, 504-58-BZ,
510-58-BZ and 643-58-BZ.

Minutes of Regular Meeting, Wednesday Afternoon,
February 25, 1959, Affecting Calendar Numbers 631-
58-A, 449-58-A, 534-58-A, 624-58-A, 626-58-A, 202-44-
A—Vol. II, 783-52-A—Vol. II, 798-53-A—Vol. III,
206-58-A—Vol. II, 86-58-A, 353-58-A, 140-49-A—Vol.

COURT DECISION

Matter of John Minett, et al. vs. Murdock—On January 14, 1958 the Board granted a variance to permit a gasoline service station at 77-01 to 77-21 North Conduit Avenue, northeast corner of Sutter Avenue, Block 11340, Lot 1, Ozone Park, Borough of Queens; Cal. No. 12-57-BZ. Upon court review Mr. Justice James J. Conroy confirmed the determination of the Board and dismissed the petition and vacated the order, stating among other things the following:

"the court is of the opinion that the petitioners have not demonstrated that there are any triable issues of fact".....
"the record shows that the Board has acted upon a reasonable basis and on sufficient evidence to permit the exercise of discretionary powers under subdivisions (e) and (i) of Section 7 of the Zoning Resolution. Since the Board acted within its jurisdiction and upon substantial evidence, the court cannot set such determination aside and substitute its judgment for that of the administrative body in whom alone such discretion is vested."
(N. Y. Law Journal, August 12, 1958, page 4).

Further court proceeding in the Appellate Division Second Department is pending.

A motion for a stay was made to the Appellate Division Second Department as reported in the New York Law Journal, October 10, 1958. The order of the court is as follows:

"Motion for a stay granted on condition that appellants be ready to argue or submit the appeal at the December term, beginning Monday, November 24 (for which term the appeal is ordered to be placed on the calendar), and on the further condition that appellants, within five days after the entry of the order hereon, file an undertaking for \$7,500, with corporate surety, as security for any damages that the intervenor-respondent may sustain if the order appealed from be affirmed or the appeal therefrom is dismissed."

In the Appellate Division, Second Department, a motion by appellants for reargument or motion for stay denied. (N. Y. Law Journal, November 5, 1958, page 13).

The Appellate Division, Second Judicial Department affirmed the decision of the Special Term which upheld the decision of the Board, granting a variance, as follows:

"Proceeding to review a determination of the Board of Standards and Appeals of the City of New York which granted an application pursuant to subdivision (e) of section 7 of the Zoning Resolution of the City of New York for a variance to permit the erection and operation of a gasoline service station and accessory uses in a residence use district for a period of fifteen years, subject to conditions and safeguards imposed by the Board. The appeal is from an order granting motions to dismiss the petition. Order unanimously affirmed, without costs. No opinion." (N. Y. Law Journal, February 17, 1959, page 13).

PUBLIC HEARINGS

Tuesdays at 10 a.m. and 2 p.m.

Special meetings as published in this Bulletin.

All hearings are held at 80 Lafayette Street, 9th Floor, Borough of Manhattan.

III, 122-56-A, 528-57-A, 617-58-A, 134-26-BZ—Vol. II, 433-29-BZ—Vol. IV, 122-46-BZ—Vol. II, 739-48-BZ, 26-52-BZ—Vol. II, 846-52-BZ, 157-53-BZ, 192-53-BZ—Vol. II, 619-56-BZ, 661-56-BZ—Vol. II, 772-57-BZ, 914-57-BZ, 265-28-BZ—Vol. IV, 676-42-BZ—Vol. III, 63-44-BZ—Vol. II, 514-55-BZ, 149-56-BZ, 898-56-BZ—Vol. II, 81-57-BZ, 1469-22-SA, 617-23-SA, 91-26-SA, 38-47-SM—Vol. II, 690-47-SM, 175-49-SM, 569-57-SM and 667-57-SM.

CALENDAR

DOCKET

New Cases filed up to February 24, 1959

Cal. No. Dept. Premises Affected

96-59-BZ—B.B.—3707-3711 Nostrand Avenue, east side, 100 feet south of Avenue X, Block 7422, Lot 73, Borough of Brooklyn, N.B. 211-59—re area excessive—local retail, D area district.

97-59-SA—Waste King Dishwashers, Custom and DeLuxe, Models FS-1C, FS-1D, FS-2C, FS-2D, UC-1C, UC-1D, UC-2C, UC-2D, FSP-1C, FSP-1D, FSP-2C, FSP-2D, FSPT-1C, FSPT-1D, FSPT-2C and FSPT-2D, manufactured by Waste King Corporation, Appliance.

98-59-A—B.M.—435-443 East 85th Street, north side, 94 feet west of York Avenue, Block 1565, Lots 17, 18, 19, 20 and 21, Borough of Manhattan, TA-4—re tax exemption and abatement.

99-59-A—B.M.—9-11 Pike Street and 121-125 East Broadway, southeast corner, Block 283, Lots 43 and 44, Borough of Manhattan, Alt. 1155-58—re multiple dwelling—egress.

100-59-A—B.Q.—97-44 Sutphin Boulevard and 146-01 to 146-09 Liberty Avenue, northwest corner and 97-25 to 97-45 146th Street, Block 10031, Lot 25, Jamaica, Borough of Queens; under section 35, General City Law—re premises partly in bed of a mapped street, N.B. 3690-58.

101-59-BZ—B.M.—168-178 3rd Avenue, west side, 20 feet north of East 16th Street and 145-147 East 16th Street, Block 872, Lots 33, 34 and 37-41, Borough of Manhattan, Alt. 1181-56—re parking lot—local retail use district.

102-59-SA—Fitzgibbons Forced Draft Package Unit, Models 39-59, 44-46, 52-79, 61-93, 74-112, 87-132, 109-165, 130-199, 152-232, 174-265, 217-332, 261-398, 304-464, manufactured by Fitzgibbons Boiler Co., Inc., Appliance.

103-59-SA—Superior Gas Burner for Boilers G2PG, G2RG, G4PG and GTRG, manufactured by Superior Combustion Industries, Inc., Appliance.

104-59-A—B.B.—126-142 Flatbush Avenue Extension, southwest corner of Duffield Street, Block 132, Lots 23, 24, 27, 31, Borough of Brooklyn, Misc. 3151-58—re installation of 5000 gallon gasoline tanks for gasoline service station.

105-59-SM—Fentron Aluminum Windows, Series 310, 310V, 438, 310FR, manufactured by Fentron Architectural Metals Corp., Material.

106-59-A—B.Bx.—3800 East Tremont Avenue, northwest corner of Lamport Place, Block 5562, Lot 73, Borough of The Bronx, Alt. 25-59—re use of Class IV structure for commercial purposes.

107-59-SM—Bethlehem Open Web Steel Joists S-Series, manufactured by Bethlehem Steel Co., Material.

108-59-SM—Pilkington Polished Wired Glass and Wired Cast Square Mesh (Georgian) and Hexagonal Mesh, manufactured by Pilkington Brothers, Ltd., Material.

109-59-SM—Airtex Radiant-Acoustical Ceiling, manufactured by Airtex Corporation, Material.

110-59-A—B.B.—49-51 Dupont Street, northeast corner of Franklin Street, Block 2487, Lots 1, 10, 12, 72, 78, Borough of Brooklyn, Misc. 888-58—re fireproofing, adequate area for live load, exit stairs.

Restored to Docket

798-53-A—Vol. III—B.Q.—107-17 178th Street, east side, 152.48 feet south of 107th Avenue, Block 10336, Lot 12, Jamaica, Borough of Queens, Amendment to N.B. 4070-53—re construction of tank.

202-44-A—Vol. II—B.M.—247 East 53rd Street, north side, 100 feet west of 2nd Avenue, 3rd floor, Block 1327, Lot 20, Borough of Manhattan, Alt. 749-58—re occupying the entire building of class 3 construction as a day care nursery.

783-52-A—Vol. II—B.Bx.—Pelham Parkway and Eastchester Road, southwest corner, Blocks 4281, 4282 and 4217, Borough of The Bronx, Amendment to N.B. 848-50—re door fastenings on required means of egress.

206-58-A—Vol. II—B.R.—1756 Victory Boulevard, south side, 99.49 feet east of Manor Road, 1st floor, Block 707, Lot 6, Four Corners, Borough of Richmond, Amendment to Alt. 39-59—re building in bed of mapped street.

175-49-SM—U. S. Plywood Partition Panel, 1¾ inch thick with Kaylo Core and 1¾ inch thick with Kaylor Core, manufactured by United States Plywood Corporation; reopened for test and report as to additional thickness, Material.

1469-22-SA—Signal Single Stroke A. C. Bell, manufactured by Signal Engineering and Manufacturing Company; reopened for report as to change of name, Appliance.

91-26-SA—Signal Standpipe Alarm Panel, manufactured by Signal Engineering and Manufacturing Co.; reopened for report as to name, Appliance.

617-23-SA—Direct and Alternating Current Control Boards for Vibrating Bells, manufactured by Signal Engineering and Manufacturing Co.; reopened for report as to change of name, Appliance.

38-47-SM—Vol II—Waylite Aggregate—used as aggregate in manufacture of concrete masonry units, manufactured by Bergen Building Block, Inc.; reopened for test and report as to additional sizes, Material.

690-47-SM—Bayonne Block Co. Cinder and Concrete Blocks, manufactured by Bayonne Block Co.; reopened for test and report as to additional size blocks, Material.

569-57-SM—Dura-Vent Gas Vent Pipe (round and oval pipe and fittings), Models DVR and DVO, manufactured by Dura-Vent Corporation; reopened for report as to additional trade name, Material.

81-57-BZ—B.B.—105-111 Sanford Street, east side, 217 feet 9 inches north of Myrtle Avenue, Block 1737, Lots 52, 53

CALENDAR

and 54, Borough of Brooklyn, N.B. 164-57—reopened for consideration as to extension of time to complete—re new building for the manufacture of bowling alleys, silk screens and wood frames—using power equipment—manufacturing use district.

149-56-BZ—B.B.—110 Water Street, southwest corner of Washington Street, Block 37, Lot 1, Borough of Brooklyn, B.N. 1965-55—reopened for consideration as to extension of time to complete—re loading berth, etc.—unrestricted use district.

63-44-BZ—Vol. II—B.M.—236-246 West 17th Street, south side, 256 feet 9 inches east of 8th Avenue, Block 766, Lot 65, Borough of Manhattan, Alt. 55-59—re storage, parking garage and offices—residence use district.

265-28-BZ—Vol. IV—B.Bx.—3181 Westchester Avenue, west side, 160.49 feet south of Wilkinson Avenue, Block 4235, Lot 43, Borough of The Bronx, Alt. 501-58—re bowling alley—residence use district.

514-55-BZ—B.Q.—78-08 51st Avenue and 51-02 Gorsline Street, southwest corner, Block 2470, Lot 5, Elmhurst, Borough of Queens, Alt. 593-55—reopened for consideration as to extension of time to complete—re gasoline station, motor vehicle repair shop, car washing, greasing, dwelling, etc.—residence and retail use district.

676-42-BZ—Vol. III—B.M.—357 West 17th Street, north side, 100 feet east of 9th Avenue, Block 741, Lot 5, Borough of Manhattan, Alt. 1732-58—reopened for consideration of amendment of resolution and extension of term of variance—re office, storage of stationery and storage of knockdown cartons—residence use district.

898-56-BZ—Vol. II—B.Bx.—950 Pugsley Avenue, east side, from Quimby Avenue to Bruckner Boulevard, Block 3682, Lots 1, 10, 15, 23, 70, 75, 78 and 79, Borough of The Bronx, Amendment to N.B. 1276-58—re bowling, recreation center, bar, lounge, private parking lot, etc.—residence use district.

DESIGNATIONS: B.—Department of Buildings; B.B.—Department of Buildings, Brooklyn; B.M.—Department of Buildings, Manhattan; B.Q.—Department of Buildings, Queens; B.R.—Department of Buildings, Richmond; B.Bx.—Department of Buildings, Bronx; H.D.—Health Department; F.D.—Fire Department, and M. and A.—Dept. of Marine and Aviation.

RULES

	Last Publication
Arc and Gas Welding and Oxygen Cutting	Nov. 27, 1956.
Carbon Dioxide Liquefier, Rules..	Mar. 18, 1947—Vol. 32, No. 11
Cements, Air Entraining Portland, Rules for Approval and Use of.	April 12, 1955.
Cements, Blended, Rules for Testing and Use of	Mar. 15, 1955—Vol. 40, No. 11
Certificate of Occupancy, approved term	Dec. 28, 1943—Vol. 28, No. 52A
Concrete Flat Slabs, Rules	July 13, 1937—Vol. 22, No. 28
Concrete Masonry Units, Rules for Manufacture, Testing and Use of	April 24, 1951—Vol. 36, No. 7A
Dry Cleaning Establishments, Rules Covering	Sept. 15, 1955.
Concrete Rules (Hydrated Lime) ..	Aug. 3, 1937—Vol. 22, No. 31
Elevator Rules	Mar. 3, 1936—Vol. 21, No. 9
Erection, Alteration, Repair, Excavation for and Demolition of Buildings	Feb. 1, 1956.

	Last Publication
Exit Rules (Revolving Doors) ...	June 15, 1937—Vol. 22, No. 24
Exterior Veneering Materials, Rules for	Mar. 11, 1952—Vol. 37, No. 11A
Factory Exit Rules	Feb. 22, 1955.
Fire Alarm Rules (Interior).....	April 15, 1958.
Fire Drill Rules	April 15, 1958.
Fire Resistive, Flameproof Materials, etc., Rules for Testing of Fire Retarding Rules for Garages, Motor Vehicle Repair Shops and Oil Selling Stations	Jan. 8, 1957.
Fireproof Wood, Testing of.....	Apr. 22, 1952—Vol. 37, No. 17
Gas Shut-Off Rules	Apr. 13, 1937—Vol. 22, No. 15
Hatchway Protection	Apr. 7, 1925—Vol. 10, No. 14
Insulating Fibre Board Rules	June 5, 1928—Vol. 13, No. 23
Methyl Chloride Rules for Class B and C Refrigerating Systems...	Mar. 25, 1952—Vol. 37, No. 13A
Oil Burner Rules	Feb. 11, 1947—Vol. 32, No. 6
Opening Protective Assemblies, Rules for Inspection of	Nov. 20, 1956.
Parking and Storage of Motor Vehicles—Rules of Commissioner of Housing and Buildings	May 27, 1954.
Plumbing Rules	Sept. 7, 1948—Vol. 33, No. 36
Plumbing Rules (Submerged Inlets; Protective Methods to Prevent Contamination of Water Supply)	Aug. 3, 1937—Vol. 22, No. 31
Procedure, Rules of	Nov. 13, 1956.
Smoking in Factories, Rules for..	Sept. 7, 1937—Vol. 22, No. 36
Spraying and Drying of Paints, Varnishes, Lacquers, etc.	April 15, 1958.
Sprinkler, Rules	Mar. 4, 1958.
Standpipe Fireline Rules	June 29, 1937—Vol. 22, No. 26
Structural Alterations, Reporting.	June 8, 1937—Vol. 22, No. 23
Wire Glass Rules (Amendment to Rule 505 of Industrial Code)...	June 7, 1932—Vol. 17, No. 23
Zoning Resolution, Rule to Supplement Section 19-A—July 11, 1958.	Sept. 3, 1946—Vol. 31, No. 36

Section I, List of Approved Gas Fired Heating Equipment, Gas Burner and Heater Accessories. Oil Fired Heating Equipment and Oil Burner and Heater Accessories, issued June 1, 1955, listing all approvals through May 24, 1955.

Section II, List of Approved Concrete and Clay Products, issued June 27, 1958, listing all approvals through July 2, 1957.

These pamphlets may be purchased at 80 Lafayette Street, Manhattan. Single Copies \$1.25; By Mail—\$1.50.

Further Sections will be published, containing other approved materials and appliances.

MARCH 3, 1959, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning March 3, 1959, at 10 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:

619-58-BZ

APPLICANT—Kenneth W. Milnes, for Garabed S. Papazian, owner.

SUBJECT—Application October 29, 1958—decision of the Borough Superintendent, under Sections 7f and 7i of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, car wash, minor repairs and office and sales. PREMISES AFFECTED—333 Forest Avenue, northeast corner of Hart Boulevard, Block 131, Lot 242, West Brighton, Borough of Richmond.

555-56-BZ—Vol. III

APPLICANT—Carl H. Salminen, for Charles J. Erthal, owner.

SUBJECT—Application October 28, 1958—decision of the Borough Superintendent, under Sections 7f, 7i and 7A of the Zoning Resolution, to permit in a retail use district, the change in use of the present building, public garage, store, and gasoline station to gasoline station, lubritorium, car wash, minor motor vehicle repairs with hand tools only, curb cuts and show window within 75 feet of a residence use district.

PREMISES AFFECTED—22-50 122nd Street and 121-11 23rd Avenue, northwest corner, Block 4197, Lot 40, College Point, Borough of Queens.

CALENDAR

377-57-BZ—Vol. II

APPLICANT—Carl H. Salminen, for Edgersam Corporation, owner.

SUBJECT—Application reopened October 21, 1958, as Vol. II—decision of the Borough Superintendent, under Sections—7a, 7e and 21 of the zoning resolution, to permit in a retail use, D area district, the erection of an extension to an existing structure occupying more than the permitted area and extend the use of light manufacturing of incombustible plastic novelties, office, storage, storage of carboard containers and incombustible plastics, parking and loading area.

PREMISES AFFECTED—45-22 to 45-30 162nd Street, west side, 200 feet south 45th Avenue, Block 5440, Lots 51 and 54, Flushing, Borough of Queens.

673-58-BZ

APPLICANT—Hurley and Hughes, for Beverley Management Corp., owner; A. and P. Tea Co., lessee.

SUBJECT—Application November 21, 1958—decision of the Borough Superintendent, under Sections 7c and 7A of the Zoning Resolution, to permit in a retail and residence use district, the erection of a one story and cellar structure for use as a retail supermarket and to provide in the residence portion of the premises, a business entrance into the rear yard for an unloading area.

PREMISES AFFECTED—300-304 West 20th Street and 189-195 8th Avenue, southwest corner, Block 743, Lots 44, 45, 47 and 49, Borough of Manhattan.

727-58-BZ

APPLICANT—Arno Fischer, for James J. and Katherine Bartley, owners.

SUBJECT—Application December 10, 1958—decision of the Borough Superintendent, under Sections 7c, 7i and 7A of the Zoning Resolution, to permit in a business and residence use district, the reconstruction of an existing gasoline service station, eliminating the garage and extend the uses to include minor auto repairs, lubricatorium, non-automatic auto laundry, sale of accessories, state inspection service, parking of cars awaiting service with show window and curb cuts within 75 feet of a residence use district.

PREMISES AFFECTED—27-01 to 27-11 Newtown Avenue and 26-50 to 26-56 28th Street, northwest corner, Block 573, Lot 1, Long Island City, Borough of Queens.

604-58-BZ

APPLICANT—Andrew Di Camillo, for Joseph Azara, owner.

SUBJECT—Application October 22, 1958—decision of the Borough Superintendent, under Section 7c of the Zoning Resolution, to permit in a residence use district, the change in occupancy of an existing one story and cellar structure from blacksmith shop to the storage and light repairing of air conditioning equipment.

PREMISES AFFECTED—1342 65th Street, south side, 340 feet east of 13th Avenue, Block 5734, Lot 24, Borough of Brooklyn.

592-58-BZ

APPLICANT—Edith Glennon, for Estate of Edward J. Glennon, owner.

SUBJECT—Application October 16, 1958—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a residence use district, the construction and maintenance of a non-transient parking lot for pleasure-type vehicles only for a term of ten (10) years.

PREMISES AFFECTED—276 Bedford Park Boulevard (East 200th Street), south side, 36.33 feet west of Bainbridge Avenue, Block 3297, Lot 19, Borough of The Bronx.

770-58-BZ

APPLICANT—Lama, Proskauer & Prober, for Drake Bakeries, Inc., owner.

SUBJECT—Application December 30, 1958—decision of the Borough Superintendent, under Section 7c of the Zoning Resolution, to permit in an unrestricted, business and residence use district, the extension of the use of parking and storage of owners trucks, loading and unloading from the unrestricted and business portion into the residence portion of the plot.

PREMISES AFFECTED—81-85 Clinton Avenue, east side, 105 feet 4 inches south of Park Avenue and 76 Waverly Avenue, Block 1888, Lots 37, 38 and 39, Borough of Brooklyn.

911-57-BZ

APPLICANT—Charles M. Spindler, for Sarah Burick, owner.

SUBJECT—Application December 13, 1957—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station with accessory uses of lubricatorium, auto washing (non-automatic), office, sale of accessories, minor repairs with hand tools only, safety inspection station and parking and storage of motor vehicles for a temporary term of fifteen (15) years.

PREMISES AFFECTED—80-14 to 80-24 (80-20 official) Pitkin Avenue, southwest corner of 81st Street, Block 9139, Lot 340, Ozone Park, Borough of Queens.

345-58-BZ

APPLICANT—Leo Kornblath, for Geray Comp, and Ethel Latt, owners.

SUBJECT—Application May 27, 1958, decision of the Borough Superintendent, under Sections 7c and 7f of the Zoning Resolution, to permit in a business use district, on a plot presently used for the parking of more than five (5) motor vehicles, the installation of gasoline tanks and pumps to be used in conjunction with the existing gasoline service station located on the adjoining lot.

PREMISES AFFECTED—2125 Jerome Avenue, west side, 70.65 feet, south of West 181st Street, Block 3192, Lots 46 and 42, Borough of Bronx.

756-58-BZ

APPLICANT—Leonard F. Rothkrug for Jacob Morrow and Nat Chanelis, owners.

SUBJECT—Application December 24, 1958—decision of the Borough Superintendent under Sections 9A and 21 of the Zoning Resolution, to permit in a class ½ height district, the erection of a multiple dwelling the height of a portion of which is in excess of that permitted within two miles of a designated airport.

PREMISES AFFECTED—3291-3323 Nostrand Avenue, northeast corner of Avenue T, Block 7365, Lot 71, Borough of Brooklyn.

787-55-BZ—Vol. III

APPLICANT—J. G. L. Molloy, for B. Kerner and Son, Inc., and Padula Service Station, Inc., owners.

SUBJECT—Application reopened October 28, 1958 as Vol. III—decision of the Borough Superintendent, under Sections 7e, 7f and 7i of the Zoning Resolution, to permit in a business use district, the enlargement in area of a gasoline service station by the addition of an adjoining lot and to relocate and add curb cuts and gasoline pumps.

PREMISES AFFECTED—160-168 Ridge Street and 339-345 East Houston Street, southeast corner, Block 345, Lots 44, 48, 49 and 50, Borough of Manhattan.

622-58-BZ

APPLICANT—Fred C. Dahlem and Victor E. Block, for Anthony Monaco, owner.

SUBJECT—Application October 29, 1958—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubricatorium, car wash, office, sale of accessories, minor re-

CALENDAR

pairs with hand tools only and the parking and storage of more than five (5) motor vehicles.

PREMISES AFFECTED—3850-3852 Bronxwood Avenue and 904-908 East 222nd Street, southeast corner, Block 4692, Lots 40, 42 and 43, Borough of The Bronx.

759-58-BZ

APPLICANT—Leonard F. Rothkrug for Berkeley Plaza Corporation, owner.

SUBJECT—Application December 24, 1958—decision of the Borough Superintendent, under Sections 9A and 21 of the Zoning Resolution, to permit in a class one height district, the erection of a multiple dwelling of a height in excess of that permitted within two miles of a designated airport.

PREMISES AFFECTED—2111 Brown Street, southeast corner of Avenue U, Block 7365, Lot 1, Borough of Brooklyn.

668-58-BZ

APPLICANT—Department of Traffic, City of New York, owner.

SUBJECT—Application November 19, 1958—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a municipal parking lot for more than five (5) motor vehicles.

PREMISES AFFECTED—2869-2883 Pitkin Avenue, north side, from Sheridan to Grant Avenues, Block 4222, Lot 1, Borough of Brooklyn.

755-58-BZ

APPLICANT—Lama, Proskauer and Prober for Richard Zirinsky, owner.

SUBJECT—Application December 23, 1958—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in a D area district, the extension of a present building covering more than the permitted area coverage.

PREMISES AFFECTED—72-25 Woodhaven Boulevard, 90-01 to 90-19 73rd Avenue, northeast corner, and 90-22 to 90-26 Metropolitan Avenue, Block 3884, Lot 2, Middle Village, Borough of Queens.

178-57-BZ—Vol. II

APPLICANT—Hurley, Kearney and Lane, for Church of Our Lady of Grace at Howard Beach, owner.

SUBJECT—Application reopened October 7, 1958 as Vol. II—decision of the Borough Superintendent, under Section 9A of the Zoning Resolution, to permit in a class ½ height district, the erection of an additional story to an existing two-story school building the height of which exceeds that permitted within two miles of a designated airport.

PREMISES AFFECTED—158-10 to 158-20 101st Street, southwest corner of 158th Avenue, Block 14170, Lot 1, Howard Beach, Borough of Queens.

669-58-BZ

APPLICANT—Department of Traffic, City of New York, owner.

SUBJECT—Application November 19, 1958—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a municipal parking lot for more than five (5) cars.

PREMISES AFFECTED—2885-2907 Pitkin Avenue, north side, from Grant Avenue to Elderts Lane, Block 4223, Lot 1, Borough of Brooklyn.

402-40-BZ

APPLICANT—Agnes M. Hall, owner.

SUBJECT—Application reopened January 20, 1959 for consideration as to extension of time to complete, expired July 24, 1957—decision of the Borough Superintendent, previously granted on condition under section 7c of the Zoning Resolution, permitting in a residence use, F area

district, the erection and maintenance of a building to be used as an auto laundry, lubritorium, office and boiler room in conjunction with a gasoline service station on a plot previously occupied as a gasoline service station.

PREMISES AFFECTED—144-39 to 144-47 Farmers Boulevard, southeast corner of South Conduit Avenue, Block 4517, Lot 1, and part of Lot 3, Springfield, Borough of Queens.

289-58-BZ

APPLICANT—Leo Korubluth, for Allwyn Contracting Co., Inc., owner.

SUBJECT—Application May 9, 1958—decision of the Borough Superintendent, under Sections 7e, 7f 7i and 7A of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, minor repairs with hand tools only, non-automatic auto laundry, office, storage and sales of auto accessories, parking of more than five (5) motor vehicles waiting for service for a stated term of (15) years.

PREMISES AFFECTED—398-410 Kings Highway, southwest corner of Kings Place, Block 6678, Lots 73, 75 and 77, Borough of Brooklyn.

Laid over from September 30, 1958, to October 15, 1958, for inspection and decision; hearing closed; then to December 16, 1958, at request of applicant to investigate possible conforming use, which might result in withdrawal of this application; premises have been inspected; then to January 13, 1959, at the request of the applicant; then to March 3, 1959, at the request of applicant pending negotiations for the sale of the property.

280-58-BZ

APPLICANT—James E. Vassalotti, for L. L. F. Realty Co., Inc., owner.

SUBJECT—Application May 5, 1958—decision of the Borough Superintendent, under sections 7e and 7h of the Zoning Resolution, to permit in a residence use district, the erection of two (2) one-story buildings to be used as public market and stores with loading and unloading and the parking of patrons cars—no fee to be charged.

PREMISES AFFECTED—1555-1581 Rockaway Parkway, east side, 379 feet south of Flatlands Avenue and 1162-1174 East 98th Street, Block 8205, Lot 11, Borough of Brooklyn.

Laid over from December 9, 1958, to January 20, 1959, for inspection and decision; hearing closed; then to March 3, 1959, for further consideration after applicant advises the Board as to the proposed tenant who shall have signed an agreement to occupy the premises.

579-58-BZ

APPLICANT—Samuel Carr, for Frank and Joseph Imbriale, owners.

SUBJECT—Application October 7, 1958—decision of the Borough Superintendent, under sections 7c and 21 of the Zoning Resolution, to permit in a manufacturing and residence use district, in the existing one story building occupied as a junk yard with storage and garage for two cars and one truck, the installation of loading and unloading facilities in the open area.

PREMISES AFFECTED—264-268 Bay Ridge Avenue, south side, 124 feet, 10⅞ inches west of 3rd Avenue, Block 5871, Lot 40, Borough of Brooklyn.

Laid over from February 3, 1959, to March 3, 1959, for inspection and decision; hearing closed.

573-58-BZ

APPLICANT—Victor G. Madonia, for George Burburan, owner.

SUBJECT—Application filed October 3, 1958—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a local retail and residence use district, the extension of parking facilities for patrons

CALENDAR

and employees into the residence portion of the plot for a period of fifteen (15) years.

PREMISES AFFECTED—158-06 Northern Boulevard and 40-02 158th Street, southeast corner, Block 5277, Lot 16, Flushing, Borough of Queens.

Laid over from February 3, 1959, to March 3, 1959, for inspection and decision; applicant to file additional plan showing proposed curb cuts, walls and fences; hearing closed.

671-58-BZ

APPLICANT—Gustave Goldman, for Congregation Talmud Torah, R. Morris Kevelson, owners.

SUBJECT—Application November 20, 1958—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in an E-1 area district, the construction of a second story extension to the east end and a two story extension to the south end of the present two story community building occupying more than the permitted area.

PREMISES AFFECTED—1379-1387 East 96th Street, east side, 100 feet north of Avenue L, Block 8242, Lot 15, Borough of Brooklyn.

Laid over from February 3, 1959, to March 3, 1959, for inspection and decision; hearing closed.

623-58-BZ

APPLICANT—Carl H. Salminen, for Frank Reis, owner; Bari Construction Co., Inc., owner under contract.

SUBJECT—Application October 31, 1958—decision of the Borough Superintendent, under sections 7e and 21 of the Zoning Resolution, to permit in a residence use district, the erection of a one-story structure of Class 3 construction to be used for light manufacturing as permitted in a business use district, office, loading and unloading and parking of trucks used in conjunction with business, the structure to occupy more than the permitted area.

PREMISES AFFECTED—33-04 23rd Street and 21-04 33rd Avenue, southwest corner, Block 556, Lots 34-39 inclusive, Astoria, Borough of Queens.

Laid over from February 3, 1959, to March 3, 1959, for inspection and decision; hearing closed.

707-56-BZ Vol. II

APPLICANT—Charles M. Spindler, for William Galvin, owner.

SUBJECT—Application reopened November 18, 1958 as Vol. II—decision of the Borough Superintendent, under sections 7f and 7i of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubrication, auto washing—non automatic, office, sale of accessories, minor repairs with hand tools only, safety inspection station and the parking and storage of motor vehicles, all for a temporary term of fifteen (15) years.

PREMISES AFFECTED—1500-1510 Williamsbridge Road and 1601-1611 Eastchester Road, northeast corner, Block 4082, Lots 5 and 10, Borough of The Bronx.

Laid over from February 3, 1959, to March 3, 1959, for inspection and decision; hearing closed.

702-58-A

APPLICANT—Charles M. Spindler, for William Galvin, owner.

SUBJECT—Application October 23, 1958—filed pursuant to section 35, General City Law proposed sign within bed of a mapped street—proposed widening of Williamsbridge Road.

PREMISES AFFECTED—1500-1510 Williamsbridge Road, northeast corner of Eastchester Road, Block 4082, Lots 5 and 10, Borough of The Bronx.

539-58-BZ

APPLICANT—Norman Lederer and Leonard Joseph, for Nugget Properties, Inc., owner.

SUBJECT—Application September 17, 1958—decision of the Borough Superintendent, under section 7e of the Zon-

ing Resolution, to permit in a local retail use district, in an existing two story and cellar structure, the change in occupancy of one store on the first floor to a print shop—factory.

PREMISES AFFECTED—147-57 41st Avenue and 41-02 149th Street, northwest corner, Block 5027, Lot 1, Flushing, Borough of Queens.

Laid over from February 3, 1959, to March 3, 1959, for inspection and decision; hearing closed.

540-58-A

APPLICANT—Norman Lederer and Leonard Joseph, for Nugget Properties, Inc.; Erwin M. Gilbert, Inc., lessee.

SUBJECT—Application September 17, 1958—Appeal from a decision of the Borough Superintendent—factory in frame building.

PREMISES AFFECTED—147-57 41st Avenue and 41-02 149th Street, northwest corner, 1st floor, Block 5027, Lot 1, Flushing, Borough of Queens.

752-29-BZ Vol. IV

APPLICANT—Leonard F. Rothkrug, for Walbell Real Estate Corp., owner.

SUBJECT—Application reopened November 12, 1958—as Vol. IV—decision of the Borough Superintendent, under sections 7f, 7i and 21 of the Zoning Resolution, to permit partly in a business use and partly in manufacturing use, C area district, the extension of the accessory motor vehicle repair shop building—hand tools only, no welding or spraying, using more than the permitted area, and the maintenance of the gasoline service station—previously granted by the Board; all for a temporary term of ten (10) years.

PREMISES AFFECTED—8801-8809 4th Avenue, southeast corner of 88th Street, Block 6065, Lot 6, Borough of Brooklyn.

Laid over from February 3, 1959, to March 3, 1959, for inspection and decision; applicant to correct plans to show that all plans are not void; hearing closed.

620-58-BZ

APPLICANT—Coscia Realty Corp., through De Rose and Cavaliere, for Theresa Caravella and Carmine Luongo, owners.

SUBJECT—Application October 29, 1958—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit for a stated term of five (5) years, the parking and storage of more than five (5) pleasure type motor vehicles on a plot located partly in a residence and partly in a local retail use district.

PREMISES AFFECTED—408 East 116th Street, south side and 411-413 East 115th Street, north side, 95 feet east of 1st Avenue, Block 1709, Lots 5, 6 and 43, Borough of Manhattan.

Laid over from February 3, 1959, to March 3, 1959, for inspection and decision; hearing closed.

635-49-BZ—Vol. II

APPLICANT—Leonard F. Rothkrug, for Carmelo Sgarlato, owner; Ornamental Iron Works, lessee.

SUBJECT—Application reopened April 29, 1958—as Vol. II—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, a change in occupancy from storage of fruit and two truck garage, previously granted by the Board, to ornamental iron works factory with accessory welding and garage for two trucks in the open yard, for a term of ten (10) years.

PREMISES AFFECTED—78 Butler Street, south side, 150 feet east of Smith Street, Block 409, Lot 14, Borough of Brooklyn.

Laid over from February 3, 1959, to March 3, 1959, for inspection and decision; hearing closed.

902-52-BZ—Vol. III

APPLICANT—Charles M. Spindler, for Estate of Sadie V. Sisto; John R. Owens, Executor; owner.

CALENDAR

SUBJECT—Application reopened July 23, 1957 as Vol. III—decision of the Borough Superintendent under sections 7c and 7e of the Zoning Resolution, to permit in a retail use district the erection and maintenance of a gasoline service station together with a motor safety inspection station, minor repairs with hand tools only and the parking within the retail use zone of cars awaiting service.

PREMISES AFFECTED—164-15 to 164-25 (164-25 official) Union Turnpike and 78-28 to 78-36 165th Street, northwest corner, Block 6972, Lot 21, Flushing, Borough of Queens.

Laid over from March 25, 1958 to April 15, 1958, for inspection and decision; hearing closed; then to May 6, 1958, at request of applicant who is trying to acquire adjoining property to enlarge the plot; then to June 3, 1958, at request of the applicant, to acquire additional property for possible conforming use; then to June 17, 1958, at the request of the applicant to attempt to acquire additional property to enlarge the plot; then to September 17, 1958, at the request of the applicant; then to November 12, 1958, for decision; applicant to be notified; then to December 9, 1958 at request of the applicant, in view of possibility of property being sold for a conforming use; then to January 13, 1959, as request of applicant to consider possibility of conforming use; then to February 3, 1959, at the request of the applicant; then to March 3, 1959, at the request of the applicant to consider using the premises for conforming use.

482-58-BZ

APPLICANT—Otto J. and Warren A. Sambach, for Anthony J. Amato, owner.

SUBJECT—Application August 12, 1958—decision of the Borough Superintendent, under sections 7e, 7h and 21 of the Zoning Resolution, to permit in a residence use district, the erection of a one story building for use as a warehouse and office with the open area in front used for the parking of employees cars, the proposed structure does not provide a rear yard and exceeds the permitted area coverage.

PREMISES AFFECTED—156-08 107th Avenue, south side, 50 feet west of 157th Street, Block 10135, Lot 27, South Jamaica, Borough of Queens.

Laid over from January 20, 1959, to February 10, 1959, for inspection and decision; hearing closed; then to March 3, 1959, for inspection and decision; applicant to file revised plans.

635-57-BZ

APPLICANT—H. M. Cole, for 115 East 69th Street, Inc., owner.

SUBJECT—Application September 17, 1957—decision of the Borough Superintendent under section 7e of the Zoning Resolution, to permit in a residence use district, the use of the first floor as a legation for the Republic of Sudan to the United Nations and the second floor as an office for the Pharmaceutical Information Bureau.

PREMISES AFFECTED—115 East 69th Street, north side, 185 feet east of Park Avenue, Block 1404, Lot 8, Borough of Manhattan.

Laid over from December 16, 1958, and continuation of hearing to January 20, 1959; applicant to obtain new decision of the Borough Superintendent, submit revised plans and notices to be sent by regular mail of a new date of hearing; then to February 3, 1959, for applicant to obtain new decision of the Borough Superintendent as to the use of the second floor under the Multiple Dwelling Law; then to February 10, 1959, for decision; applicant to file plan identical with that referred to in decision of the Borough Superintendent, dated November 26, 1958, showing compliance with the Multiple Dwelling Law for the second story; then to March 3, 1959, for inspection and decision.

552-58-BZ

APPLICANT—Frederick A. Ketcher and Charles Karsch, for 2574 7th Avenue Corp., owner; Eli Zelikoff and Zion Nelson, lessees.

SUBJECT—Application September 22, 1958—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a local retail use district, the continuance of a non-flashing, illuminated sign located above the first floor of the building and is not over the subject store.

PREMISES AFFECTED—200 West 149th Street and 2574 7th Avenue, southwest corner, Block 2034, Lot 36, Borough of Manhattan.

Laid over from January 13, 1959, to February 10, 1959, for inspection and decision; hearing closed; then to February 25, 1959 for applicant to submit a letter for the Alcohol Beverage Control Board indicating their approval or disapproval of proposed sign; then to March 3, 1959, for applicant to obtain letter from the Alcoholic Beverage Control Board.

HARRIS H. MURDOCK, *Chairman*

MARCH 3, 1959, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, March 3, 1959, at 2 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:

25-59-A

APPLICANT—Steve Zedlovich, owner.

SUBJECT—Application January 13, 1959—filed pursuant to Section 35 General City Law, re relocation of building into bed of mapped street-proposed widening of Cryders Lane.

PREMISES AFFECTED—14-73 155th Street, north east corner Cryders Lane, Block 4563, Lot 1, Beechhurst, Borough of Queens.

637-58-A

APPLICANT—Lama, Proskauer and Prober, for Louis Kotler, owner; Surf Avenue Boys' Club, lessee.

SUBJECT—Application November 6, 1958—Appeal from a decision of the Borough Superintendent re use of frame building—for business to public occupancy (Club rooms).

PREMISES AFFECTED—3523-3531 Surf Avenue, northeast corner of West 36th Street, Block 7046, Lot 43, Borough of Brooklyn.

675-58-A

APPLICANT—Samuel Kaplan, for 57th Street Maspeth Realty Corp., owner; Kings Automatic Plating Co., lessee.

SUBJECT—Application November 24, 1958—Appeal from an order and a decision of the Fire Commissioner, re screened windows, 1st floor.

PREMISES AFFECTED—58-96 57th Street, west side, 431 feet, 6½ inches south of Grand Avenue, and 58-97 56th Street, Block 2631, Lot 19, Maspeth, Borough of Queens.

746-57-A

APPLICANT—Samuel Rosenblum, for Alma G. Roos.

SUBJECT—Application October 10, 1957—Appeal from a decision of the Borough Superintendent—re egress.

PREMISES AFFECTED—147-149 West 22nd Street, north side, 249 feet, 6 inches east of 7th Avenue, Block 798, Lot 17, Borough of Manhattan.

90-59-A

APPLICANT—Goldwater and Flynn for Kimberly Arms, Incorporated, owner.

SUBJECT—Application February 13, 1959—re Disapproval for Tax Abatement and Tax Exemption re extensive alteration.

PREMISES AFFECTED—523-525 East 88th Street, north side, 270 feet 8½ inches west of East End Avenue, Block 1585, Lots 14 and 15, Borough of Manhattan.

CALENDAR

98-59-A

APPLICANT—Goldwater and Flynn for Metsch Construction Corporation, owner.

SUBJECT—Application February 18, 1959—Tax Exemption and Abatement; Scope of work performed under Alteration so extensive as to constitute New Building.

PREMISES AFFECTED—435-443 East 85th Street, north side, 94 feet west of York Avenue, Block 1565, Lots 17, 18, 19, 20 and 21, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

MARCH 10, 1959, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, March 10, 1959, at 10 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:*

292-58-BZ

APPLICANT—Leonard F. Rothkrug, for Oneibern Realty Corp., owner; Esso Standard Oil Co., lessee.

SUBJECT—Application May 12, 1958—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a local retail use district, the erection of a gasoline service station, lubritorium, minor auto repairs, car washing (non-automatic), office, sale and the accessory parking of cars awaiting service all for a temporary term of fifteen (15) years.

PREMISES AFFECTED—826 East 233rd Street, southeast corner of Bussing Avenue, Block 4857, Lot 44, Borough of The Bronx.

Laid over from February 25, 1959, to March 10, 1959, at the request of an objector, for hearing with 672-58-A.

672-58-A

APPLICANT—Leonard F. Rothkrug, for Oneibern Realty Corp., owner; Esso Standard Oil Co., lessee.

SUBJECT—Application November 21, 1958—filed pursuant to section 35, General City Law re proposed structure in bed of a mapped street—proposed widening of Bussing Avenue.

PREMISES AFFECTED—826 East 233rd Street, southeast corner of Bussing Avenue, Block 4857, Lot 44, Borough of The Bronx.

477-58-BZ

APPLICANT—James J. Chambers, for Oppen and Cefalu, owner.

SUBJECT—Application August 6, 1958—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a residence use district, for a term of five (5) years, the use of the lot for off street shipping and receiving of metal bed springs and parking of occupants and customers cars as accessory to the bed spring factory to the west under the same ownership.

PREMISES AFFECTED—745 East 9th Street, north side, 118 feet, west of Avenue D, Block 379, Lot 42, Borough of Manhattan.

222-57-BZ—Vol. II

APPLICANT—J. G. L. Molloy, for Park Drive East Holding Corp., owner.

SUBJECT—Application reopened November 12, 1958 as Vol. II—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in a residence use, F area district, the erection of a six (6) story multiple dwelling that exceeds the permitted area coverage.

PREMISES AFFECTED—87-01 to 87-11 Midland Parkway and 180-02 to 180-16 Wexford Terrace, southeast corner, Block 9944, Lot 1, Jamaica, Borough of Queens.

666-58-BZ

APPLICANT—Boris W. Dorfman, for Mathilde and Francis Mortingeno, owners.

SUBJECT—Application November 19, 1958—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a business and residence use district, the use of the present building and open area as a machine shop in conjunction with tile, terrazzo and marble works.

PREMISES AFFECTED—6901-6923 Avenue X, north side, from East 69th to East 70th Streets, Block 8447, Lots 1 and 3, Borough of Brooklyn.

690-58-BZ

APPLICANT—Lama, Proskauer and Prober, for Rebecca Rubin, owner.

SUBJECT—Application December 1, 1958—decision of the Borough Superintendent, under Sections 7e and 7h of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubrication, car wash, office, minor auto repairs, sales room and the parking and storage of more than five (5) cars for a temporary term of fifteen (15) years.

PREMISES AFFECTED—666-670 Castle Hill Avenue and 2201-2207 Cincinnatus Avenue, Block 3575, Lots 28, 30 and 31, Borough of The Bronx.

678-58-BZ

APPLICANT—Leonard F. Rothkrug, for Anna Cara, owner.

SUBJECT—Application November 25, 1958—decision of the Borough Superintendent, under Sections 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a non-transient parking lot—pleasure type vehicle only, for a temporary term of five (5) years.

PREMISES AFFECTED—182-188 Clermont Avenue, east side, 152 feet, 7 inches north of Willoughby Avenue, Block 2074, Lot 41, Borough of Brooklyn.

593-58-BZ

APPLICANT—Sidney H. Kitzler, for Petval Realty Corp., owner; Angelo Maurici, lessee.

SUBJECT—Application October 16, 1958—decision of the Borough Superintendent, under Sections 7c and 7A of the Zoning Resolution, to permit in a retail and residence use district, the extension of the existing used car sales and parking lot into the residence portion of the premises with a business entrance within 75 feet of the residence use district.

PREMISES AFFECTED—273-279 68th Street, north side, 40 feet, 1¾ inches west of 3rd Avenue and 272-278 Senator Street, Block 5853, Lots 36, 38 and 49, Borough of Brooklyn.

712-58-BZ

APPLICANT—Carl H. Salminen, for Ida Cacciatore, owner.

SUBJECT—Application December 5, 1958—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit on a plot partly in a G-1 area and partly in a D area district, the conversion of a one family dwelling to a two family dwelling.

PREMISES AFFECTED—190-17 33rd Avenue and 32-66 191st Street, northwest corner, Block 4941, Lot 5, Flushing, Borough of Queens.

633-58-BZ

APPLICANT—Henry Nordheim, for American Revolving Door Co., Inc., owner.

SUBJECT—Application November 6, 1958—decision of the Borough Superintendent, under Section 7c of the Zoning Resolution, to permit in a manufacturing use district, the use of power saws in the manufacture of revolving doors.

PREMISES AFFECTED—240-242 East 146th Street, south side, 250.13 feet west of Morris Avenue, Block 2335, Lot 23, Borough of The Bronx.

764-58-BZ

APPLICANT—Lama, Proskauer & Prober for Ann Turso, owner.

CALENDAR

SUBJECT—Application December 30, 1958—decision of the Borough Superintendent under Section 21 of the Zoning Resolution, to permit in a retail use, C area district, the erection of a one story retail store for the sales, storage, loading and unloading of fruits and vegetables, the proposed building to cover the entire lot, exceeds the permitted area coverage.

PREMISES AFFECTED—1889-1893 Fulton Street north side, 103 feet 2¼ inches east of McDougal Street and 14-18 McDougal Street, Block 1530, Lot 19, Borough of Brooklyn.

206-42-BZ—Vol. II

APPLICANT—Samuel Miller for Esso Standard Oil Company, owner.

SUBJECT—Application reopened December 9, 1958 as Vol. II—decision of the Borough Superintendent, under Section 7c and 7i of the Zoning Resolution, to permit in a retail use district, the reconstruction of an existing gasoline service station and parking lot and the additional conjunctive uses of lubritorium, non-automatic car washing and minor auto repairs with hand tools only for adjustments.

PREMISES AFFECTED—91-02 63rd Drive, northeast corner of Alderton Street, Block 3104, Lot 208, Rego Park, Borough of Queens.

585-53-BZ

APPLICANT—De Rose and Cavalieri, for Michael De Stefano, owner.

SUBJECT—Application October 10, 1958—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot for the parking and storage of more than five (5) motor vehicles.

PREMISES AFFECTED—915 Clarence Avenue, west side, 96.08 feet north of Lafayette Avenue, Block 5468, Lot 18, Borough of The Bronx.

774-58-BZ

APPLICANT—Leonard F. Rothkrug for Takabe Corporation, owner.

SUBJECT—Application December 31, 1958—decision of the Borough Superintendent, under Section 9A of the Zoning Resolution, to permit in a class 1 height district, the erection of a multiple dwelling of a height in excess of the permitted within two miles of La Guardia Airport.

PREMISES AFFECTED—36-25 Parsons Boulevard, northeast corner of 37th Avenue, Block 5014, Lot 1, Flushing, Borough of Queens.

144-19-BZ—Vol. IV

APPLICANT—Justin A. Rothstein, for David E. Meltzer and Alvin Greenstein, owners; Windowcraft Display Installation, lessee.

SUBJECT—Application reopened December 4, 1956 as Vol. IV—re decision of the Borough Superintendent, under Sections 7e and 21 of the Zoning Resolution to permit in a residence use district, the manufacture of display cards and posters in an existing building.

PREMISES AFFECTED—23-69 to 23-71 38th Street, east side, 162.21 feet north of Astoria Boulevard (Triboro Bridge Plaza), Block 803, Lot 13, Long Island City, Borough of Queens.

630-38-BZ—Vol. III

APPLICANT—John Harold Barry, for 5239 Corporation, owner; Webb and Knapp, Inc., lessee.

SUBJECT—Application reopened December 9, 1958—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a restricted retail use district, the erection of two additional illuminated signs, one over the East 41st Street garage entrance reading "Parking" and one on the Park Avenue facade of the penthouse reading "Parking Airlines Building".

PREMISES AFFECTED—118-134 Park Avenue, west

side, from East 41st to East 42nd Streets, 57-63 East 41st Street and 74-80 East 42nd Street, Block 1276, Lot 33, Borough of Manhattan.

450-58-BZ

APPLICANT—Sidney H. Kitzler, for Sardin Realty Corp., owner; Ralph Iron Works and Allen Peterson, lessee.

SUBJECT—Application July 21, 1958—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a local retail use district, the change in occupancy of an existing one story building from automobile salesroom and auto accessories to auto repair shop with spray booth, manufacturing of metal products with welding and parking for three (3) motor vehicles.

PREMISES AFFECTED—480-496 Ralph Avenue to 1626-1636 Prospect Place, south corner, Block 1369, Lot 39, Borough of Brooklyn.

82-40-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for T. Harry Glick and New York City Transit Authority, owners.

SUBJECT—Application reopened April 29, 1958 as Vol. III—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a retail and residence use district, the parking and storage of more than five (5) motor vehicles.

PREMISES AFFECTED—58-62 East 18th Street, west side, 117 feet, 6 inches north of Church Avenue, Block 5078, Lot 30 and part of Lot 32, Borough of Brooklyn.

189-52-BZ—Vol. II

APPLICANT—James E. McKillop, for Archie Lakin, owner.

SUBJECT—Application reopened February 3, 1959 for consideration as to extension of time to complete, expired October 1, 1958—decision of the Borough Superintendent, previously granted on condition under Section 21 of the Zoning Resolution, permitting in a business use, C area district, the erection and maintenance of a building (store) using more than the area permitted.

PREMISES AFFECTED—602 Manhattan Avenue, east side, 200 feet south of Nassau Avenue, Block 2689, Lot 46, Borough of Brooklyn.

302-55-BZ

APPLICANT—Larry Meltzer, for John M. Ell, owner; Felix Fezzuologlio, lessee.

SUBJECT—Application reopened February 3, 1959 for consideration as to extension of time to complete, expired January 9, 1958—decision of the Borough Superintendent, previously granted on condition, under Sections 7e and 7i of the Zoning Resolution, permitting in a business use district, the proposed change in occupancy from boiler room, garage for 5 cars. and showroom to boiler room, body and fender repairs, wheel and frame alignment, welding, painting and spraying, parking of cars waiting to be serviced.

PREMISES AFFECTED—1469-1471 86th Street, north side, 100 feet west of 15th Avenue, Block 6340, Lot 48, Borough of Brooklyn.

763-58-BZ

APPLICANT—Samuel Rosenblum for Louis Denberg and Alexander Hirsch, owners.

SUBJECT—Application December 30, 1958—decision of the Borough Superintendent under sections 19B(d) and 21 of the Zoning Resolution, to permit in a retail, B area, district, the erection of a nineteen (19) story multiple dwelling without the required garage or parking space, the proposed structure exceeds the permitted area coverage.

PREMISES AFFECTED—1-3 East 14th Street and 69 5th Avenue, northeast corner, Block 842, Lots 1, 5 and part of Lot 7, Borough of Manhattan.

CALENDAR

Laid over from February 25, 1959, to March 10, 1959, for inspection and continued hearing; applicant to file plan of garage in corner building and garage in proposed building.

19-57-BZ

APPLICANT—Reginald S. Hardy, for Frances P. Headley and Seena Prastien, owners.

SUBJECT—Application January 15, 1957—decision of the Borough Superintendent, under sections 7f, 7i and 7A of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry (non-automatic), motor vehicle repair shop, for minor repairs (hand tools only), and with show windows within 75 feet of residence use district.

PREMISES AFFECTED—1790-1820 Utica Avenue and 4914-4924 Avenue J, southwest corner, Block 7797, Lots 47, 49, 50 and 51, Borough of Brooklyn.

Laid over from July 16, 1957, to July 23, 1957, for inspection and decision; hearing closed; then to December 17, 1957, for further consideration by the Board after community building has been developed; then to May 20, 1958, for report at that time as to the condition in connection with the proposed community house in Block 7775 opposite the proposed gasoline station; and for determination by the Board as to procedure thereafter; then to June 17, 1958, for inspection and decision; hearing closed; also for applicant to advise the Board the status of the construction of proposed Community House; then to July 8, 1958, at request of the applicant to permit him to examine plans filed for the nearby Community House and to report to the Board what such plans call for and the status of proposed structure and for decision; then to September 23, 1958, for applicant to report to the Board as to his examination of plan and the status of the proposed structure under the building now planned to be located in similar location; then to October 28, 1958, for information as to status of Community Center opposite and as to ownership; then to November 25, 1958, at the request of the applicant to furnish the Board with information as to the proposed community center; then to January 27, 1959, for further consideration and decision; then to March 10, 1959, for decision; at request of applicant.

18-37-BZ Vol. IV

APPLICANT—Carl H. Salminen, for Kinney Motors, Inc., owner.

SUBJECT—Application reopened December 9, 1958 as Vol. IV—decision of the Borough Superintendent, under sections 7c, 7h, 7i and 21 of the Zoning Resolution, to permit in a business and residence use, C and D area district, the erection and maintenance of an auto showroom, offices, servicing of new and used cars and trucks, new car and truck conditioning, parts sale and storage, wheel alignment, car wash, welding with the use of oxyacetylene torch, car and truck storage in basement, gasoline pump and tank for servicing new cars—not for sale, parking of more than five (5) cars in the residence portion of plot of cars awaiting service.

PREMISES AFFECTED—2166-2190 Coney Island Avenue, west side, 100 feet, 43½ inches south of First Court, Block 6685B, Lot 34, Borough of Brooklyn.

Laid over from February 3, 1959, to February 10, 1959, at the request of an objector; no further request for adjournment; then to March 10, 1959, for inspection and decision; hearing closed.

300-58-BZ

APPLICANT—Charles M. Spindler, for Reo Properties, Inc., owner; Socony Mobil Oil Co., Inc., lessee.

SUBJECT—Application May 15, 1958—decision of the Borough Superintendent, under sections 7e, 7f, 7i and 7A of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station with accessory uses of lubritorium, auto washing—

non automatic, office, sale of accessories, minor repairs with hand tools only, safety inspection station and the parking and storage of motor vehicles with business sign and show windows within 75 feet of a residence use district all for a temporary term of fifteen (15) years.

PREMISES AFFECTED—7214-7224 20th Avenue and 1773-1783 73rd Street, northwest corner, Block 6195, Lots 43 and 48, Borough of Brooklyn.

Laid over from December 9, 1958, to December 16, 1958, for inspection and decision; hearing closed; then to January 13, 1959, at request of applicant to file revised plans and for decision; the premises were inspected by a committee of the Board; then to February 10, 1959, at the request of the applicant for possible rearrangement of the layout; then to March 10, 1959, for further inspection and decision.

501-58-BZ

APPLICANT—Charles M. Spindler, for Clara Flapan, owner.

SUBJECT—Application August 25th 1958—decision of the Borough Superintendent, under sections 7e and 7h of the Zoning Resolution, to permit in a local retail use district the erection and maintenance of a gasoline service station, lubritorium, auto washing (non-automatic), office, sale of accessories, minor repairs with hand tools only, auto safety inspection station and the parking and storage of motor vehicles for a stated term of fifteen (15) years.

PREMISES AFFECTED—3743-3761 Nostrand Avenue, east side 140 feet north of Avenue Y, Block 7422, Lot 54, Borough of Brooklyn.

Laid over from January 20, 1959, to February 3, 1959, for inspection and decision; hearing closed; then to February 10, 1958, for consideration and decision; then to March 10, 1959, for further inspection and decision.

117-58-BZ

APPLICANT—John J. Lynch and James J. Lyons, Jr., for 60 Duane Street Corp., owner.

SUBJECT—Application February 21, 1958—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a business and residence use district, the maintenance of a parking lot for the parking and storage of more than five (5) motor vehicles to extend into the residence portion of the premises.

PREMISES AFFECTED—928-932 Simpson Street, east side, 83.8 feet south of East 163rd Street, Block 2723, Lot 36, Borough of The Bronx.

Laid over from December 16, 1958, to January 6, 1959, at the request of an objector; then to January 27, 1959, for inspection and decision; hearing closed; then laid over from January 27, 1959, to February 3, 1959, for further consideration and decision; then to February 10, 1959, for consideration and decision; then to March 10, 1959, for further inspection and decision.

479-39-BZ—Vol. III

APPLICANT—Haus and Bresin, for Lakeden Realty Corp., owner.

SUBJECT—Application reopened October 21, 1958 as Vol. III—decision of the Borough Superintendent, under Sections 7f and 7i of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, office, sale of accessories, minor repairs with hand tools only, non-automatic auto wash and the parking and storage of more than five (5) motor vehicles all for a temporary term of fifteen (15) years.

PREMISES AFFECTED—184-194 Ludlow Street and 207-215 East Houston Street, southeast corner, Block 412, part of Lot 53, Borough of Manhattan.

Laid over from February 17, 1959, to March 10, 1959, for inspection and decision; hearing closed.

663-58-BZ

APPLICANT—Leonard F. Rothkrug, for Northern Studios, Inc., owner.

CALENDAR

SUBJECT—Application November 14, 1958—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a residence use district, the change in use from stables and storage to a factory for manufacturing of metal products with accessory office and caretaker's apartment in another building on the same lot formerly used as a one family dwelling all for a temporary term of ten (10) years.

PREMISES AFFECTED—25-52 Crescent Street, west side, 140.76 feet north of Astoria Avenue, Block 872, Lot 76, Astoria, Borough of Queens.

Laid over from February 17, 1959, to March 10, 1959, for inspection and decision; applicant to file more complete plans; hearing closed.

664-58-A

APPLICANT—Leonard F. Rothkrug, for Northern Studios, Inc., owner.

SUBJECT—Application November 14, 1958—Appeal from a decision of the Borough Superintendent, re egress, frame structure, business use.

PREMISES AFFECTED—25-52 Crescent Street, west side, 140.76 feet north of Astoria Avenue, Block 872, Lot 76, Astoria, Borough of Queens.

659-58-BZ

APPLICANT—George H. Colin, for Cities Service Oil Co., owner.

SUBJECT—Application November 3, 1958—decision of the Borough Superintendent, under Section 7c of the Zoning Resolution, to permit in a business use district, the reconstruction of an existing gasoline service station, retail sales, and minor motor vehicle repairs by extending the uses to include car laundry and lubritorium, and by erecting a new accessory building, installing additional gasoline tanks and a new pump island.

PREMISES AFFECTED—1398-1410 Eastern Parkway, northeast corner of Pitkin Avenue, Block 1475, Lot 35, Borough of Brooklyn.

Laid over from February 17, 1959, to March 10, 1959, for inspection and decision; hearing closed.

525-58-BZ

APPLICANT—Charles M. Spindler, for Helen Bartelucci, Kuni Rickel and Louise S. Grimm, owners.

SUBJECT—Application September 10, 1958—decision of the Borough Superintendent, under Sections 7e and 7h of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubrication, auto washing—non automatic, office, sale of accessories, minor repairs with hand tools only, safety inspection station and the parking and storage of motor vehicles for a stated term of fifteen (15) years.

PREMISES AFFECTED—43-01 to 43-09 (43-07 official) Astoria Boulevard and 23-11 to 23-21 43rd Street, northeast corner, Block 780, Lot 80 (tentative), Astoria, Borough of Queens.

Laid over from February 17, 1959, to March 10, 1959, for inspection and decision; hearing closed.

703-58-BZ

APPLICANT—A. L. Seiden, for Sea Crest Inc., owner; Sylvan Parking Co., and Abraham Dollinger, lessees.

SUBJECT—Application December 3, 1958—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a restricted retail use district, the maintenance of a parking lot for more than five (5) motor vehicles of the pleasure car type.

PREMISES AFFECTED—65 West 55th Street, north side, 152.8 feet east of Avenue of the Americas (6th), Block 1271, Lot 7, Borough of Manhattan.

Laid over from February 17, 1959, to March 10, 1959, for inspection and decision; hearing closed.

514-45-BZ—Vol. II

APPLICANT—Leonard F. Rothkrug, for D. D. Blackman, Inc., owner; Ethical Products, Inc., lessee.

SUBJECT—Application reopened April 29, 1958 as Vol. II—decision of the Borough Superintendent, under Section 7c of the Zoning Resolution, to permit in a manufacturing and retail use district, the change in use from garage for more than five (5) motor vehicles and automobile salesroom and incidental repair shop—previously granted by the Board, to manufacture of metal products, assembly of machines and machine parts with accessory spraying, welding and loading and unloading.

PREMISES AFFECTED—2339-2351 Bedford Avenue and 2302 Tilden Avenue, southeast corner, Block 5135, Lot 1, Borough of Brooklyn.

Laid over from February 17, 1959, to March 10, 1959, for inspection and decision; applicant to submit revised plan showing door to first floor at end of ramp and mark uses of first and second floors; hearing closed.

515-45-A—Vol. II

APPLICANT—Leonard F. Rothkrug, for D. D. Blackman, Inc., owner; Ethical Products, Inc., lessee.

SUBJECT—Application reopened April 29, 1958 as Vol. II—Appeal from a decision of the Borough Superintendent, re exits, vertical opening between floors, etc.

PREMISES AFFECTED—2339-2351 Bedford Avenue and 2302 Tilden Avenue, southeast corner, Block 5135, Lot 1, Borough of Brooklyn.

468-27-BZ—Vol. II

APPLICANT—Henry J. Nurick, for Shell Oil Co., owner.

SUBJECT—Application reopened November 25, 1958 as Vol. II—decision of the Borough Superintendent, under Section 7c of the Zoning Resolution, to permit in a business use district, the reconstruction of an existing gasoline service station by erecting a new accessory building for use as office, salesroom, lubritorium, minor motor vehicle repairs, car washing and to provide parking for cars awaiting service, the proposed reconstruction to relocate the pump islands and increase the size of the existing curb cuts.

PREMISES AFFECTED—6414-6420 Fort Hamilton Parkway and 945 65th Street, northwest corner, Block 5743, Lot 26, Borough of Brooklyn.

Laid over from February 17, 1959, to March 10, 1959, for inspection and decision; applicant to submit information to the Board as to trailers on site; hearing closed.

881-54-BZ—Vol. II

APPLICANT—Charles M. Spindler, for Shell Oil Co., owner.

SUBJECT—Application reopened October 28, 1958—decision of the Borough Superintendent, under Sections 7c and 21 of the Zoning Resolution, to permit in a retail and residence use district, the erection of a two bay extension to an existing gasoline service station, accessory building, a pylon and a sign and a refuse storage bin, the proposed extension does not provide a rear yard.

PREMISES AFFECTED—218-10 Northern Boulevard, south side, from Springfield Boulevard to 218th Street, 45-02 to 45-12 Springfield Boulevard and 45-01 to 45-09 218th Street, Block 7338, Lot 10, Bayside, Borough of Queens.

Laid over from February 17, 1959, to March 10, 1959, for inspection and decision; applicant to report to the Board after discussion with owner of site as to parked garbage trucks and trailers on the premises; hearing closed.

584-58-BZ

APPLICANT—Lama, Proskauer and Prober, for Menora Caterers Inc.

SUBJECT—Application October 10, 1958—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution to permit in a residence use district, the maintenance of a parking lot for the parking of patrons' cars in conjunction with the Masonic Temple located on the corner plot.

CALENDAR

PREMISES AFFECTED—1362-1364 50th Street, south side, 140 feet west of 14th Avenue, Block 5649, Lots 32 and 33, Borough of Brooklyn.

Laid over from February 17, 1959, to March 10, 1959, for inspection and decision; applicant to give additional information to the Board as to use of Masonic Temple located on the site; hearing closed.

609-58-BZ

APPLICANT—M. Martin Elkind, for Marie Roody, owner.

SUBJECT—Application October 24, 1958—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot for the parking and storage of more than five (5) motor vehicles.

PREMISES AFFECTED—40-14 80th Street, west side, 100 feet south of Roosevelt Avenue, Block 1490, Lot 12, Jackson Heights, Borough of Queens.

Laid over from February 17, 1959, to March 10, 1959, for inspection and decision; hearing closed.

514-58-BZ

APPLICANT—Tobias Goldstone, for Brooklyn Savings Bank, owner.

SUBJECT—Application September 2, 1958—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a restricted retail use district, the maintenance of a parking lot for the parking and storage of more than five (5) motor vehicles for patrons of the adjoining bank and public parking.

PREMISES AFFECTED—135 Pierrepont Street, northeast corner of Clinton Street, Block 239, part of Lot 9, Borough of Brooklyn.

Laid over from February 17, 1959, to March 10, 1959, for inspection and decision; hearing closed.

572-58-BZ

APPLICANT—Ingram S. Carner, for Sutbro Realty Corporation, owner; Shell Oil Company, lessee.

SUBJECT—Application October 3, 1958—decision of the Borough Superintendent, under Sections 7f, 7i and 7A of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, office, sale of auto accessories, car washing—non automatic, minor automobile repairs with hand tools only, lubritorium, storage and parking and storage of more than five (5) motor vehicles waiting to be serviced for a stated term of fifteen (15) years.

PREMISES AFFECTED—2472-2484 Knapp Street and 3111-3121 Avenue Y, northwest corner, Block 7429, part of Lot 16, Borough of Brooklyn.

Laid over from February 17, 1959, to March 10, 1959, for inspection and decision; hearing closed.

606-58-BZ

APPLICANT—Randolph M. Smith, for Anthony and Ernest Caputo, owners.

SUBJECT—Application October 23, 1958—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot for the parking and storage of more than five (5) motor vehicles on a monthly and transient basis.

PREMISES AFFECTED—370-372 Lefferts Avenue, southside, 416 feet, 2 $\frac{3}{8}$ inches east of Nostrand Avenue, Block 1330, Lots 21 and 22, Borough of Brooklyn.

Laid over from February 17, 1959, to March 10, 1959, for inspection and decision; hearing closed.

125-57-BZ

APPLICANT—James E. Vassalotti, for Max Kirsch, Inc., owner.

SUBJECT—Application February 18, 1957—decision of the

Borough Superintendent, under sections 7e and 7h of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs, storage, offices and sales, car washing and parking and storage of motor vehicles.

PREMISES AFFECTED—9501-9515 Sea View Avenue and 1645-1655 East 95th Street, northeast corner, Block 8298, Lot 7, Borough of Brooklyn.

Laid over from February 17, 1959, to March 10, 1959, for inspection and decision; hearing closed.

157-57-BZ

APPLICANT—Fred C. Dahlem and Victor E. Block, for Jacob Starr, owner.

SUBJECT—Application March 1, 1957—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot for the parking and storage of more than five (5) motor vehicles.

PREMISES AFFECTED—1191-1195 Woodycrest Avenue, west side, 140 feet north of West 167th Street, Block 2515, Lot 53, Borough of The Bronx.

Laid over from February 17, 1959, to March 10, 1959, for inspection and decision; hearing closed.

137-56-BZ

APPLICANT—Leonard F. Rothkrug, for Frank Ward, owner.

SUBJECT—Application reopened May 28, 1957 and restored to docket—(decision of the borough superintendent) under sections 7h and 7c of the zoning resolution, to permit in a residence and local retail use district, the maintenance of a parking lot for the non transient parking of motor vehicles, pleasure car type.

PREMISES AFFECTED—238-240 McDougal street, south side, 100 feet east of Rockaway avenue, Block 1534, Lot 7, Borough of Brooklyn.

Laid over from June 25, 1957, date to be determined after applicant consults with adjoining owners; for decision; hearing closed; then set for February 17, 1959; then to March 10, 1959, for inspection and decision.

565-57-BZ

APPLICANT—Charles M. Spindler, for Leopold Gerinsky and Thomas J. O'Brien, owners.

SUBJECT—Application July 26, 1957—decision of the Borough Superintendent, under sections 7e, 7f, 7i, and 7A of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, auto laundry—non automatic, lubritorium, office, accessory sales, minor repairs with hand tools only, safety inspection station, parking and storage of more than five (5) motor vehicles with curb cuts within 75 feet of a residence use district for a stated term of fifteen (15) years.

PREMISES AFFECTED—5832-5848 Broadway and 196-198 West 239th Street, southeast corner, Block 3271, Lots 193, 194, 195, 196, 197 and 198, Borough of The Bronx.

Laid over from January 28, 1958, to February 18, 1958, for applicant to consult Department of Buildings with respect to Section 21A; then to March 18, 1958, for inspection and decision; hearing closed, then laid over pending Court action, reviewing denial by the Board of a similar application on property across the street from subject site, Block 3414, Lot 340, under Cal. No. 510-39-BZ; date for decision to be determined; then set for February 17, 1959; then to March 10, 1959, for further inspection and decision.

553-58-BZ

APPLICANT—Max Wechsler of Wechsler and Schimenti, for Fraydun Construction Co., owner.

SUBJECT—Application filed September 22, 1958—decision of the Borough Superintendent, under sections 7c, 7A and 21 of the Zoning Resolution, to permit in a local retail

CALENDAR

and residence use district, a one story extension to an existing four-story multiple dwelling with basement and cellar and the change in occupancy of the basement floor from apartments to restaurant with storage, office and restrooms in the cellar, the proposed show windows and signs are within 75 feet of a residence use district and the proposed extension exceeds the permitted area.

PREMISES AFFECTED—355 East 50th Street, north side, 85 feet west of 1st Avenue, Block 1343, Lot 23, Borough of Manhattan.

Laid over from January 6, 1959, to January 27, 1959, for inspection and decision; hearing closed; then to February 10, 1959, for decision; at request of applicant so the owner may be present; then to February 17, 1959, for applicant to file revised plans making proposal less objectionable to adjoining owners and for decision; then to March 10, 1959, for inspection and decision; applicant to file revised plans.

554-58-A

APPLICANT—Max Wechsler of Wechsler and Schimenti, for Fraydun Construction Co., owner.

SUBJECT—Application filed September 22, 1958—Appeal from a decision of the Borough Superintendent—exit and rear yard.

PREMISES AFFECTED—355 East 50th Street, north side, 85 feet west of 1st Avenue, basement and 1st floor, Block 1343, Lot 23, Borough of Manhattan.

557-58-BZ

APPLICANT—Lama, Proskauer and Prober, for Abraham Rosenberg, Rebecca Rosenberg, Sylvia Rosenberg, Shirley Firkser, Marvin Friedman and Ruth Gould, owners.

SUBJECT—Application filed September 24, 1958—decision of the Borough Superintendent, under sections 7f, 7i and 7e of the Zoning Resolution, to permit in a business and residence use district, on the business portion of the premises, the erection and maintenance of a gasoline service station with accessory uses of lubritorium, minor auto repairs, car wash, storage room, office and sales and the parking and storage of motor vehicles, all for a temporary term of fifteen (15) years.

PREMISES AFFECTED—88-01 to 88-15 (official 88-09) Liberty Avenue and 103-11 to 103-19 88th Street, northeast corner, Block 9108, Lots 19, 22, 25, 28 and 29, Ozone Park, Borough of Queens.

Laid over from January 27, 1959, to February 25, 1959, for inspection and decision; hearing closed; then to March 10, 1959, for decision and for applicant to submit revised plans rearranging the plot with additional space behind accessory building for possible later use for a dwelling and now to be planted area; hearing previously closed.

HARRIS H. MURDOCK, *Chairman.*

MARCH 10, 1959, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, March 10, 1959, at 2 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:

123-56-SA

APPLICANT—Hunt Heater Corporation, owner.
SUBJECT—Application February 1, 1956—Hunt Novent Gas-fired Heating Unit (for window or wall installation) Models W-20, W-355 and W-455, approval of.

454-58-SA

APPLICANT—Chattanooga Royal Company, owner.
SUBJECT—Application July 24, 1958—Royal DV-20 and DV-30, approval of.

725-49-SA

APPLICANT—Stewart-Warner Corporation, U. S. Machine Division, owner.
SUBJECT—Application October 14, 1949—Saf-Air Gas-

fired Wall Heater, Models 8201, 8202 and 8203, approval of.

272-55-SA

APPLICANT—H. C. Little Burner Company, Inc., owner.
SUBJECT—Application March 28, 1955—Safti-Vent Gas-fired Wall Heaters, Models GW-16, GW-22, GW-30, GWT-16, GWT-22, GWT-30, GWR-8 and GWT-8, approval of.

627-57-A

APPLICANT—American Can Company, owner.
SUBJECT—Application September 4, 1957—Appeal from an order and a decision of the Fire Commissioner re use of oil as heat transfer medium, not of approved type.
PREMISES AFFECTED—102-184 43rd Street, south side, from 1st to 2nd Avenues and from 43rd to 44th streets, Block 726, Lot 1, Borough of Brooklyn.

639-58-A

APPLICANT—Lee Schoen, for A. E. A. Realty Corp., owner.
SUBJECT—Application November 6, 1958—Appeal from a decision of the Borough Superintendent, re exits, entrance to fire tower, etc.
PREMISES AFFECTED—224-226 West 47th Street, south side, 141 feet. 3½ inches west of Broadway, Block 1018, Lot 44, Borough of Manhattan.

305-58-A

APPLICANT—Samuel Carr, for Willa Realty Co., owner.
SUBJECT—Application May 13, 1958—Appeal from a decision of the Borough Superintendent, re egress.
PREMISES AFFECTED—35 West 21st Street, north side, 372 feet east of Avenue of The Americas, Block 823, Lot 19, Borough of Manhattan.

586-58-A

APPLICANT—Abraham Grossman, for Seymour Nathan, owner.
SUBJECT—Application October 10, 1958—Appeal from a decision of the Borough Superintendent, re egress, fire escape, etc.
PREMISES AFFECTED—101-103 Wooster Street, west side, 125 feet north of Spring Street, Block 501, Lot 28, Borough of Manhattan.

963-54-A

APPLICANT—Robert Gottlieb, for Meprin Realty Corp., owner.
SUBJECT—Application December 15, 1954—Appeal from a decision of the Borough Superintendent—re egress.
PREMISES AFFECTED—369 3rd Avenue, east side, 49 feet 4½ inches south of East 27th Street, Block 907, Lot 57, Borough of Manhattan.

559-58-A

APPLICANT—Max Wechsler, of Wechsler and Schimenti, for Faith For Today, Inc., owner.
SUBJECT—Application filed September 24, 1958—Appeal from a decision of the Borough Superintendent—re zoning matter.
PREMISES AFFECTED—708-43 71st Avenue, north side, 100 feet west of 110th Street, Block 2223, Lot 44, Forest Hills, Borough of Queens.

86-55-A—Vol. II

APPLICANT—Reuben Rappaport for Netzach Isreal Jewish Center, Inc., owner; Beth Jacob School for Girls of East Bronx, Lessee.
SUBJECT—Application reopened February 3, 1959 as Volume II—Appeal from a decision of the Borough Superintendent, re construction and egress.
PREMISES AFFECTED—1078 Kelly Street, east side, 89.32 feet south of East 167th Street, Block 2716, Lot 29, Borough of the Bronx.

CALENDAR

430-58-A

APPLICANT—Edwiese Schmitt, for Kostbrook Realty Company, owner.

SUBJECT—Application July 11, 1958—Appeal from a decision of the Borough Superintendent, re exists.

PREMISES AFFECTED—429-431 Kent Avenue, east side, 92 feet north of South 9th Street, Block 2135, Lot 5, Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman*.

MARCH 17, 1959, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, March 17, 1959, at 10 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:

645-58-BZ

APPLICANT—Leonard F. Rothkrug, for Yerna J. Kauffman, owner.

SUBJECT—Application November 12, 1958—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot (non-transient)—pleasure type only for daily use by officers and employees of the Kings Highway Savings Bank and for evening use by the officers of the Avenue "R" Temple for a term of five (5) years.

PREMISES AFFECTED—1717 East 16th Street, east side, 120 feet south of Quentin Road, Block 6799, Lot 85, Borough of Brooklyn.

Laid over from February 25, 1959, to March 17, 1959, at the request of an objector, for hearing.

618-58-BZ

APPLICANT—Michael A. Cardo, for Gasper Guzzetta, owner.

SUBJECT—Application October 28, 1958—decision of the Borough Superintendent, under sections 7c and 21 of the Zoning Resolution, to permit in a retail use district, the erection of a second floor addition to an existing one story building for use as a factory using a greater floor area for manufacturing than permitted.

PREMISES AFFECTED—582 East 188th Street and 2429-2431 Arthur Avenue, southwest corner, Block 3066, Lot 18, Borough of The Bronx.

742-58-BZ

APPLICANT—Robert Gottlieb for AFCO Associates, owner; M. Rosenstock, (Midas Mufflers) Lessee.

SUBJECT—Application December 18, 1958—decision of the Borough Superintendent, under section 7i of the Zoning Resolution, to permit in a business use district, the change in use of an existing building from office and garage to office and store and motor vehicle repairs limited to the installation of mufflers only, for a stated term of ten (10) years.

PREMISES AFFECTED—2510 Boston Road, southeast corner of Wallace Avenue, Block 4435, Lot 1, Borough of The Bronx.

769-58-BZ

APPLICANT—Lama, Proskauer and Prober, for Vidia Land Corp., owner.

SUBJECT—Application December 30, 1958—decision of the Borough Superintendent, under sections 7e, 7f and 7i of the Zoning Resolution, to permit in a retail and residence use district, the erection and maintenance of a gasoline service station, lubricatorium, car wash, minor auto repairs, office and sales, parking and storage of motor vehicles for a stated term of fifteen (15) years.

PREMISES AFFECTED—8001-8023 Flatlands Avenue, north side, from East 80th to East 81st Streets, 765-775 East 80th Street and 766-776 East 81st Street, Block 8001, Lots 1, 3 and 9, Borough of Brooklyn.

648-58-BZ

APPLICANT—Leonard Lazarus, for Ferdinand Castagna, Janet Hess, Hanna Hess and J. Louis Lazarus, owners.

SUBJECT—Application November 13, 1958—decision of the Borough Superintendent, under section 9A of the Zoning Resolution, to permit in a Class 3/4 height district, the erection of a six story and cellar multiple dwelling on a plot with another multiple dwelling and garage, the proposed structure exceeds the permitted height and within two (2) mile of a designated airport.

PREMISES AFFECTED—31-65 138th Street, northeast corner of 32nd Avenue, and 31-90 140th Street, Block 4411, Lot 1, Flushing, Borough of Queens.

649-58-BZ

APPLICANT—Leonard Lazarus, for Ferdinand Castagna, Janet Hess, Hanna Hess and J. Louis Lazarus, owners.

SUBJECT—Application November 13, 1958—decision of the Borough Superintendent, under sections 9A and 21 of the Zoning Resolution, to permit in a Class 3/4 height district, the erection of a six story and cellar multiple dwelling on a plot with two similar structures connected by garages, the proposed building exceeds the permitted height and is located within two (2) miles of a designated airport.

PREMISES AFFECTED—29-10, 29-30 and 29-50 137th Street, southwest corner of Whitestone Avenue, Block 4371, Lot 8, Flushing, Borough of Queens.

726-58-BZ

APPLICANT—Leonard F. Rothkrug, for Jalm Realty Inc., doing business as John J. McManus and Sons, Inc., owner.

SUBJECT—Application December 11, 1958—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot in conjunction with the McManus Funeral Chapels at 1997-1999 Flatbush Avenue, Block 7840, Lots 10 and 12 for a temporary term of five (5) years.

PREMISES AFFECTED—3833 Flatlands Avenue, north side, 200 feet 3/8 inches west of Flatbush Avenue, Block 7817, Lot 10, Borough of Brooklyn.

962-28-BZ—Vol. II

APPLICANT—Unger and Unger, for Sinclair Refining Co., owner.

SUBJECT—Application reopened October 7, 1958—as Vol. II—decision of the Borough Superintendent, under sections 7c, 7i and 21 of the Zoning Resolution, to permit in a business and residence use district, at an existing gasoline service station with office, grease pits and auto laundry the extension of the uses to include sale of accessories, minor auto repairs and the parking and storage of motor vehicles and to have the present pump islands remain in their present location.

PREMISES AFFECTED—714 Jamaica Avenue, southwest corner of Richmond Street, Block 4102, Lot 27, Borough of Brooklyn.

736-58-BZ

APPLICANT—De Rose and Cavalieri, for Vincent J. Vella and Dr. Frank A. Manzella, owners.

SUBJECT—Application December 16, 1958—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, for a stated term of five (5) years, the parking and storage of more than five (5) pleasure-type motor vehicles.

PREMISES AFFECTED—414 East 120th Street, south side, 175 feet east of First Avenue, Block 1807, Lot 42, Borough of Manhattan.

634-58-BZ

APPLICANT—Gilbert Lazarus, for Morris A. Goodman and Raymond Shuster, owners.

SUBJECT—Application November 6, 1958—decision of the Borough Superintendent, under sections 7f, 7i and 7e of the Zoning Resolution, to permit in a retail use district,

CALENDAR

the erection and maintenance for a term of fifteen (15) years as a gasoline service station with incidental car washing (non-automatic), lubritorium, motor vehicle repair service with hand tools only (no welding or spraying), office and sales and storage of accessories and parking of more than five (5) motor vehicles awaiting service or have been serviced.

PREMISES AFFECTED—1955 Williamsbridge Road, west side, 175 feet south of Neill Avenue, Block 4273, Lots 13, 15 and 17, Borough of The Bronx.

743-58-BZ

APPLICANT—N. K. Winston Management Corp., owner.
SUBJECT—Application December 18, 1958—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the erection of a one-story non-storage garage of class 3 construction to accommodate 32 motor vehicles.

PREMISES AFFECTED—77-11 21st Avenue, northeast corner of 77th Street, Block 946, Lot 41, Jackson Heights, Borough of Queens.

744-58-A

APPLICANT—N. K. Winston Management Corp., owner.
SUBJECT—Application December 18, 1958—appeal from a decision of the Borough Superintendent—re Class 3 construction, area excessive.

PREMISES AFFECTED—77-11 21st Avenue, northeast corner of 77th Street, Block 946, Lot 41, Jackson Heights, Borough of Queens.

950-40-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Waldwin Holding Corp., owner.

SUBJECT—Application reopened November 5, 1958 as Vol. III—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the construction of a one story and basement extension to the present building and extend the present use of funeral home.

PREMISES AFFECTED—7610-7618 4th Avenue, west side, 59 feet south of 76th Street, Block 5950, Lot 47, Borough of Brooklyn.

735-58-BZ

APPLICANT—Leonard F. Rothkrug, for Orak Realty Corp., owner.

SUBJECT—Application December 16, 1958—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a business and residence use district, the extension of a retail supermarket with accessory patron and employee parking, loading and unloading.

PREMISES AFFECTED—1902 Mott Avenue, north side, 124 feet west of Beach 18th Street, 1111 Foam Place, south side, 93 feet west of Beach 18th Street, Block 40, Lots 8 and 62, Far Rockaway, Borough of Queens.

753-58-BZ

APPLICANT—Robert Gottlieb for Sta-Jax Realty Corp., owner.

SUBJECT—Application December 23, 1958—decision of the Borough Superintendent, under sections 7f and 7i of the Zoning Resolution, to permit in a business and unrestricted use district, the erection and maintenance of a gasoline service station, lubritorium, car wash (non-automatic), motor vehicle repairs (hand tools only), parking and storage of more than five (5) motor vehicles, and used car sales lot for a stated term of fifteen (15) years.

PREMISES AFFECTED—1720 Boone Avenue, and 1020 East 174th Street, southeast corner, Block 3015, Lot 19, Borough of The Bronx.

589-58-BZ

APPLICANT—Carl H. Salminen, for Brancato Iron Works, owner.

SUBJECT—Application October 15, 1958—decision of the

Borough Superintendent, under sections 7e and 21 of the Zoning Resolution, to permit in a residence use district, the erection of a one story building for use as an ornamental iron shop with welding and forging facilities and to provide loading and unloading and parking in conjunction with the existing one-story structure used as an office.

PREMISES AFFECTED—157-11 Linden Boulevard and 148-44 158th Street, northwest corner, Block 12175, Lots 83, 86, 88 and 182, Jamaica, Borough of Queens.

60-59-A

APPLICANT—Carl H. Salminen for Brancato Iron Works, Incorporated, owner.

SUBJECT—Application February 2, 1959—filed pursuant to Section 35 of the General City Law re proposed utilization of the portion of lot which is in bed of mapped street for business entrance.

PREMISES AFFECTED—157-11 Linden Boulevard and 148-44 158th Street, northwest corner, Block 12175, Lots 83, 86, 88 and 182, Jamaica, Borough of Queens.

68-36-BZ—Vol. IV

APPLICANT—Lama, Proskauer and Prober, for 10 Brighton 11th Street Corp. and New York City Transit Authority, owners; Waldbaum 21, Inc., lessee.

SUBJECT—Application reopened January 6, 1959 as Vol. IV—re decision of the Borough Superintendent, under Section 7c of the Zoning Resolution, to permit in a business and residence use district, the change in use of an existing public garage, motor repairs, lubritorium, and parking in the open area to a supermarket, stores, loading and unloading area, parking of patrons and employees cars—no fee to be charged, and a sign in the residential portion of the plot.

PREMISES AFFECTED—14-48 Brighton 11th Street, west side, 59 feet, 9½ inches south of Neptune Avenue, Block 7516, Lots 2375 and part of 2370, Borough of Brooklyn.

Laid over from February 17, 1959, to February 25, 1959, for hearing, at the request of one objector for additional objectors to be present; then to March 17, 1959, for inspection and decision and for consideration of an Administrative Appeal in connection therewith; which has been filed; hearing closed.

29-59-A

APPLICANT—Lama, Proskauer and Prober for 10 Brighton 11th Street Corporation and New York City Transit Authority, owners; Waldbaum 21 Incorporated, lessee.

SUBJECT—Application December 12, 1958—Appeal from a decision of the Borough Superintendent re excessive area of building.

PREMISES AFFECTED—14-48 Brighton 11th Street, west side, 59 feet 9½ inches south of Neptune Avenue, Block 7516, Lot 2375 and part of 2370, Borough of Brooklyn.

492-27-BZ—Vol. II

APPLICANT—Ingram S. Carner, for Howard Realty Corporation, owner.

SUBJECT—Application reopened January 27, 1959 for consideration as to amendment of resolution and extension of time to complete—expired December 11, 1957—decision of Borough Superintendent, previously granted on condition under sections 7c and 21 of the Zoning Resolution, permitting in a business use district, the change in occupancy from gasoline service station to gasoline service station, sales office, lubritorium, brake testing, wheel alignment and extension of existing structure.

PREMISES AFFECTED—1134-1144 East New York Avenue and 2-12 East 98th Street, southwest corner, Block 4600, Lot 7, Borough of Brooklyn.

844-47-BZ

APPLICANT—Ingram S. Carner, for Max Kirsch, owner.

SUBJECT—Application reopened January 27, 1959 for consideration as to extension of term of variance—expired

CALENDAR

December 16, 1957—decision of the Borough Superintendent, previously granted on condition, under section 7f of the Zoning Resolution, permitting in a business use district, for a term of years, the erection and maintenance of a gasoline service station, lubritorium and auto laundry. PREMISES AFFECTED—9701-9715 Ditmars Avenue and 731-739 Rockaway Parkway, northeast corner, Block 8115, Lots 6 and 8, Borough of Brooklyn.

135-49-BZ—Vol. II

APPLICANT—Leonard A. Swarthe, for Krekor and Pauline Selian, owners.

SUBJECT—Application reopened February 10, 1959 for consideration as to extension of time to complete—expired June 11, 1958—decision of the Borough Superintendent, previously granted on condition, under Sections 7c, 7e, 7f and 7i of the Zoning Resolution, permitting in a business use district, the proposed extension of an existing gasoline and oil service station previously granted by the Board.

PREMISES AFFECTED—1773 East Gun Hill Road, north side, 125 feet east of Wickham Avenue, Block 4806, Lot 44, Borough of The Bronx.

352-53-BZ

APPLICANT—Charles M. Spindler, for Gerard Henigin, owner.

SUBJECT—Application reopened February 10, 1959 for consideration as to extension of term of variance—expired December 15, 1958—decision of the Borough Superintendent, previously granted on condition, under Section 7h of the Zoning Resolution, permitting in a residence use district the parking and storage of motor vehicles for a term of years.

PREMISES AFFECTED—402-434 Euclid Avenue and 1015-1023 Glenmore Avenue, northwest corner, Block 4194, Lots 27-36, Borough of Brooklyn.

470-57-BZ

APPLICANT—Lama, Proskauer and Prober, for Sparkling Realty Co., Inc., owner.

SUBJECT—Application reopened February 10, 1959 for consideration as to extension of time to complete—expired December 17, 1958—decision of Borough Superintendent, previously granted on condition, under Sections 7e, 7h and 7A of the Zoning Resolution, permitting in a local retail and residence use district, the erection and maintenance of a gasoline service station, lubritorium, office, storage, minor auto repairs, car wash, parking and storage of motor vehicles, with show windows, curb cuts and signs within 75 feet of a residence use district.

PREMISES AFFECTED—91-97 Sumner Avenue and 273-299 Vernon Avenue, northeast corner, Block 1585, Lot 1, Borough of Brooklyn.

711-56-BZ

APPLICANT—Paul Friedman, for Felnor Realty Corp., owner.

SUBJECT—Application October 19, 1956—re decision of the Borough Superintendent, under Sections 7e, 7h and 7i of the Zoning Resolution, to permit in a local retail use district, the erection and maintenance of a gasoline service station, lubritorium, minor repairs with hand tools only, office, storage and sales of auto accessories, parking of more than five (5) motor vehicles waiting to be serviced and a post standard ground sign for a stated term of fifteen (15) years.

PREMISES AFFECTED—101-02 to 101-10 (101-06 official) Astoria Boulevard, 101-01 to 101-09 31st Avenue and 28-01 to 28-13 101st Street, southwest corner of Astoria Boulevard, Block 1688, Lot 30. East Elmhurst, Borough of Queens.

Laid over from March 5, 1957, to April 9, 1957, for applicant to file lay-out plan and inspection and decision; hearing closed; then placed on the reserve calendar pending erection of church on adjacent property; then set for hearing

on October 1, 1957; then to October 8, 1957 for further inspection and decision; then to November 6, 1957, for further inspection and decision; then to December 10, 1957, at request of the applicant, to file revised plans; then to June 10, 1958, for further consideration by Board; inspected by committee of the Board, which is of the opinion that the application should be laid over further in order to give the church proposed to be erected on the adjoining plot more time to determine whether they can proceed with the development for church or school; then to October 7, 1958, for report from objecting property owner; then to December 9, 1958, for applicant to report to the Board as to adjacent property proposed for church and school which are in objection; then to January 13, 1959, for further consideration as to the progress of construction of the church building on the plot adjacent; then to February 10, 1959, for inspection and decision; to March 17, 1959, for further inspection and decision.

782-56-BZ Vol. II

APPLICANT—Lama, Proskauer and Prober, for David Minkin, Sigmund S. Briger and Elias Thall, owners.

SUBJECT—Application reopened April 22, 1958 as Vol. II—decision of the Borough Superintendent, under sections 7f, 7i, 7e and 7A of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs, car washing, storage, office and sales, parking and storage of motor vehicles with show window and sign less than 75 feet from a residence use district for a stated term of fifteen (15) years.

PREMISES AFFECTED—195-06 to 195-24 (195-20 official) Northern Boulevard, south side, from 195th to 196th Streets, 43-01 to 43-09 195th Street and 43-02 to 43-10 196th Street, Block 5519, Lot 1, Flushing, Borough of Queens.

Laid over from February 3, 1959, to February 25, 1959, at the request of the applicant to permit attendance of owner; no further requests for adjournment; then to March 17, 1959, for inspection and decision; hearing closed.

78-58-BZ

APPLICANT—Gilbert Lazerus, for Helen Kraft, Morris Maran and Billiou Corp., owners.

SUBJECT—Application February 24, 1958—decision of the Borough Superintendent, under sections 7e and 7h of the Zoning Resolution, to permit in a residence use district, the construction and maintenance, for a term of fifteen (15) years, of a gasoline service station with lubritorium, incidental car washing (non-automatic), minor motor vehicle repairs with hand tools only—no welding or spraying, office, sale and storage of auto accessories and parking of more than five (5) motor vehicles awaiting service with incidental ground signs.

PREMISES AFFECTED—142-02 to 142-14 (142-10) Horace Harding Expressway, 61-13 to 61-19 Main Street, southeast corner and 142-01 to 142-09 61st Road, Block 6411, Lot 34, Kew Gardens Hills, Borough of Queens.

Laid over from February 25, 1959, to March 17, 1959, for inspection and decision; applicant to file revised plans showing conditions on Horace Harding Expressway, the service streets, bridge across Main Street, etc.; hearing closed.

749-58-BZ

APPLICANT—Samuel Rosenblum for Eva M. Trytell, owner.

SUBJECT—Application December 19, 1958—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the erection of a one story building for use as a day camp in conjunction with a proposed nursery school.

PREMISES AFFECTED—166-33 Powells Cove Boulevard, north side 1034.87 feet east of 161st Street, Block 4574, Lot 103, Whitestone, Borough of Queens.

Laid over from February 25, 1959, to March 17, 1959, for inspection and decision; hearing closed.

CALENDAR

603-58-BZ

APPLICANT—Anthony M. Salvati, for Burgerama, Inc., owner.

SUBJECT—Application October 20, 1958—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a business and residence use district, at an existing drive-in restaurant, the extension of employee and patron parking into the residence portion of the premises.

PREMISES AFFECTED—4-26 Dahill Road and 3301-3313 Fort Hamilton Parkway, southwest corner, Block 5303, Lot 59, Borough of Brooklyn.

Laid over from February 25, 1959, to March 17, 1959, for inspection and decision; hearing closed.

563-58-BZ

APPLICANT—Henry Nordheim, for Max Steinberg, Jacob Greenman, Robert Grundt and Andrew Catapano, owners.

SUBJECT—Application September 29, 1958—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot for parking and storage of more than five (5) motor vehicles.

PREMISES AFFECTED—341-349 East 34th Street, north side, 110 feet west of 1st Avenue, Block 940, Lots 24, 25, 26, 27 and 28, Borough of Manhattan.

Laid over from February 25, 1959, to March 17, 1959, for inspection and decision; hearing closed.

537-58-BZ

APPLICANT—Lama, Proskauer and Prober, for Atlas Holding Corp., owner.

SUBJECT—Application September 11, 1958—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a retail use district, in an existing two story structure presently occupied by a movie theatre and eleven stores, the use of two stores for a wholesale dry cleaning establishment.

PREMISES AFFECTED—32-34 West Mt. Eden Avenue, southwest corner of Inwood Avenue, Block 2865, Lot 53, Borough of The Bronx.

Laid over from February 25, 1959, to March 17, 1959, for inspection and decision; hearing closed.

660-58-BZ

APPLICANT—Charles M. Spindler, for Amato Racine, owner.

SUBJECT—Application November 18, 1958—decision of the Borough Superintendent, under sections 7f, 7i and 7e of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, auto washing (non-automatic), office, sale of accessories, minor repairs with hand tools only, safety inspection station and the parking and storage of motor vehicles all for a temporary term of fifteen (15) years.

PREMISES AFFECTED—3540 Boston Road and 3520 Mickle Avenue, southeast corner, Block 4724, Lot 61, Borough of The Bronx.

Laid over from February 25, 1959, to March 17, 1959, for inspection and decision; hearing closed.

605-58-BZ

APPLICANT—Tobias Goldstone, for Anthony Sessa, Executor and Trustee of Estate of Gaetano Farina, owner; Walbaums Inc., lessee.

SUBJECT—Application October 23, 1958—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a business and residence use district, in an existing one story building occupied as a retail food market, the use of that portion located in the residence use district for the storage of packaged merchandise.

PREMISES AFFECTED—1694 Church Avenue, south

side, 215 feet, 9 inches east of Buckingham Road, Block 5097, Lot 76, Borough of Brooklyn.

Laid over from February 25, 1959, to March 17, 1959, for inspection and decision; objectors to send in written objections properly certified; hearing closed.

653-58-BZ

APPLICANT—Leonard F. Rothkrug, for Rocco and Concetta Migliorelli, owners; Gulf Oil Co., lessee.

SUBJECT—Application November 14, 1958—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station with accessory minor auto repairs, car washing (non-automatic), office, sale and parking of cars awaiting servicing all for a temporary term of fifteen (15) years.

PREMISES AFFECTED—2985 Edson Avenue, southwest corner of Adea Avenue, Block 4797, Lot 1, Borough of The Bronx.

Laid over from February 25, 1959, to March 17, 1959, for inspection and decision; hearing closed.

594-58-BZ

APPLICANT—Lama, Proskauer and Prober, for 533 Remsen Realty Corp., owner.

SUBJECT—Application October 16, 1958—decision of the Borough Superintendent, under sections 7e and 21 of the Zoning Resolution, to permit in a business use district, on a plot with an existing one story garage for five (5) trucks, storage of fuel tanks, oil burner parts tanks, gasoline for occupants use and the parking of employees cars, the erection of a new one story structure for use as a motor vehicle repair shop with body and fender work, incidental painting and spraying, wheel alignment and brake testing, the proposed new building will exceed the permitted area coverage.

PREMISES AFFECTED—523-533 Remsen Avenue, east side, 240 feet north of Church Avenue, Block 4687, Lot 19, Borough of Brooklyn.

Laid over from February 25, 1959, to March 17, 1959, for inspection and decision; hearing closed.

602-58-BZ

APPLICANT—Anthony M. Salvati, for Gelray Corporation, owner.

SUBJECT—Application October 20, 1958—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the change in occupancy of an existing one story building from public garage to bowling alleys with cocktail lounge, luncheonette and snack bar.

PREMISES AFFECTED—2425-2435 Cropsey Avenue, northeast corner of Bay 37th Street, Block 6892, Lot 7, Borough of Brooklyn.

Laid over from February 25, 1959, to March 17, 1959, for applicant to file new decision of Borough Superintendent; inspection and decision; hearing closed.

595-58-BZ

APPLICANT—Henry C. Brucker, for Nichola and Santa Todero, owners.

SUBJECT—Application October 17, 1958—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a residence use, G-1 area district, the change in occupancy of an existing dwelling from one family to two families.

PREMISES AFFECTED—111-07 225th Street, east side, 41.64 feet south of 111th Avenue, Block 11209, Lot 15, Queens Village, Borough of Queens.

Laid over from February 25, 1959, to March 17, 1959, for inspection and decision; and for applicant to furnish list of homes within five hundred feet occupied for two families; hearing closed.

CALENDAR

1051-21-BZ—Vol. IV

APPLICANT—Lama, Proskauer and Prober for D & L Truck Renting Corporation, owner.

SUBJECT—Application reopened July 1, 1958 as Vol. IV—decision of the Borough Superintendent under section 7e and 7i of the Zoning Resolution, to permit on a plot partly in business and partly in residence use district, the erection and maintenance of a one story extension to an existing building and extend the present use of garage for trucks and repair shop to include body and fender work, incidental painting and spraying, welding and storage of parts.

PREMISES AFFECTED—1820-1832 Cropsey Avenue and 231-245 Bay 19th Street, southwest corner, Block 6464, Lot 16, Borough of Brooklyn.

Laid over from February 25, 1959, to March 17, 1959, for applicant to file revised plans eliminating door to welding room, if such arrangement is possible, and inspection and decision; hearing closed.

186-53-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober for Jacob Stein, owner.

SUBJECT—Application reopened July 29, 1958 as Vol. II—decision of the Borough Superintendent under section 7e of the Zoning Resolution to permit in a local retail and residence use district, the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs, storage, office and sales and the parking of cars waiting to be serviced for a stated term of fifteen (15) years.

PREMISES AFFECTED—216-06 Hillside Avenue and 88-10 to 88-13 216th Street, southeast corner, Block 10676, Lot 17, Hollis, Borough of Queens.

Laid over from January 20, 1959, to February 3, 1959, for inspection and decision; hearing closed; then to February 10, 1959, for completion of vote; then to February 25, 1959, for decision by full membership of the Board; then to March 17, 1959, for inspection by the members of the Board who have not inspected the area, and for decision.

HARRIS H. MURDOCK, *Chairman.*

MARCH 17, 1959, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, March 17, 1959, at 2 o'clock at 80 Lafayette Street 9th floor, New York 13, N. Y., on the following matters:*

499-56-SM

APPLICANT—United States Steel Corp., American Bridge Division, owner.

SUBJECT—Application June 25, 1956—USS Ambridge Standard Steel Joists, approval of.

278-57-SM

APPLICANT—D. V. Borell, for Kentile, Inc., owner.

SUBJECT—Application March 27, 1957—Kentile Solid Vinyl Tile, .08 inch and 1/8 inch gauge, approval of.

65-58-SA

APPLICANT—A. O. Smith Corporation, owner.

SUBJECT—Application February 3, 1958—Burkay Copper Coil Commercial Gas-fired Water Heaters, Models 417, 618, 718, 610A, 10, 10D, 20, 20D and 40, approval of.

390-58-SM

APPLICANT—Phillips Drill Company, owner.

SUBJECT—Application June 18, 1958—Phillips Red Head Self Drilling Concrete Fastener, approval of.

506-58-SA

APPLICANT—The Ohio Foundry & Mfg. Company, owner.

SUBJECT—Application August 26, 1958—Brilliant Fire, Ohio, Radiant, Model 1025, 1025-M, 1035 and 1035-M, approval of.

748-58-SA

APPLICANT—Wells Manufacturing Company, owner.

SUBJECT—Application December 19, 1958—Wells Triple-pass Oil Line Preheater, Model TP-600, approval of.

568-50-SA

APPLICANT—Norman Products Company, owner.

SUBJECT—Application reopened December 16, 1958 for amendment of resolution as to additional trade names, Frigidaire Div. of General Motors Corporation—re Norman Southerner Horizontal Designed Forced Air Gas-fired Central Furnace (various models); previously approved.

211-53-SA

APPLICANT—Speed Queen, Corporation, owner.

SUBJECT—Application reopened December 9, 1958 for amendment of resolution as to additional models, namely A26—re Speed Queens Automatic Washer (domestic type) Models A10, A11, A12, A18, A19, A20, A21, A22, A21W, A22W, A20F, A20A, A20C, A20CF, A24, A24W, A25, A25F and A201, A201G; previously approved.

409-54-SA

APPLICANT—Johnson Heater Corporation, owner.

SUBJECT—Application reopened January 13, 1959 for amendment of resolution as to additional models of gas-fired warm air furnaces—re Johnson Gas-fired Heaters, Models JA15, JA20, JA25, JA30, JA35, JA40, JA50, HB75, HB1, HB2, HB3, HB4, HB5, JAS1, JAS1E, JAS15, JAS2, JAS2E, JAS3E, JAS4, JAS5, JA.75, JA1, JA.2, JA1.5, JA3, JA4, JA5, JA6, JA7, JA8, JA2, JA10 and JA12; previously approved.

367-54-SA

APPLICANT—Johnson Heater Corporation, owner.

SUBJECT—Application reopened January 13, 1959 for amendment of resolution as to models of oil-fired warm air heater—re Johnson Forced Warm Air Heaters, oil-fired, Models JA75, JA1, JA1.5, JA2, JA2.5, JA3, JA4, JA5, JA6, JA7, JA8, JA1.2, JA35, JA40, JA50, HB75, HB1, HB2, HB3, HB4, HB5, JAS1, JAS1E, JAS1.5, JAS2, JAS2E, JAS3, JAS3E, JAS4, JAS5, JA10, JA12, JA15, JA20, JA25, and JA30; previously approved.

682-56-SM

APPLICANT—Bestwall Gypsum Company, owner.

SUBJECT—Application reopened January 13, 1959 for amendment of resolution as to additional trade name—re Bestwall Gypsum Wallboard, Bestwall Insulating Gypsum Wallboard, Bestwall Wood Grain Gypsum Wallboard, interior wall surfacing material; previously approved.

531-56-SM

APPLICANT—Russell, Burdsall & Ward Bolt & Nut Company, owner.

SUBJECT—Application reopened January 27, 1959 for amendment of resolution as to bolt marking—re Empire (E) High Strength Bolts for Structural Steel Connections; previously approved.

1037-57-SA

APPLICANT—Ackerman Gas Boiler Corporation, owner.

SUBJECT—Application reopened January 13, 1959 for amendment of resolution as to change of ownership, Hook Mfg. Company, old owner—re Hook Gas Boiler, Series 20,000 and Series 30,000 for heating and volume hot water supply; previously approved.

CALENDAR

436-58-SA

APPLICANT—Tokheim Corporation, owner.
SUBJECT—Application reopened January 13, 1959 for amendment of resolution as to additional model and trade name—re Tokheim, Models 448, 452 Pumps with or without suffixes P, PEH, RC, TWIN, 1 and 2; previously approved.

140-49-A—Vol. III

APPLICANT—Burke, Green and Groh, for George and Sonia Cullinen, owners; Les Clochettes, lessee.
SUBJECT—Application reopened October 15, 1958 as Vol. III—Appeal from a decision of the Borough Superintendent; re extension of Day Nursery use to cellar.
PREMISES AFFECTED—35-45 223rd Street, east side, 152.8 feet north of 37th Avenue, Block 6192, Lot 68, Bay-side, Borough of Queens.

122-56-A

APPLICANT—Ludwig Hanauer, for Eleanor Glickman, Owner.
SUBJECT—Application February 15, 1956—Appeal from a decision of the Borough Superintendent, re egress.
PREMISES AFFECTED—5 East 3rd Street, north side, 104 feet 4 inches east of Bowery, Block 459, Lot 47, Borough of Manhattan.

528-57-A

APPLICANT—Leonard F. Rothkrug, for Manufacturers Trust Co., owner; Lillie Rubin, Inc., lessee.
SUBJECT—Application July 15, 1957—Appeal from a decision of the Borough Superintendent re exits.
PREMISES AFFECTED—2015 Church Avenue, and 515-519 Ocean Avenue, northeast corner, Block 5081, Lot 43, Borough of Brooklyn.

112-56-A

APPLICANT—Grand Central Apartments Inc., owner.
SUBJECT—Application February 7, 1956—Appeal from orders of the Fire Commissioner re Certificate of Fitness.
PREMISES AFFECTED—252-09 to 252-17 72nd Avenue; 251-27 to 251-45 71st Avenue; 251-35 to 251-61 71st Road; 251-05 to 251-33 71st Road and 71-02 Little Neck Parkway; Block 8401, Lots 350 and 675, Bellerose, Borough of Queens.

1009-57-A

APPLICANT—Aaron Halpern, for Salvatore Cantone, owner.
SUBJECT—Application December 30, 1957—Appeal from a decision of the Borough Superintendent, re frame structure, factory use, re exits, stairs, etc.
PREMISES AFFECTED—77-03 101st Avenue, north side, 20.11 feet east of 77th Street, Block 9049, Lot 38, Woodhaven, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

MARCH 31, 1959, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, March 31, 1959, at 10 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:

684-58-BZ

APPLICANT—Frederick A. Ketcher, for Jack Treulieb, owner; Rayco Auto Seat Covers, Inc., lessee.
SUBJECT—Application November 24, 1958—decision of the Borough Superintendent, under section 7c and 7i of the Zoning Resolution, to permit in a business and residence use district, a permanent variance to maintain the legal conforming use of store, storage and installation of auto seat covers and for the additional use of minor motor vehicle repairs limited to the installation and service of

mufflers with the use of acetylene torch, the parking of more than five (5) motor vehicles for patrons only and the erection of a roof sign.

PREMISES AFFECTED—81-15 Queens Boulevard, northwest corner 51st Avenue, Block 1540, Lots 3 and 6, Elmhurst, Borough of Queens.

717-58-BZ

APPLICANT—Lama, Proskauer and Prober, for Virver Atlantic Realty Corp., owner.
SUBJECT—Application December 8, 1958—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot for more than five (5) motor vehicles for a temporary term of ten (10) years.
PREMISES AFFECTED—244-262 Hendrix Street, west side, 105 feet, 11 inches south of Atlantic Avenue, Block 3962, Lot 24, Borough of Brooklyn.

698-58-BZ

APPLICANT—George H. Colin, for Cities Service Oil Co., owner.
SUBJECT—Application December 1, 1958—decision of the Borough Superintendent, under sections 7c and 21 of the Zoning Resolution, to permit in a business use district, the reconstruction of an existing gasoline service station, lubricatorium, car wash, accessory sales, minor motor repairs and parking and storage of more than five (5) motor vehicles, the proposed reconstruction to provide a new accessory building, additional gasoline tanks and eliminate two existing curb-cuts.
PREMISES AFFECTED—457 Southern Boulevard, northeast corner of Tinton Avenue, Block 2582, Lot 1, Borough of The Bronx.

745-58-BZ

APPLICANT—Leonard F. Rothkrug for Joseph and Edna Ragozini, owner.
SUBJECT—Application December 19, 1958—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot with accessory caretaker's dwelling for a temporary term of five (5) years.
PREMISES AFFECTED—2556-2558 East 14th Street west side, 125 feet north of Avenue Z, Block 7434, Lots 30, 31 and 32, Borough of Brooklyn.

670-58-BZ

APPLICANT—Gustave Goldman, for James Nugent, owner.
SUBJECT—Application November 20, 1958—decision of the Borough Superintendent under sections 7e, 19A (i) and 21 of the Zoning Resolution, to permit in a local retail use C area district, the construction of a one story extension to the rear of an existing building, use the first and second floors as funeral chapels as an extension to the funeral chapel in the adjoining building and use the third floor for caretaker's apartment, the proposed extension to occupy more than the permitted area and the elimination of the required loading and unloading berth.
PREMISES AFFECTED—2721 Avenue D, north side, 20 feet west of East 28th Street, Block 5193, Lot 41, Borough of Brooklyn.

685-58-A

APPLICANT—Gustave Goldman, for James Nugent, owner.
SUBJECT—Application December 1, 1958—Appeal from a decision of the Borough Superintendent, re construction.
PREMISES AFFECTED—2721-2723 Avenue D, north side, 20 feet west of East 28th Street, 1st floor; Block 5193, Lots 40 and 41, Borough of Brooklyn.

627-58-BZ

APPLICANT—Morris Kweller, for East Park Realty Co., owner.

CALENDAR

SUBJECT—Application October 30, 1958—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the erection of two buildings for use as gasoline service station and diner, the gasoline service station will include lubricatorium, car wash, minor repairs with hand tools, sale of accessories and parking of cars awaiting service, the diner will have kitchen facilities, office and patron parking.
PREMISES AFFECTED—2347-2369 Linden Boulevard, northeast corner of Shepherd Avenue, Block 4476, Lot 22, Borough of Brooklyn.

724-58-BZ

APPLICANT—Paul Friedman, for Peter J. Houser, owner; Houser Buick, Inc., lessee.
SUBJECT—Application December 9, 1958—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit for a term of ten (10) years the outdoor display and sale of more than five (5) motor vehicles for tenants or its employees, customers and patrons and business ground sign in a local retail use district.
PREMISES AFFECTED—218-18 Hempstead Avenue, south side, 150.16 feet west of 218th Place, Block 11106, Lots 43, 46 and 49, Queens Village, Borough of Queens.

56-59-BZ

APPLICANT—Reginald S. Hardy for Stockman Holding Corporation, owner; H. C. Bohack Company, Inc., lessee.
SUBJECT—Application January 30, 1959—Appeal from a decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a D area district, the extension of the cellar and first floor of an existing two story building occupying more than the permitted area and without the required rear yard.
PREMISES AFFECTED—72-50 Austin St., south side, 101.17 feet west of Ascan Avenue, Block 3255, Lot 65, Forest Hills, Borough of Queens.

95-59-A

APPLICANT—Reginald S. Hardy for Stockman Holding Corporation, owner; H. C. Bohack Company, Incorporated, lessee.
SUBJECT—Application February 17, 1959—Appeal from a decision of the Borough Superintendent re Egress; provide two means of egress from cellar area.
PREMISES AFFECTED—72-50 Austin Street, south side, 100.17 feet west of Ascan Avenue, Block 3255, Lot 65, Forest Hills, Borough of Queens.

697-58-BZ

APPLICANT—Frederick A. Ketcher, for Charles E. Fletcher, owner.
SUBJECT—Application December 1, 1958—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a local retail use D area district, the erection of a one story building for use as seven (7) stores, the proposed structure exceeds the permitted area coverage.
PREMISES AFFECTED—285 West 231st Street, and 3103 Corlear Avenue, northwest corner, Block 3406, Lot 83, Borough of The Bronx.

1283-18-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober for Socony Mobil Oil Company, owner.
SUBJECT—Application reopened July 22, 1958 as Vol. II—decision of the Borough Superintendent under section 7c of the Zoning Resolution to permit in a business, residence and local retail use district, the reconstruction of the present gasoline service station and extend the uses to include lubricatorium, minor auto repairs, car washing, store utility room, parking and storage of motor vehicles and discontinue the uses of public garage, repair shop and brake repairs.
PREMISES AFFECTED—1702-1714 Neptune Avenue and

2802-2814 West 17th Street, southwest corner, Block 7020, Lot 6, Borough of Brooklyn.

374-37-BZ—Vol. III

APPLICANT—James J. Lyons, Jr. and John J. Lynch, for Lucie Blaesus, owner; Kesbec, Inc., Lessee.
SUBJECT—Application reopened November 25, 1958 as Vol. III—re decision of the Borough Superintendent under sections 7f, 7e and 7i of the Zoning Resolution, to permit in a business use district the erection and maintenance of a gasoline and oil service station, lubricatorium, facilities for car washing and minor repairs, an office and salesroom, and the parking and storage of more than five (5) motor vehicles.
PREMISES AFFECTED—2165-2175 Southern Boulevard and 820 East 182nd Street, southwest corner, Block 3111, Lot 59, Borough of The Bronx.

707-58-BZ

APPLICANT—Leonard F. Rothkrug, for George and Witali Federow, doing business as Four Brothers Repair Shop, owners.
SUBJECT—Application December 2, 1958—decision of the Borough Superintendent, under sections 7e, 7f and 7i of the Zoning Resolution, to permit in a business use district the rebuilding and extension of a motor vehicle repair shop (completely destroyed by fire) with accessory welding, painting and spraying and the additions of gasoline pumps and tanks (not for sale), car washing (non-automatic) parking and used car sales, all for a temporary term of ten (10) years.
PREMISES AFFECTED—858-862 Bedford Avenue, west side, 232 feet, 9 inches north of Myrtle Avenue, Block 1900, Lots 53 and 54, Borough of Brooklyn.

587-58-BZ

APPLICANT—John F. Fitzsimons, for George and Eugene Capuozzo, owners.
SUBJECT—Application October 14, 1958—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in an unrestricted use, D area district, an extension to an existing building so as to cover more than the permitted area.
PREMISES AFFECTED—95-14 Sutphin Boulevard, west side, 100 feet south of Atlantic Avenue, Block 10026, Lot 12, Jamaica, Borough of Queens.
Laid over from February 25, 1959 to March 31, 1959, for inspection and decision; hearing closed.

HARRIS H. MURDOCK, *Chairman.*

MARCH 31 1959, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, March 31, 1959, at 2 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:

718-58-A

APPLICANT—S. Walter Katz, for Twenty-Third Operating Corp., owner.
SUBJECT—Application December 8, 1958—filed pursuant to section 35, General City Law re extension of existing building in bed of a mapped street—approach to Queensboro Bridge.
PREMISES AFFECTED—244 East 60th Street, south side, 135 feet west of 2nd Avenue, Block 1414, Lot 30, Borough of Manhattan.

337-52-A—Vol II.

APPLICANT—Irving P. Marks, for Bernard, Hermand and Minnie Feuer, owners.
SUBJECT—Application reopened November 25, 1958 as

CALENDAR

Vol. II—Appeal from a decision of the Borough Superintendent—re erection of extension to existing nursing home, increase in area.

PREMISES AFFECTED—115-49 118th Street, east side, 240 feet north of Sutter Avenue, Block 11711, Lot 18 and 62. South Ozone Park, Borough of Queens.

425-53-A—Vol. II

APPLICANT—John F. Fitzsimons, for Anthony E. and Mary C. Schneider, owners.

SUBJECT—Application reopened November 18, 1958—as Vol. II—Appeal from a decision of the Borough Superintendent, extension and increase in area of frame building for business purposes.

PREMISES AFFECTED—103-45 Lefferts Boulevard, east side, 132.59 feet north of Liberty Avenue, 1st floor; Block 9557, Lot 48, Richmond Hill, Borough of Queens.

611-57-A

APPLICANT—Lama, Proskauer and Prober, for New York Central and Hudson River Railroad Co., owner; Herbert Kerkow, Inc., lessee.

SUBJECT—Application August 1, 1957—Appeal from an order of the Fire Commissioner—re sprinkler system.

PREMISES AFFECTED—480 Lexington Avenue, west side, from East 46th to East 47th Streets, 6th floor, Block 1301, Lot 6, Borough of Manhattan.

654-58-A

APPLICANT—Hyman H. Smith, for Shelbert Homes Realty Corp., owner; Shore Front Taxpayers, Association, Inc.; lessee.

SUBJECT—Application November 17, 1958—Appeal from a decision of the Borough Superintendent, re frame construction, public use.

PREMISES AFFECTED—2924-2926 West 22nd Street, west side, 210 feet, 7 inches south of Mermaid Avenue, Block 7057, Lot 20, Borough of Brooklyn.

778-58-A

APPLICANT—Arnold W. Lederer for Pauline Farber, owner.

SUBJECT—Application December 29, 1958—filed pursuant to section 310 of the Multiple Dwelling Law for variation of section 187, sub. div. 1e, of the Multiple Dwelling Law re egress.

PREMISES AFFECTED—1588 Carroll Street, south side, 225 feet west of Schenectady Avenue, 2nd floor, Block 1413, Lot 28, Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

APRIL 7, 1959, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning*, April 7, 1959, at 10 o'clock, at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:

149-56-BZ

APPLICANT—Leonard F. Rothkrug, for Gair Realty Corp., owner.

SUBJECT—Application reopened February 25, 1959 for consideration of extension of time to complete, expired December 17, 1958—decision of the Borough Superintendent, previously granted on condition, under section 19A(j) of the Zoning Resolution, permitting in an unrestricted use district, a voluntary loading berth in conjunction with existing manufacturing and warehouse uses less than 25 feet from the intersection.

PREMISES AFFECTED—110 Water Street, southwest corner of Washington Street, Block 37, Lot 1, Borough of Brooklyn.

81-57-BZ

APPLICANT—Leonard F. Rothkrug, for Sanpark Realty Corp., doing business as B. and C. Bowling Alley Builders, Inc., owner.

SUBJECT—Application reopened February 25, 1959 for consideration as to extension of time to complete, expired September 24, 1958—decision of the Borough Superintendent, previously granted on condition under section 7c of the Zoning Resolution, permitting in a manufacturing use district, the alteration of an existing building and the erection and maintenance of a new building for the manufacture of bowling alleys, silk screens and wood frame (using power equipment).

PREMISES AFFECTED—105-111 Sanford Street, east side, 217 feet 9 inches north of Myrtle Avenue, Block 1737, Lots 52, 53 and 54, Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

APRIL 14, 1959, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning*, April 14, 1959, at 10 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matter:

514-55-BZ

APPLICANT—John F. Fitzsimons, for Stephen and Helen Fedor, owners.

SUBJECT—Application reopened February 25, 1959 for consideration as to extension of time to complete and obtain Certificate of Occupancy, expired March 17, 1958—decision of the Borough Superintendent, previously granted on condition, under sections 7c and 7A of the Zoning Resolution, permitting in a residence and retail use district, the proposed extension of gasoline service station, auto repairs, accessory store, office and dwelling to be used for gasoline station, motor vehicle repair shop, car washing, greasing, office, accessory store, boiler room and dwelling, with curb cut closer to residence use district than is permitted.

PREMISES AFFECTED—78-08 51st Avenue and 51-02 Gorsline Street, southwest corner, Block 2470, Lot 5, Elmhurst, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

APRIL 28, 1959, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon*, April 28, 1959, at 2 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matter:

617-58-A

APPLICANT—Leonard F. Rothkrug, for Angelo Santomartino, doing business as S and S Service Station, owner.

SUBJECT—Application October 28, 1958—filed pursuant to Section 35, General City Law re erection of building in bed of a mapped Street—West 19th Street.

PREMISES AFFECTED—2974-2984 Cropsey Avenue, west side, 25 feet south of Bay 53rd Street, Block 6947, Lot 301, Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

MINUTES

REGULAR MEETING

WEDNESDAY MORNING, FEBRUARY 25, 1959,
10 A.M.

Present: Chairman Murdock, Vice Chairman Kleinert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox.

The minutes of the regular meetings of the Board held on Tuesday morning and afternoon February 10, 1959, were approved as printed in the Bulletin of February 17, 1959, Vol. 44. No. 7.

1051-21-BZ—Vol. IV

APPLICANT—Lama, Proskauer and Prober for D & L Truck Renting Corporation, Owner.

SUBJECT—Application reopened July 1, 1958 as Vol. IV—decision of the Borough Superintendent under sections 7e and 7i of the Zoning Resolution, to permit on a plot partly in business and partly in residence use district, the erection and maintenance of a one story extension to an existing building and extend the present use of garage for trucks and repair shop to include body and fender work, incidental painting and spraying, welding and storage of parts.

PREMISES AFFECTED—1820-1832 Cropsey Avenue and 231-245 Bay 19th Street, southwest corner, Block 6464, Lot 16, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama, Louis Diblosi and Leon Axelrod.

For Opposition: William Scheinberg, Jennie Cundari, Louis Sacaccio, Catherine Aurigemma, F. Materese, R. Halfon, M. Vaccaro, H. Hahn, A. Cundari, Sal Cundari, Heyman Cohen and Helen Minkini.

ACTION OF BOARD—Laid over to March 17, 1959, at 10 A.M. for applicant to file revised plans eliminating door to welding room, and for inspection and decision.

68-36-BZ—Vol. IV

APPLICANT—Lama, Proskauer and Prober, for 10 Brighton 11th St. Corp., and New York City Transit Authority, owners; Waldbaum 21, Inc., lessee.

SUBJECT—Application reopened January 6, 1959 as Vol. IV—re decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a business and residence use district, the change in use of an existing public garage, motor repairs, lubritorium, and parking in the open area to a supermarket, stores, loading and unloading area, parking of patrons and employees cars—no fee to be charged, and a sign in the residential portion of the plot.

PREMISES AFFECTED—14 to 48 Brighton 11th Street, west side, 59 feet, 9½ inches south of Neptune Avenue, Block 7516, Lots 2375 and part of 2370, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama, Irving Wurtzel and Ira Waldbaum.

For Opposition: Abram Shlefstein, Harry Duberstein, Morris Karp, Morris Schindelheim, Rose Meersand, Mary Arougneti, Irving Lefkowitz and Helen Blumenfeld.

ACTION OF BOARD—Laid over to March 17, 1959, at 10 A.M. for inspection and decision and for consideration of an Administrative Appeal in connection therewith, which has been filed; hearing closed.

186-53-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober for Jacob Stein, owner.

SUBJECT—Application reopened July 29, 1958 as Vol. II—decision of the Borough Superintendent under section 7e of the Zoning Resolution to permit in a local retail and residence use district, the erection and maintenance of a

gasoline service station, lubritorium, minor auto repairs, storage, office and sales and the parking of cars waiting to be serviced for a stated term of fifteen (15) years.

PREMISES AFFECTED—216-06 Hillside Avenue and 88-10 to 88-13 216th Street, southeast corner, Block 10676, Lot 17, Hollis, Borough of Queens.

APPEARANCES—

For Applicant: R. S. Hardy and Alfred A. Lama.

For Opposition: None.

ACTION OF BOARD—Laid over to March 17, 1959, at 10 A.M. for inspection by the members of the Board who have not inspected the area, and for decision; hearing previously closed.

782-56-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for David Minkin, Sigmund S. Briger and Elias Thall, owners.

SUBJECT—Application reopened April 22, 1958 as Vol. II—decision of the Borough Superintendent, under sections 7f, 7i 7e and 7A of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs, car washing, storage, office and sales, parking and storage of motor vehicles with show window and sign less than 75 feet from a residence use district for a stated term of fifteen (15) years.

PREMISES AFFECTED—195-06 to 195-24 (195-20 official) Northern Boulevard, south side, from 195th to 196th Streets, 43-01 to 43-09 195th Street and 43-02 to 43-10 196th Street, Block 5519, Lot 1, Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama and David Minkin.

For Opposition: Nathan Weinstein, Anthony W. H. Hor-enburger, Bernard Gutman, Henry L. Anderer, Margaret Rainey, Mrs. A. Petersen, Mrs. D. Caliguisi, Mrs. C. Prosek, Mrs. L. Muller, H. & R. McKinnon, Mrs. D. Boyd, Mrs. E. Mitchell, Mrs. J. O'Neil, Salvatore De Respino, Louis Fuetterer, Constance Jacobsolm, Gisela Simon, Thomas P. Duignan, Florence Duignan, Anna Kennedy, Joyce Kohlick, A. Jacobson, Mrs. B. Gutman, Joseph Bellavia and Selma Rosenblum.

ACTION OF BOARD—Laid over to March 17, 1959, at 10 A.M. for inspection and decision; hearing closed.

78-58-BZ

APPLICANT—Gilbert Lazerus, for Helen Kraft, Morris Maran and Billiou Corp., owners.

SUBJECT—Application February 24, 1958—decision of the Borough Superintendent, under sections 7e and 7h of the Zoning Resolution, to permit in a residence use district, the construction and maintenance, for a term of fifteen (15) years, of a gasoline service station with lubritorium, incidental car washing, non-automatic, minor motor vehicle repairs with hand tools only—no welding or spraying, office, sale and storage of auto accessories and parking of more than five (5) motor vehicles awaiting service with incidental ground signs.

PREMISES AFFECTED—142-02 to 142-17 (142-10) Horace Harding Expressway, 61-13 to 61-19 Main Street, southeast corner and 142-01 to 142-09 61st Road, Block 6411, Lot 34, Kew Gardens Hills, Borough of Queens.

APPEARANCES—

For Applicant: Gilbert Lazerus.

For Opposition: Julian Glass, Morris Schmutter, Alex Falcon, Jose Terrile, Sam A. Wall, Nickolas Farkas, John J. Bologna, Joseph Raid, John Marchiafava, Ida Berman, Carmella Cifarelli, Vasilius Kollarus, Marion Cook, Catherine Farley, Lee McGuffie, Fred K. Medero, David Mendelowitz, Ida Gittleson, William Ritter, F. Mendelowitz, May Schlam, Perecca Zaffos, Gloria Wall, Florence Bologna, Blanche Schoenberg, Gertrude Klein, Jo Fitzmaurice, James W. Harris, Joseph Cifarelli, Marguerite R. Banfield, Mac Marchiafava, Rose Schwartz, Ursula A. Kruger, Frieda Kruegle, Mary

MINUTES

Bruno, Josephine Zito, Adele Kibus, Mario Zita, Abner Siegel and others.

ACTION OF BOARD—Laid over to March 17, 1959, at 10 A.M. for inspection and decision; this application should have been docketed as 674-48-BZ—Vol. II; Prior application for auto showroom denied November 23, 1948; applicant to file revised plans showing conditions on Horace Harding Expressway, the service streets, bridge across Main Street, etc.; hearing closed.

292-58-BZ

APPLICANT—Leonard F. Rothkrug, for Oneibern Realty Corp., owner; Esso Standard Oil Co., lessee.

SUBJECT—Application May 12, 1958—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a local retail use district, the erection of a gasoline service station, lubritorium, minor auto repairs, car washing, non-automatic, office, sale and the accessory parking of cars awaiting service all for a temporary term of fifteen (15) years.

PREMISES AFFECTED—826 East 233rd Street, southeast corner of Bussing Avenue, Block 4857, Lot 44, Borough of The Bronx.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: None.

ACTION OF BOARD—Laid over to March 10, 1959, at 10 A.M. at the request of an objector, for hearing with 672-58-A.

672-58-A

APPLICANT—Leonard F. Rothkrug, for Oneibern Realty Corp., owner; Esso Standard Oil Co., lessee.

SUBJECT—Application November 21, 1958—filed pursuant to section 35, General City Law re proposed structure in bed of a mapped street—proposed widening of Bussing Avenue.

PREMISES AFFECTED—836 East 233rd Street, southeast corner of Bussing Avenue, Block 4857, Lot 44, Borough of The Bronx.

APPEARANCES—

For Applicant: Leonard Rothkrug.

ACTION OF BOARD—Laid over to March 10, 1959, at 10 A.M. at the request of an objector, for hearing; hear with 292-58-BZ, hearing closed.

335-58-BZ

APPLICANT—Lama, Proskauer and Prober, for Park South Building Corp., owner.

SUBJECT—Application May 27, 1958—decision of the Borough Superintendent under section 7e of the Zoning Resolution, to permit in a residence use district, the change in use of an existing building now used for restaurant and doctor's office on the first floor and apartments on second to sixth floors to restaurant and doctor's office on first floor and doctors and commercial offices for a stated term of twenty (20) years.

PREMISES AFFECTED—24/28 Central Park South, south side, 275 feet, west of Grand Army Plaza, Block 1274, Lot 57, Borough of Manhattan.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None

ACTION OF BOARD—Laid over, referred to examiner, notices not having been sent out; date to be set for 335-58-BZ and 336-58-A for same meeting.

336-58-A

APPLICANT—Lama, Proskauer & Prober, for Park South Building Corp., owner.

SUBJECT—Application May 27, 1958—Appeal from a decision of the Borough Superintendent, re doctor's offices,

commercial offices and restaurant—live load, height limits, egress.

PREMISES AFFECTED—24/28 Central Park South, south side, 275 feet west of Grand Army Plaza Block 1274, Lot 57, Borough of Manhattan.

APPEARANCES—

For Applicant: Alfred A. Lama.

ACTION OF BOARD—Laid over, referred to examiner, notices not having been sent out; date to be set for both 335-58-BZ and 336-58-A for same meeting.

537-58-BZ

APPLICANT—Lama, Proskauer and Prober, for Atlas Holding Corp., owner.

SUBJECT—Application September 11, 1958—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a retail use district, in an existing two story structure presently occupied by a movie theater and eleven stores, the use of two stores for a wholesale dry cleaning establishment.

PREMISES AFFECTED—32-34 West Mt. Eden Avenue, southwest corner of Inwood Avenue, Block 2865, Lot 53, Borough of The Bronx.

APPEARANCES—

For Applicant Alfred A. Lama.

For Opposition: None.

ACTION OF BOARD—Laid over to March 17, 1959, at 10 A.M. for inspection and decision; hearing closed.

552-58-BZ

APPLICANT—Frederick A. Ketcher and Charles Karsch, for 2574 7th Avenue Corp., owner; Eli Zelikoff and Zion Nelson, lessees.

SUBJECT—Application September 22, 1958—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a local retail use district, the continuance of a non-flashing, illuminated sign located above the first floor of the building and is not over the subject store.

PREMISES AFFECTED—200 West 149th Street and 2574 7th Avenue, southwest corner, Block 2034, Lot 36, Borough of Manhattan.

APPEARANCES—

For Applicant: Frederick Ketcher.

For Opposition: None.

ACTION OF BOARD—Laid over to March 3, 1959, at 10 A.M. for applicant to obtain letter from the Alcoholic Beverage Control Board; hearing previously closed.

557-58-BZ

APPLICANT—Lama, Proskauer and Prober, for Abraham Rosenberg, Rebecca Rosenberg, Sylvia Rosenberg, Shirley Firkser, Marvin Friedman and Ruth Gould, owners.

SUBJECT—Application filed September 24, 1958—decision of the Borough Superintendent, under sections 7f, 7i and 7e of the Zoning Resolution, to permit in a business and residence use district, on the business portion of the premises, the erection and maintenance of a gasoline service station with accessory uses of lubritorium, minor auto repairs, car wash, storage room, office and sales and the parking and storage of motor vehicles, all for a temporary term of fifteen (15) years.

PREMISES AFFECTED—88-01 to 88-15 (official 88-09) Liberty Avenue and 103-11 to 103-19 88th Street, northeast corner, Block, 9108, Lots 19, 22, 25, 28 and 29, Ozone Park, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama and R. S. Hardy.

For Opposition: None.

ACTION OF BOARD—Laid over to March 10, 1959, at 10 A.M. for decision and for applicant to submit revised plans rearranging the plot with additional space behind accessory building for possible later use for a dwelling and now to be planted area; hearing previously closed.

MINUTES

563-58-BZ

APPLICANT—Henry Nordheim, for Max Steinberg, Jacob Greenman, Robert Grundt and Andrew Catapano, owners.
SUBJECT—Application September 29, 1958—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot for parking and storage of more than five (5) motor vehicles.

PREMISES AFFECTED—341-349 East 34th Street, north side, 110 feet west of 1st Avenue, Block 940, Lots 24, 25, 26, 27 and 28, Borough of Manhattan.

APPEARANCES—

For Applicant Henry Nordheim and Max Steinberg.
For Opposition: None.

ACTION OF BOARD—Laid over to March 17, 1959, at 10 A.M. for inspection and decision; hearing closed.

587-58-BZ

APPLICANT—John F. Fitzsimons, for George and Eugene Capuozzo, owners.

SUBJECT—Application October 14, 1958—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in an unrestricted use, D area district, an extension to an existing building so as to cover more than the permitted area.

PREMISES AFFECTED—95-14 Sutphin Boulevard, west side, 100 feet south of Atlantic Avenue, Block 10026, Lot 12, Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: John F. Fitzsimons and George Capuozzo.
For Opposition: None.

ACTION OF BOARD—Laid over to March 31, 1959, at 10 A.M. for inspection and decision; hearing closed.

594-58-BZ

APPLICANT—Lama, Proskauer and Prober, for 533 Remsen Realty Corp., owner.

SUBJECT—Application October 16, 1958—decision of the Borough Superintendent, under sections 7e and 21 of the Zoning Resolution, to permit in a business use district, on a plot with an existing one story garage for five (5) trucks, storage of fuel tanks, oil burner parts, tanks, gasoline for occupants use and the parking of employees cars, the erection of a new one story structure for use as a motor vehicle repair shop with body and fender work, incidental painting and spraying, wheel alignment and brake testing, the proposed new building will exceed the permitted area coverage.

PREMISES AFFECTED—523-533 Remsen Avenue, east side, 240 feet north of Church Avenue, Block 4687, Lot 19, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.
For Opposition: Harry Sand, Yetta Lopatin, Ruth Levy, Nathan Levy, Reuben R. Goldstein, Emanuel Bromburg and Bessie Madzuck.

ACTION OF BOARD—Laid over to March 17, 1959, at 10 A.M. for inspection and decision; hearing closed.

595-58-BZ

APPLICANT—Henry C. Brucker, for Nichola and Santa Todero, owners.

SUBJECT—Application October 17, 1958—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a residence use, G-1 area district, the change in occupancy of an existing dwelling from one family to two families.

PREMISES AFFECTED—111-07 225th Street, east side, 41.64 feet south of 111th Avenue, Block 11209, Lot 15, Queens Village, Borough of Queens.

APPEARANCES—

For Applicant: Lester C. Ringe and Santa Todero.
For Opposition: None.

ACTION OF BOARD—Laid over to March 17, 1959, at 10 A.M. for inspection and decision; and for applicant

to furnish list of homes within five hundred feet occupied by two families; hearing closed.

602-58-BZ

APPLICANT—Anthony M. Salvati, for Gelray Corporation, owner.

SUBJECT—Application October 20, 1958—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the change in occupancy of an existing one story building from public garage to bowling alleys with cocktail lounge, luncheonette and snack bar.

PREMISES AFFECTED—2425-2435 Cropsey Avenue, northeast corner of Bay 37th Street, Block 6892, Lot 7, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leon Komondorea.
For Opposition: None.

ACTION OF BOARD—Laid over to March 17, 1959, at 10 A.M. for applicant to file new decision of Borough Superintendent and for inspection and decision; hearing closed.

603-58-BZ

APPLICANT—Anthony M. Salvati, for Burgerama, Inc., owner.

SUBJECT—Application October 20, 1958—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a business and residence use district, at an existing drive-in restaurant, the extension of employee and patron parking into the residence portion of the premises.

PREMISES AFFECTED—4-26 Dahill Road and 3301-3313 Fort Hamilton Parkway, southwest corner, Block 5303, Lot 59, Borough of Brooklyn.

APPEARANCES—

For Applicant Leon Komondorea.
For Opposition: Reuben J. Aronson, Nancy Lubeski, Charles Lilienfeld, Jeanne De Benedetto, Theresa Nascenti, Helen Cardinal, Simon Goodman, Margaret Di Fusco, Rose Weiser, Dora Lilienfeld, Virginia Battista and Joseph Farzio.

ACTION OF BOARD—Laid over to March 17, 1959, at 10 A.M. for inspection and decision; hearing closed.

605-58-BZ

APPLICANT—Tobias Goldstone, for Anthony Sessa, Executor and Trustee of Estate of Gaetano Farina, owner; Waldbaum Inc., lessee.

SUBJECT—Application October 23, 1958—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a business and residence use district, in an existing one story building occupied as a retail food market, the use of that portion located in the residence use district for the storage of packaged merchandise.

PREMISES AFFECTED—1694 Church Avenue, south side, 215 feet, 9 inches east of Buckingham Road, Block 5097, Lot 76, Borough of Brooklyn.

APPEARANCES—

For Applicant Tobias Goldstone, Ira Waldbaum and Anthony J. Sessa.
For Opposition: Wm. Hirsch, Aaron Kahane, Louis Braverman and Belle Schnurer.

ACTION OF BOARD—Laid over to March 17, 1959, at 10 A.M. for inspection and decision; objectors to send in written objections properly certified; hearing closed.

645-58-BZ

APPLICANT—Leonard F. Rothkrug, for Yerna J. Kauffman, owner.

SUBJECT—Application November 12, 1958—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot non-transient, pleasure type only

MINUTES

for daily use by officers and employees of the Kings Highway Savings Bank and for evening use by the officers of the Avenue R Temple for a term of five (5) years.

PREMISES AFFECTED—1717 East 16th Street, east side, 120 feet south of Quentin Road, Block 6799, Lot 85, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: Samuel Bleeker.

ACTION OF BOARD—Laid over to March 17, 1959, at 10 A.M.; at the request of an objector, for hearing.

653-58-BZ

APPLICANT—Leonard F. Rothkrug, for Rocco and Concetta Migliorelli, owners, Gulf Oil Co., lessee.

SUBJECT—Application November 14, 1958—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station with accessory minor auto repairs, car washing non-automatic, office, sale and parking of cars awaiting service all for a temporary term of fifteen (15) years.

PREMISES AFFECTED—2985 Edson Avenue, southwest corner of Adeo Avenue, Block 4797, Lot 1, Borough of The Bronx.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: Benjamin F. Nolan, Michael Baxter, William Claiborne, William Gourdine, Edmund Fridie, Garfield Fleming, George McCall, Theodore Nealy, Francis E. Smith, Alfred Lind, Henrietta Terry, Corinne McLeod, Richard Davis, Julia O'Berry, Richard Bivona and others.

ACTION OF BOARD—Laid over to March 17, 1959, at 10 A.M. for inspection and decision; hearing closed.

660-58-BZ

APPLICANT—Charles M. Spindler, for Amato Recine, owner.

SUBJECT—Application November 16, 1958—decision of the Borough Superintendent, under sections 7f, 7i and 7e of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubricatorium, auto washing, non-automatic, office, sale of accessories, minor repairs with hand tools only, safety inspection station and the parking and storage of motor vehicles all for a temporary term of fifteen (15) years.

PREMISES AFFECTED—3540 Boston Road and 3520 Mickle Avenue, southeast corner, Block 4724, Lot 61, Borough of The Bronx.

APPEARANCES—

For Applicant: Charles M. Spindler.

For Opposition: None.

ACTION OF BOARD—Laid over to March 17, 1959, at 10 A.M. for inspection and decision; hearing closed.

749-58-BZ

APPLICANT—Samuel Rosenblum for Eva M. Trytell, owner.

SUBJECT—Application December 19, 1958—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a residence use district, the erection of a one story building for use as a day camp in conjunction with a proposed nursery school.

PREMISES AFFECTED—166-33 Powells Cove Boulevard, north side 1034.87 feet east of 161st Street, Block 4574, Lot 103, Whitestone, Borough of Queens.

APPEARANCES—

For Applicant: Samuel Rosenblum and Eva M. Trytell.

For Opposition: None.

ACTION OF BOARD—Laid over to March 17, 1959, at 10 A.M. for inspection and decision; hearing closed.

763-58-BZ

APPLICANT—Samuel Rosenblum for Louis Denberg and Alexander Hirsch, owners.

SUBJECT—Application December 30, 1958—decision of the Borough Superintendent under sections 19B(d) and 21 of the Zoning Resolution, to permit in a retail, B area district, the erection of a nineteen (19) story multiple dwelling without the required garage or parking space, the proposed structure exceeds the permitted area coverage.

PREMISES AFFECTED—1-3 East 14th Street and 69 5th Avenue, northeast corner, Block 842, Lots 1, 5 and part of Lot 7, Borough of Manhattan.

APPEARANCES—

For Applicant: Samuel Rosenblum and Alexander Hirsch.

For Opposition: Elsa Steinert.

ACTION OF BOARD—Laid over to March 10, 1959, at 10 A.M. for inspection and continued hearing; applicant to file plan of garage in corner building and garage in proposed building.

346-58-BZ

APPLICANT—Victor G. Madonia, for Joseph Scarapicchia, owner.

SUBJECT—Application June 2, 1958—decision of the Borough Superintendent, under sections 7e and 7a of the Zoning Resolution, to permit in a local and residence use district, for a term of fifteen (15) years the erection and maintenance of a gasoline service station and automatic auto laundry with minor auto repairing, office, salesroom, storage room and the parking of motor vehicles awaiting service.

PREMISES AFFECTED—232-01 to 232-19 Linden Boulevard (232-11 official), north side from 232nd Street to 233rd Street, 116-67 to 116-75 232nd Street, 116-72 to 116-82 233rd Street, Block 11333, Lot 1, Cambria Heights, Borough of Queens.

APPEARANCES—

For Applicant: Victor G. Madonia.

For Opposition: Margaret Roehr, Florence Cronin, Bertha, Ferrara, Josephine Gregaretta and Lillian Delisle.

ACTION OF BOARD—Application withdrawn at request of the applicant, who stated the property had been sold and that no future application would be made.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Kleinert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox 5
Negative: 0

614-58-BZ

APPLICANT—Nathan Lubroth for City of New York, Department of Water Supply, Gas and Electricity, owner; Jerome Fine, doing business as West 92nd Street Parking Corp., lessee.

SUBJECT—Application October 27, 1958—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a non-transient parking lot for the parking and storage of more than five (5) motor vehicles.

PREMISES AFFECTED—105-107 West 90th Street, north side, 100 feet west of Columbus Avenue and 104-106 West 91st Street, Block 1221, Lot 28, Borough of Manhattan.

APPEARANCES—

For Applicant: Nathan Lubroth.

For Opposition: J. M. Conroy, C. J. Cammarata, N. Y. C. Housing Authority, Richard E. Coven and Samuel R. Greenwald.

For Administration: John J. Saunder, B'd. of Education.

ACTION OF BOARD—Application withdrawn, without prejudice.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Kleinert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox 5
Negative: 0

MINUTES

615-58-BZ

APPLICANT—Nathan Lubroth, for City of New York, Department of Water Supply, Gas and Electricity, owner; Jerome Fine, doing business as West 92nd Street Parking Corp., lessee.

SUBJECT—Application October 27, 1958—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a business and residence use district, the maintenance of a non-transient parking lot for the parking and storage of more than five (5) motor vehicles.

PREMISES AFFECTED—101-115 West 92nd Street, 660-664 Columbus Avenue, northwest corner and 108-118 West 93rd Street, Block 1223, Lot 25, Borough of Manhattan.

APPEARANCES—

For Applicant: Nathan Lubroth.

For Opposition: None.

For Administration: John J. Saunders, B'd of Education.

ACTION OF BOARD—Application withdrawn without prejudice.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Kleintert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox

Negative: 5
0

696-24-BZ—Vol. II

APPLICANT—Leonard F. Rothkrug, for Singer and Carlton, Inc., owners.

SUBJECT—Application reopened September 30, 1958 as Vol. II—decision of the Borough Superintendent, under sections 7i and 7e of the Zoning Resolution, to permit in a manufacturing and residence use district, the change in occupancy from public garage, previously granted by the board, to public garage, motor vehicle repair shop, touch up painting and spraying, lubrication, gasoline tanks and pumps, welding, storage of parts and office, all for a temporary term of ten (10) years.

PREMISES AFFECTED—1317-1327 36th Street and 123-139 Louisa Street, northeast corner, Block 5312, Lot 6, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Kleintert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox

Negative: 5
0

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on September 30, 1958 subject to regular procedure; and

WHEREAS, a public hearing was held on this application on January 27, 1959 after due notice by publication in the Bulletin; laid over to February 25, 1959, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site and Louisa Street are in manufacturing and residence use C area, class 1 height districts; 36th Street is in a manufacturing use, C area, class 1 height district; Chester Avenue is in residence and business use, C area, class 1 height districts; Church Avenue is in manufacturing and business use, C area, class 1 height districts; that on July 25, 1916 the premises was in an unrestricted and residence use district, and the unrestricted use zone was changed to manufacturing on July 21, 1955; and

WHEREAS, the decision of the Borough Superintendent, dated July 15, 1958 acting on Alt. Applic. No. 513-58, reads:

"1. Proposed change of occupancy from Public Garage, to Public Garage, offices, spraying, welding, auto repairs, painting, touch up, lubrication, gasoline tanks, storage of parts and lifts, in a building which is partly in a manufacturing and partly a Residence Zone, is contrary to Article II, PP. 3 and PP. 4-F of the Zon-

ing Resolution. (Note—premises were subject of a Bd. of Standards and Appeals variance under Cal. #696-24-BZ)."

and

WHEREAS, the applicant states that the premises consist of a plot, 109 feet 10¼ inches frontage by 95 feet 6½ inches in depth, on which is located a one story garage building, 14 feet in height, 109 feet 10¼ inches by 95 feet 6½ inches in area, erected in 1925 in accordance with Resolution of the Board under Cal. No. 696-24-BZ and occupied under Certificate of Occupancy No. 32523 as a public garage after completion of work under Permit No. 5250-24; that it is proposed to change the occupancy to public garage, motor vehicle repair shop with touch-up painting and spraying, accessory welding, lubrication, gasoline tanks and pumps, storage of parts and offices; and

WHEREAS, the applicant states that Fire Department permits (D-518287) classify the building as a storage garage permitting storage of 200 gallons of lubricating oil and 3300 gallons of gasoline; and

WHEREAS, the applicant further states that the premises is almost entirely within the manufacturing use district in which the proposed uses are permitted; that only the small northerly corner of the building, approximately 6% of its area, is in the residence zone; that if the owner demolished this corner portion, then the building could be occupied as proposed, without a variance; that the streets on which the property is located intersect at an acute angle and the plot is irregular in area; that as a result of these facts, the zoning lines, which are planned for regular tax block, separate the plot into two zones; that 36th Street is zoned manufacturing and unrestricted to the east and west of the site; that the premises adjoining the site—Block 5312, Lots 1 and 39—is occupied as a motor vehicle repair shop, a conforming use in its district; that similarly, the adjoining corner—Block 5310, Lot 29—is occupied as a motor vehicle repair shop, a conforming use; that opposite the premises, on 36th Street, is zoned unrestricted and is developed with a row of garages and an auto laundry—Block 5301, Lot 1; that the corner diagonally opposite the site is occupied as a gasoline service station—Block 5301, Lot 5—a conforming use; and

WHEREAS, the applicant contends that there is no economic need for maintenance of the premises as a garage; that the newly constructed rows of garages erected opposite the site on block 5301, lot 1, adequately provides all the community need for off street parking; that the neighborhood is of low density population, and private garages without attendants, more economically satisfies the need for parking; that all repairs are conducted within the building; that except for a fire emergency exit, there will be no openings of any kind whatsoever proposed within the residence zone; that no external change will be effected on the portion of the building within the residence zone; that the present owner is the occupant of the premises, and when the premises was purchased in 1955, the occupancy was a motor vehicle repair shop; that Fire Department approvals had been obtained by some prior owner for the installation of gas tanks and pumps; that the gasoline pumps were installed outside the building line, and it is proposed to relocate them within the building as shown on plans of proposed conditions; and

WHEREAS, the applicant states that the present owner has held title to the property since June 3, 1955; that the assessed valuation of land is \$20,000 and of the building \$45,000 making a total of \$65,000; that the building was erected in 1925; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision c of the Zoning Resolution; and

WHEREAS, in the resolution of 1924 under Cal. 696-24-BZ—Vol. I, the entire present building was permitted to be occupied as a garage; the existing uses, additional to a garage 'use' do not change the uses sufficiently to nullify the above action in 1924 because of change of zoning.

Resolved, that the Board of Standards and Appeals does

MINUTES

hereby make a variation in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7c, to permit the inclusion within the area of a portion to the northwest of the premises near the rear on Louisa Street to be used and occupied as proposed and indicated on plans filed with this application, marked "Received August 1, 1958", 5 sheets, as part of the balance of premises located in the manufacturing district, *on condition* that the requirements of the resolution adopted by the Board on July 22, 1924, shall be complied with; that there shall be no windows opening from the rear or side lot lines to the east; that all cars and trucks shall be stored within the premises and none shall be parked on the abutting streets or sidewalks; that the pumps shall be located only within the building as shown and any pumps now on the sidewalk beyond the building line shall be removed; that there shall be no signs on the buildings, except on the portion within the manufacturing district; that such signs shall comply with the requirements for signs permitted in such district and there shall be no signs on any portion of the building facing on Louisa Street; and that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

1079-25-BZ—Vol. II

APPLICANT—Leonard F. Rothkrug, for Madeline, Scime, doing business as Mels Automatic Transmission Co., owner.

SUBJECT—Application reopened September 30, 1958 as Vol. II—decision of the Borough Superintendent, under section 7i of the Zoning Resolution, to permit in a business use district the change in occupancy of an existing public garage for more than five (5) cars previously granted by the Board to motor vehicle repair shop principally automatic transmission repairs for a temporary term of ten (10) years.

PREMISES AFFECTED—915-925 65th Street, north side, 90 feet west of Fort Hamilton Parkway, Block 5743, Lot 31, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Kleintert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox 5

Negative: 0

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on September 30, 1958 subject to regular procedure; and

WHEREAS, a public hearing was held on this application on January 27, 1959 after due notice by publication in the Bulletin; laid over to February 25, 1959, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site and Fort Hamilton Parkway are in a business use, C area, class 1 height district; 64th Street and 65th Street are in business and unrestricted use, C area, class 1 height districts; 9th Avenue is in an unrestricted use, C area, class 1 height district; that on July 25, 1916 the premises was in the same district, and no change is pending at the City Planning Commission; and

WHEREAS, the decision of the Borough Superintendent, dated August 1, 1958 acting on Alt. Applic. No. 2187-58, reads:

"1. Proposed change of use in a business use zone from a public garage for more than 5 cars to motor vehicle repair shop (principally transmission repairs) is contrary to Art. II Sec. 4a(29) of the Zoning Resolution and Res. B.S.A. Cal. No. 1079-25-BZ."

and

WHEREAS, the applicant states that the premises consist of a plot, 80 feet ½ inch frontage by 115 feet 2 inches

in depth, irregular, on which is located a one story, garage-type building 80 feet ½ inch by 115 feet 2 inches, irregular in area, 13 feet 4 inches in height, erected in 1926 in accordance with a Resolution of the Board under Cal. No. 1079-25-BZ, granted March 3, 1926, and occupied as a public garage for more than five cars under Certificate of Occupancy No. 43181 issued February 16, 1927 after completion of work under Permit No. 4327-26 on November 30, 1926; that it is proposed to maintain the premises as a motor vehicle repair shop, principally for automatic transmission repairs; and

WHEREAS, the applicant states that the premises is entirely within a business use district; that the proposed use of the building for auto transmission adjustments, repairs and exchanges, is a permitted use in a business use district, so long as automobiles do not cross the curb; that the existing building was erected as a public garage, and the existing curb cuts and overhead doors will service the proposed use without change; and

WHEREAS, the applicant further states that Cal. No. 1079-25-BZ was an application affecting both the subject premises and the premises adjoining at the south; that the Board denied the portion of the application for a gas station on the adjoining premises and granted the garage building; that the owner presently conducts business in the premises as Mel's Transmissions Company; that the nature of this use is conforming and similar to motor rebuilding; that acetylene torches are used infrequently to remove the motor from an automobile; that no collision repairs are proposed; and

WHEREAS, the applicant contends that a grant of the variance will not adversely affect any adjoining property owners; that 65th Street is developed principally with motor vehicle uses customarily found in manufacturing and unrestricted use districts; that the premises adjoining at the northeast corner of Fort Hamilton Parkway and 65th Street is developed with a gas station and accessory motor vehicle repair shop in block 5743, lot 26, and on the other adjoining lot, the premises is used for auto collision repairs—block 5743, lots 35 and 38; that opposite the premises, the southwest corner of 65th Street and Fort Hamilton Parkway is occupied as a gas station with accessory auto repairs in block 5750, lots 19 and 118, and directly opposite the site the premises is used as a motor vehicle repair shop—block 5750, lot 18; that to the east and west almost all the lots within the affected area are used for automobile uses—block 4753, lot 40, gas station; block 5743, lot 67—motor vehicle repair shop; block 5750, lots 42 and 47—used car sales; block 5743, lot 1—motor vehicle repair shop; block 5750, lot 1—auto laundry; and

WHEREAS, the applicant further contends that there are no residences or residence buildings on the same side of 65th Street or on the opposite side of 65th Street between its intersections with Fort Hamilton Parkway or with 9th Avenue; that there are no openings along the side lot lines, and there are no windows or openings, except for emergency exit purposes, along the rear lot line; that all the work proposed is within the existing structure, and it is not proposed to extend the building or increase its height; that all the intersections at 9th Avenue and 65th Street are zoned unrestricted, and east of 9th Avenue along 65th Street is likewise zoned unrestricted; that there is no economic need for garage facilities in this neighborhood; that there is a low density of population and existing parking facilities satisfy community requirements; and

WHEREAS, the applicant states that the present owner has held title to the property since August 6, 1956; that the assessed valuation of land is \$13,000 and of the building \$32,000 making a total of \$45,000; that the building was erected in 1926; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended that the application be granted for a term of ten years; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision i of the Zoning Resolution.

MINUTES

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7 i for a term of ten years, to permit the continuance of the existing uses as proposed and indicated on plans filed with this application, marked "Received August 1, 1958", 6 sheets and "December 31, 1958", 1 sheet, *on condition* that the building shall not be increased in height or area and in all other respects shall comply with all laws, rules and regulations applicable thereto, except that the floor area may be increased by the construction of a mezzanine as proposed and indicated on such plans; that such portable fire-fighting appliances shall be maintained as the Fire Commissioner shall direct; and that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

223-31-BZ—Vol. II

APPLICANT—Patrick D. Concagh, for American Oil Company, owner.

SUBJECT—Application reopened October 28, 1958, as Vol. II—decision of the Borough Superintendent, under sections 7c, 7i and 7a of the Zoning Resolution, to permit in a business and residence use district, the extension and relocation of an existing gasoline service station and to permit the accessory uses of lubritorium, car wash non-automatic, minor repair with hand tools only and accessory parking of cars waiting to be serviced.

PREMISES AFFECTED—2871-2875 Baisley Avenue and 3319-3333 East Tremont Avenue, northwest corner, Block 5333, Lots, 1, 4 and 110, Borough of The Bronx.

APPEARANCES—

For Applicant: Patrick D. Concagh.

For Opposition: None.

ACTION OF BOARD—Resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Kleintert, Commissioner Foley Commissioner Sleeper and Commissioner Fox 5
Negative: 0

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on October 28, 1958 subject to regular procedure; and

WHEREAS, a public hearing was held on this application on January 27, 1959 after due notice by publication in the Bulletin; laid over to February 25, 1959, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site, Mayflower Avenue and Baisley Avenue are in business and residence use, D and DD area, class 1 height districts; East Tremont Avenue is in a business use, D area, class 1 height district; Bradford Avenue is in a residence use, DD area, class 1 height district; that there has been no change in the use district designation since 1916, but on July 25, 1916 the area designation was C and the height designation was 1¼; that on April 20, 1953 the height designation was changed to class 1 and the area to D and DD, the present designation; that East Tremont Avenue, between Mayflower and Puritan Avenues, is in an unrestricted use district to a depth of 100 feet; that there is no application pending at the present time for any change of use; and

WHEREAS, the decision of the Borough Superintendent, dated August 4, 1958 acting on N.B. Applic. No. 709-58, reads:

"1. Proposed use of gasoline service station, lubritorium, car washing, storage room, toilets, parking of more than five motor vehicles and minor repairs with hand tools only partly in a residence use district and partly in a business use district is contrary to Art. II, Sect. 3 & 4 of the Z. R.

"2. Curb cut within 75' of a residence use district is contrary to Sect. 7A of the Z.R."

and

WHEREAS, the applicant states that the premises consist

of a plot, 126.75 feet frontage by 97.84 feet in depth, irregular, and developed as a gasoline service station; that it is proposed to demolish the present building on lot No. 1, remove the existing gasoline pumps, level the plot to the existing grade of East Tremont Avenue and construct a modern new service station, using the combined area of the three lots; that the accessory building, which is to be used for office and salesroom, storage room and three bays for lubrication, non-automatic car wash and for minor auto repairs, will be erected to the rear of the plot, but within the business use portion; that the building will be of masonry construction, faced with an approved porcelain veneer—Seaporcel building veneer—as approved by the Board, on the exterior walls facing west and facing East Tremont Avenue and Baisley Avenue; that it is also proposed to provide three 25-foot cuts on Baisley Avenue, extending the present cuts for this purpose, as shown on plot plan; that the additional curb cut on Baisley Avenue, as proposed, is needed for the purpose of serving the residential area to the north of the site; that the proposed gasoline dispensing pumps will be located at the front of the station, so that the primary activity of the station will be conducted on East Tremont Avenue; that it is also proposed to construct a woven wire fence, set on a concrete curb along the northerly and westerly lot lines, so as to enclose the service station; and

WHEREAS, the applicant states that the present service station is located entirely on lot No. 1; that this station was erected in 1933 under N.B. Applic. No. 345-1931 by virtue of the variation granted by the Board under Cal. No. 223-31-BZ. for which Certificate of Occupancy No. 508 of 1933 was issued on December 5, 1933; that the modification noted in this Certificate, relative to the Board's Resolution of 1931, concerned the location and width of driveways and construction of certain walls within the property lines; that incidentally, this Certificate of Occupancy erroneously refers to the location of the site as the northeast corner of Baisley and East Tremont Avenues, instead of the northwest corner; that this is undoubtedly due to a typographical error; and

WHEREAS, the applicant further states that lots 1 and 110 were acquired by the present owner on November 3, 1954; that lot 4 was purchased from the City of New York at auction in a tax delinquency sale and title to this lot was vested on May 26, 1958; and

WHEREAS, the applicant contends that the present station is inadequate to meet present day public demands; that the present facilities, established 25 years ago, have been outmoded and are now insufficient to meet modern requirements in a highly competitive field; that a grant of this application will place lot 4 back again on the tax rolls and will, at the same time, enable the owner to realize sufficient income on its investment to pay for these taxes; and

WHEREAS, the applicant further contends that the site is directly across from St. Raymond's Cemetery; that East Tremont Avenue at this point is developed with a number of non-conforming uses, which include two gas stations nearby in block 5311, lot 7 and block 5332, lot 1; that adjoining the site on the west, lots 8 and 9 are used as an office and for the display of monumental headstones in connection with the cemetery across the way; that a similar use is being conducted on East Tremont Avenue, between Mayflower and Puritan Avenues; that there are a number of parking lots within the area; that the area to the north is entirely residential; and

WHEREAS, the applicant states that the present owner has held title to lots 1 and 110 since November 3, 1954 and to lot 4 since May 26, 1958; that the assessed valuation of land is \$21,400 and of the building \$3,500 making a total of \$24,900; that the building was erected in 1933; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended that the application be granted under certain conditions.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 27, 1933, as thereafter amended by resolutions adopted through February 15, 1939, by adding thereto:

MINUTES

"that in the event the owner desires to add to the premises and reconstruct and rearrange the premises as now shown on plans marked 'Received August 21, 1958', 6 sheets and 'December 22, 1958', 1 sheet, such changes may be permitted *on condition* that all uses now on the site not proposed to be retained shall be removed and the premises constructed and arranged as indicated on plans above cited; that no pumps shall be nearer than 15 feet to the street building line of east Tremont Avenue; that there may be six additional 550 gallon approved gasoline storage tanks in addition to the existing four tanks which, however, shall not be continued until tested by the Fire Commissioner and found in good structural condition; that the accessory building shall be constructed without cellar and of the design and arrangement indicated for the gasoline service station and lawful accessory uses; that the building shall otherwise comply with the requirements of the Building Code and shall be faced on all sides with face brick; that under Section 7i there may be minor repairs with hand tools only for adjustments maintained solely within the accessory building; that under Section 7e for a similar term there may be parking of cars awaiting service, so parked as not to interfere with the servicing of the station; that signs shall be restricted to permanent signs attached to the facade of accessory building and the illuminated globes of the pumps, excluding all roof and temporary signs and advertising devices but permitting the erection within the building line of one post standard for supporting a sign which may be illuminated, advertising only the brand of gasoline on sale, and permitting such sign to extend not more than 4 feet beyond the building line; that such portable fire-fighting appliances shall be maintained as the Fire Commissioner shall direct; that curb cuts shall be restricted to existing curb cuts and those proposed, as shown on plans above cited, both for East Tremont and Baisley Avenues with no portion of any cut nearer than 5 feet to a side lot line as prolonged; that on the side lot lines to the north and west there shall be erected a woven wire fence of the chain link type on a concrete base to a total height of not less than 5 feet 6 inches with suitable terminating posts at the building lines; that the requirements of resolutions above cited shall be complied with where not inconsistent with this *amended* resolution; and that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution."

338-46-BZ—Vol. II

APPLICANT—Charles M. Spindler, for Peteling Realty Corp., owner.

SUBJECT—Application reopened October 28, 1958 as Vol. II—decision of the Borough Superintendent, under sections 7f and 7i of the Zoning Resolution, to permit in a business use district, on a plot presently occupied as a used car sales lot, the erection of a one story building for use as an automobile showroom with incidental motor vehicle repairs, sale and display of new and used cars, parking and storage of motor vehicles and a gasoline service station with lubrication, non-automatic auto washing, accessory sales and auto safety inspection station all for a temporary term of twenty (20) years.

PREMISES AFFECTED—1504-1526 Coney Island Avenue, west side, 100 feet north of Avenue L, Block 6336, Lots 30 and 34, Borough of Brooklyn.

APPEARANCES—

For Applicant: Charles M. Spindler.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Klei-
ert, Commissioner Foley and Commissioner Sleeper. 4

Negative: Commissioner Fox 1

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on October 28, 1958 subject to regular procedure; and

WHEREAS, a public hearing was held on this application on January 27, 1959 after due notice by publication in the Bulletin; laid over to February 25, 1959, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site and Coney Island Avenue are in a business use, C area, class 1¼ height district; Avenue L is in business and residence use, C area, class 1¼ height districts; East 10th Street is in a residence use, C area, class 1¼ height district; and

WHEREAS, the decision of the Borough Superintendent, dated September 22, 1958 as amended by decision dated January 22, 1959 acting on N.B. Applic. No. 1804-58, reads:

"1. Proposed building and premises, in a Business Zone, to be used for auto showroom, motor vehicle repair shop incidental to authorized dealers use, office, sale and display of more than 5 new and used cars and parking and storage of motor vehicles and gasoline service station, auto washing (non-automatic), lubrication, accessory sales and auto safety inspection station is contrary to Article II, PP. 4a, subsections 29 and 46 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 200 feet frontage by 100 feet in depth, presently occupied as a used car sales lot; that it is proposed to improve this parcel with an auto showroom, motor vehicle repairing, two bay gasoline service station, and the parking and storage of motor vehicles used in conjunction with the auto showroom; and

WHEREAS, the applicant further states that the plan shows the gasoline pumps set 10 feet back of the building line; that the driveway between the pumps and the building is only 13 feet 6 inches, which is a minimum; that most of the major oil companies require approximately 20 feet or more between the pump islands and the building, but due to the required 70 foot depth of a building—to ensure efficient operation—only the 13 feet 6 inches formerly mentioned is available between the pump island and the building; and

WHEREAS, the applicant states that the principle use proposed will be an auto showroom with a repair shop to be used for the servicing of the cars dealt in by the automobile agency; that Coney Island Avenue is a very heavily traveled motor vehicle artery; that directly opposite there is an existing gas station, motor vehicle repair shop and garage; that the site is presently occupied as a used car sales lot for which Certificate of Occupancy No. 133280 was issued; that adjoining the site to the north is a parking lot, and adjoining the site to the south are stores and dwellings; that on the rear lot line there are a series of private garages; that the plan indicates an unpierced masonry wall along the south and west lot lines; that there is provided approved glass block in the west lot line to provide sufficient light in the repair shop; and

WHEREAS, the applicant states that the present owner has held title to the property since August 14, 1958; that the assessed valuation of land is \$30,000 and of the building \$1,000 making a total of \$31,000; that the building was erected in 1952; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended that the application be granted under certain conditions; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivisions f, e and i of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7f for a term of fifteen years, to permit the construction of a one-story building and the balance of the plot for parking, substantially as proposed and indicated on plans filed with

MINUTES

this application, marked "Received September 26, 1958", 4 sheets, *on condition* that all buildings and uses now on the site shall be removed and the premises constructed and arranged as indicated on such plans; that openings with glass blocks on the rear shall not be constructed that the walls shall be solid across the entire portion of the proposed building; that additional skylights may be installed, provided no skylight is within 15 feet of the rear lot line; that the portion of the plot proposed for parking use shall have a woven wire fence of the chain link type on a masonry base not less than 5 feet 6 inches in height maintained on the rear and side lot lines, as shown, with suitable, terminating post at the building line, except that in place of the woven wire fence there shall be a masonry wall in the space between the garages on adjoining lots at the rear and the parking and storage area; that signs shall be restricted to signs attached to the building as permitted in the district and one sign on a post standard, advertising only the brand of gasoline on sale; that such sign may be illuminated and may extend not more than 4 feet beyond the building line; that under Section 7i there may be minor repairs with hand tools only for adjustments, maintained solely within the accessory building; that under Section 7e for a similar term there may be storage of motor vehicles and the display of new and used cars, provided such parking and storage does not interfere with the servicing of the station; that the building shall not be further increased in height or area, shall be without cellar and in all other respects comply with all laws, rules and regulations applicable thereto; and that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

267-49-BZ—Vol. III

APPLICANT—Multer, Nova and Seymour, for Aaron Bring Chevrolet Company, Inc., owner; Gold Medal Candy Corp., lessee.

SUBJECT—Application reopened November 13, 1957, as Vol. III—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a residence and business-1 use district, the change in use of a present building from a public garage to storage warehouse, finished and boxed candy products.

PREMISES AFFECTED—2920 West 20th Street, west side, 140 feet south of Mermaid Avenue, Block 7059, Lot 26, Borough of Brooklyn.

APPEARANCES—

For Applicant: A. W. Charles.

For Opposition: None.

ACTION OF BOARD—Resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Kleintert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox 5

Negative: 0

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. III on November 13, 1957 subject to regular procedure; and

WHEREAS, a public hearing was held on this application on January 27, 1959 after due notice by publication in the Bulletin; laid over to February 25, 1959, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site is in residence and business-1 use, C area, class 1 height district; West 21st Street and West 20th Street are in residence, local retail and business-1 use, C area, class 1 height districts; Surf Avenue is in a business-1 use, C area, class 1 height district; Mermaid Avenue is in a local retail use, C area, class 1 height district; and

WHEREAS, the decision of the Borough Superintendent, dated October 4, 1957, acting on Alt. Applic. No. 2179-57, reads:

"1. The proposed change in use of this bldg. located in a residence use district from garage for more than

5 cars to storage warehouse is contrary to the Zoning Res. Art. II Sect. 3."

and

WHEREAS, the applicant states that the premises consist of a plot, 317 feet 8 $\frac{3}{4}$ inches frontage by 143 feet 6 inches in depth, upon which is located a one story building with attached locker and boiler rooms, having a frontage of 66 feet on the west side of West 20th Street, distance 140 feet south of the corner formed by the intersection of West 20th Street and Mermaid Avenue; that the building is 143 feet 6 inches deep on either side and is bounded on the south by an open lot used for parking and storage of motor vehicles, on the north by an open lot and one story frame building used for storage purposes and in the rear by residential units; that under prior Resolution of the Board, under Cal. No. 267-49-BZ, the premises are permitted to be used for storage and parking of more than five motor vehicles; that it is proposed to change the use of the affected structure from a public garage, to a storage warehouse for candy products; and

WHEREAS, the applicant states that the written objections made to the use of said structure as a public garage by the surrounding land owners were many; that they strongly and strenuously objected to the noise of motor vehicles constantly entering and leaving the premises and the noxious gasoline fumes given off by the vehicles; that in addition, they complained of the fire hazard created by such a use and of the danger to residents caused by the increased traffic attracted to the area by a public garage; that the proposed use of these premises as a candy warehouse would considerably reduce many of these hazards and would completely eliminate others; that the noise, fumes and the fire hazard would be dispelled and traffic conditions would be considerably relieved; that the public garage will be transformed into an air-conditioned warehouse; that more than \$10,000 has already been expended for installation of air conditioning equipment and new concrete flooring, which sums amount to more than one-half of the assessed valuation of the structure as it stands today; that the very nature of the product to be stored calls for an unusually high degree of care and extremely well regulated sanitary and temperature conditions, as opposed to the more unsightly, unsanitary and noxious conditions incidental to the operation of a public garage; and

WHEREAS, the applicant states that the present owner has held title to the property since December 28, 1948; that the assessed valuation of land is \$67,000 and of the building \$18,000 making a total of \$85,000; that the building was erected in 1909; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and the committee recommends that the application should be granted provided the building complies with the requirements of the Building Code as to the existing construction.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on April 17, 1949, as thereafter amended by resolution adopted February 5, 1957, only so far as it has reference to a one-story garage and repair shop toward the northerly end of the plot, so that as amended this portion of the resolution shall read:

"that such building may be permitted for warehouse for the storage of candy substantially as proposed and indicated on plans filed with this application marked, "Received November 19, 1958," 2 sheets, "December 5, 1958," 2 sheets, *on condition* that the building shall not be increased in height or area and shall be maintained to the satisfaction of the Borough Superintendent as to construction; that such fire fighting equipment shall be maintained within the building as the Fire Commissioner shall require; that the use of the balance of the premises for parking as permitted by the resolution adopted September 27, 1949, may be maintained for a term of 10 years from the date of this amended resolution; that all permits shall be obtained and all

MINUTES

work completed within the requirements of section 22A and a new certificate of occupancy for the entire premises shall be obtained."

851-57-A

APPLICANT—Multer, Nova and Seymour for Gold Medal Candy Corp., lessee; Aaron Bring Chevrolet Co., Inc., owner.

SUBJECT—Application November 1, 1957—Appeal from a decision of the Borough Superintendent, re use of Class 4 Building—change of use from garage to storage warehouse.

PREMISES AFFECTED—2920 West 20th Street, west side, 140 feet south of Mermaid Avenue, Block 7059, Lot 26, Borough of Brooklyn.

APPEARANCES—

For Applicant: A. W. Charles.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Kleiner, Commissioner Foley, Commissioner Sleeper and Commissioner Fox 5

Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated October 4, 1957 on Alt. Applic. 2179/57, reads:

"2. The proposed change of use of this class 4 bldg. from garage for more than 5 cars to storage warehouse is contrary to the Bldg. Code, Sect. 2.1.3.5 and Sect. 4.1.2."

and

WHEREAS, the applicant states that the premises consist of a lot 317 feet 8 $\frac{3}{8}$ inches by 143 feet 6 inches irregular, located in a retail and business use, C area, class 1 height district, upon which there exists a 1 story, 16 foot high, class 4 building, 95 feet by 143 feet 6 inches irregular, occupied as a storage warehouse, no persons, building erected 1909 and occupied since 1950 as a public garage, for which Certificate of Occupancy 126949 was issued against Alt. Applic. 365/50; and

WHEREAS, the applicant proposes to legalize the present use; storage of packaged candy products; and

WHEREAS, the applicant contends that the proposed use is infinitely less dangerous than the storage of highly combustible gasoline, kerosene and lubricating oils on the same premises; that the subject structure is only one story high and is bordered on its northern and southern lot lines by open areas of substantial size and on its eastern lot lines by West 20th Street; that only on its rear lot line is it bordered by another structure; that the applicant does not propose to make any structural changes or modifications of the subject premises, except for certain interior improvements described in the accompanying application for a variance of the Zoning Resolution; that the premises will be used substantially as they have been over the past four decades; that in view of the above, it is, therefore, respectfully requested that this appeal from the aforementioned administrative decision be granted, and the applicant be permitted to use the affected premises as a storage warehouse for packaged candy products; and

WHEREAS, the premises was inspected by a committee of the Board.

Resolved, that the decision of the Borough Superintendent, dated October 4, 1957, acting on Alt. Applic. 2179/57 be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the resolution as adopted this day under Calendar Number 267-49-BZ, Vol. III shall be complied with.

918-57-PZ

APPLICANT—Leonard F. Rothkrug, for Peter Baron and New York Lien Corp., owners.

SUBJECT—Application December 17, 1957—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in an E-1 area district, the erection

of a six-story building with cellar and sub-cellar for use as a multiple dwelling.

PREMISES AFFECTED—1227-1233 Pelham Parkway and 2201-2225 Throop Avenue, northwest corner, Block 4372, Lots 1, 25 26 and 28, Borough of The Bronx.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: None.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative: 0

Negative: Chairman Murdock, Vice Chairman Kleiner, Commissioner Foley, Commissioner Sleeper and Commissioner Fox 5

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on December 9, 1958 after due notice by publication in the Bulletin; laid over to January 13, 1959, for inspection and decision; hearing closed; then to February 3, 1959, at the request of the applicant; then to February 10, 1959, for full membership of the Board; then to February 25, 1959, for decision by full membership of the Board; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site, Pelham Parkway, Throop Avenue, Astor Avenue and Pearsall Avenue are in a residence use, E-1 area, class 1 height district; and

WHEREAS, the decision of the Borough Superintendent, dated December 13, 1957 acting on N.B. Applic. 531-57, reads:

"A-1. The erection of a six story, cellar & sub-cellar, class 3, class A multiple dwelling in an E-1 district is in violation of Art. IV Sec. 15A Sub. a of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 100.98 feet frontage by 278.76 feet in depth, irregular, presently vacant; that it is proposed to erect a building to be used as a multiple dwelling; and

WHEREAS, the applicant contends that the premises cannot be economically developed with a conforming use; that the only legal use would be with one and two family uses; that the soil conditions are such that the cost of constructing one or two family dwellings would be prohibitive as a result thereof; and

WHEREAS, the applicant states that the present owners have held title to the property since June 22, 1953 and July 31, 1956 and that the assessed valuation of land is \$10,000; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application should not be granted; and

WHEREAS, the Board found that the applicant failed to substantiate a basis to warrant exercise of discretion to grant under Section 21 of the Zoning Resolution and was therefore not entitled to relief on the grounds of practical difficulty or unnecessary hardship.

Resolved, that the decision of the Borough Superintendent, acting on N.B. App. 531-57, Objection No. A-1 be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

959-57-BZ

APPLICANT—Kenneth W. Milnes, for Frank and Wesley Van Hoesen, owners.

SUBJECT—Application December 23, 1957—decision of the Borough Superintendent, under sections 7c and 21 of the Zoning Resolution, to permit in a residence use district, a new modern, four (4) bay masonry building as additional accessory building to the present gasoline service station, the new building to be used for lubrication, car wash, motor adjustments and minor repairs with hand tools only.

PREMISES AFFECTED—3701 Amboy Road, northwest

MINUTES

corner of Old Amboy Road, Block 4645, Lot 100, Great Kills, Borough of Richmond.

APPEARANCES—

For Applicant: Kenneth W. Milnes.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Kleintert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox 5

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on October 21, 1958 after due notice by publication in the Bulletin; laid over date to be set; hearing closed; then set for December 19, 1958; then to January 6, 1959; then to February 3, 1959, for applicant to file plans showing pumps removed from property in the bed of a mapped street; full dimensions of portion of plot to be used for gas station; and appeal under Section 35 of the General City Law to be filed for entrance across the property in the bed of a mapped street. The premises were inspected by a committee of the Board; then laid over to February 25, 1959, for inspection and decision; for applicant to file an Administrative Appeal; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site, Amboy Road, Fieldway Avenue, and Keegan's Lane are in a residence use, C area, class 1 height district; and

WHEREAS, the decision of the Borough Superintendent, dated December 16, 1957 acting on N.B. Applic. No. 733-56, reads:

"1. Proposed additional accessory building to be used for a lubritorium, car wash, sales and minor auto repairs to an existing gasoline service station, including office, sales, car wash, lubritorium and minor auto repairs, located in a Residence Use District is contrary to Art. II Sect. 3 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 584.56 feet frontage by 106.6 feet in depth; that it is proposed to construct a new modern four-bay masonry building as an additional accessory building to the present gasoline service station, the new building to be used for lubritorium, car wash, motor adjustment and minor repairs with hand tools only; that it is also proposed to remove the present gas pumps on islands which lie within the widening line of Amboy Road, adopted by The City of New York December 20, 1918, and install two new pumps and ten new 550 gallon gasoline tanks; that the present gas tanks will be abandoned; that as indicated, a portion of the lot will be asphalt paved, billboards will be removed and the balance of the lot will remain vacant; and

WHEREAS, the applicant states that the present owners purchased this property in March, 1956 with the prospect of doing the improvements indicated; that when purchased, the property was in an unrestricted zone and no difficulty was foreseen in making said improvements, but when plans were filed and objections received from the Building Department, it was found that the property had been rezoned to residential use, prohibiting any changes; that this was done by the City Planning Commission in 1956 and no direct notice of said change was sent to the owners; and

WHEREAS, the applicant contends that outside of the fact that a service station has been on this property for many years and that it backs upon a railroad, its peculiar shape practically prohibits its use for any other gainful construction work; that in view of the above and the fact that the property was purchased while it was in an unrestricted area and changed three or four months later to residence, it is felt that disapproval of this application would work a real hardship on the owners; and

WHEREAS, the applicant states that the present owners have held title to the property since March 16, 1956; that the assessed valuation of land is \$5,200 and of the building

\$2,600 making a total of \$7,800; that building was erected in 1919; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended that the application be granted under certain conditions under section 7c and recommended no action under section 21; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision c of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7c to permit the lawfully established gasoline service station to be extended, substantially as proposed and as indicated on plans filed with this application, marked "Received December 23, 1957", 4 sheets and "May 12, 1958", 1 sheet, as amended by revised plan marked "Received December 24, 1958", 1 sheet, *on condition* that all the uses on the premises now proposed to be removed shall be removed; that the frontage may be as proposed on Amboy Road, namely approximately 206 feet, and that portion of the premises used as extended as a gasoline service station, arranged and designed as indicated thereon; that the proposed new building for automobile repairs shall be not over one story in height, as shown; that there shall be erected on the rear lot line to the north and the side lot lines to the east and west a woven wire fence of the chain link type, erected on a masonry base to a total height of not less than 5 feet, 6 inches, with suitable terminating posts at the building line; that the premises shall not extend beyond the new building line stated as the widening line; that the space between the widening line and the present building line may be continued to be used as a paved apron for cars entering and leaving the premises but no construction or pumps or other equipment shall be erected therein; that curb cuts shall consist only of the existing curb cuts and new curb cuts not over 30 feet in width, located where shown; that such curb cuts shall be moved to the new street line if and when the portion of the site is taken for the street widening of Amboy Road; that the design of the new building shall be as proposed, without cellar and shall in all other respects comply with the requirements of the Building Code; that under Section 7i there may be repairing to the extent now permitted under the certificate of occupancy; that the premises where not occupied by buildings and pumps shall be paved with concrete or asphaltic paving including apron; that pumps shall be of a low approved type, erected not nearer than 15 feet to the proposed widening line of the premises; that gasoline storage tanks shall not exceed twelve 550 gallon approved tanks; that signs shall be restricted to permanent signs attached to the facades of the accessory buildings and the illuminated globes of the pumps, excluding all roof and temporary signs and advertising devices but permitting the erection within the widening line of one post standard to the east, where shown, for supporting a sign which may be illuminated, advertising only the brand of gasoline on sale, and to permit such sign to extend beyond the new widening line not more than 4 feet; that such portable fire-fighting appliances shall be maintained as the Fire Commissioner shall direct; that there may be parking of cars awaiting service; that the plot not proposed to be used for the gasoline station where not built upon shall be seeded and planted with suitable planting material and all billboards and other such structures shall be removed; and that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

21-59-A

APPLICANT—Kenneth W. Milnes, for Frank and Wesley Van Hoesen, owners.

SUBJECT—Application January 8, 1959—appeal from a decision of the Borough Superintendent—re curb cuts in bed of mapped street—proposed widening of Amboy Road.

MINUTES

PREMISES AFFECTED—3701 Amboy Road, northwest corner of Old Amboy Road, Block 4645, Lot 100, Great Kills, Borough of Richmond.

APPEARANCES—

For Applicant: Kenneth W. Milnes.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Kleintert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox 5

Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated January 7, 1959 on N.B. Applic. 733/56, reads:

"2. Curb cuts located in the bed of a mapped street are contrary to General City Law #35."

and

WHEREAS, the applicant states that the premises consist of a plot 584.56 feet by 106.6 feet irregular, located in residence use, C area, class 1 height district, on which there exists a gasoline service station; that it is proposed to construct a new class III, 25 feet by 41 feet, 1 story high accessory building; that it is proposed to relocate the present pumps; that all existing and proposed conditions are more fully described under Calendar Number 959-57-BZ; and

WHEREAS, the applicant proposes to create two new 30 foot curb cuts on Amboy Road, located in the bed of the proposed street widening of Amboy Road; and

WHEREAS, the premises were inspected by a committee of the Board, which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, acting on N.B. App. 733/56, Objection No. 2, be and it hereby is *modified* under the powers vested in the Board by Section 35 of the General City Law, and that the appeal be and it hereby is *granted*, to permit the use of the premises proposed to be acquired by the city for the widening and construction of Amboy Road and *on condition* that the use of such portion of the premises shall be as set forth in the resolution adopted this day under Cal. No. 959-57-BZ; that if and when the premises are taken by the City for such street widening, award therefore shall be in accordance with the determination of the Court.

389-58-BZ

APPLICANT—Ludwig P. Bono, for Young Israel of Pelham Parkway, owner.

SUBJECT—Application June 24, 1958—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a C area district, the erection of an addition and extension to a present basement synagogue structure occupying more than the permitted area.

PREMISES AFFECTED—2120-2126 Barnes Avenue and 800-818 Lydig Avenue, southeast corner, Block 4293, Lot 31, Borough of the Bronx.

APPEARANCES—

For Applicant: Ludwig P. Bono, David I. Block and Jack Mazuk.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Kleintert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox 5

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on January 27, 1959 after due notice by publication in the Bulletin; laid over to February 25, 1959, for inspection and decision; hearing closed.

WHEREAS, the district maps accompanying the Zoning Resolution show that the site, Lydig Avenue, Barnes Avenue and Matthews Avenue are in a residence use, C area, class 1 1/4 height district; that the premises were formerly in a

business use, C area, class 1 1/4 height district and received its present designation after December 16, 1954; and

WHEREAS, the decision of the Borough Superintendent, dated June 4, 1958 acting on N.B. Applic. No. 503-49, reads:

"1. Area coverage is contrary to Art. IV Sect. 13(b) Z.R."

and

WHEREAS, the applicant states that the premises consist of a plot, 100 feet frontage by 150 feet in depth, occupied by a basement structure 80 feet 8 inches by 95 feet; that it is proposed to erect, over the present basement structure, a tall one story Synagogue, sided by two stories of classrooms, and on the westerly portion of the plot, fronting Barnes Avenue, to build a basement and two story extension 42 feet 5 1/2 inches deep by 90 feet wide; and

WHEREAS, the applicant states that the computations relating to the existing and proposed coverages are as follows:

Area of plot = 100x150 = 15000 sq. ft.

Present permissible coverage: .75x5000 = 3750 sq. ft.

.60x10000 = 6000 sq. ft.

9750 sq. ft.

Area of existing building = 7767.66 sq. ft.

Area of proposed extension = 3717.06 sq. ft.

Total proposed bldg. area = 11504.72 sq. ft.

Total proposed bldg. area = 11504.72 sq. ft.

Present permissible coverage = 9750.00 sq. ft.

Proposed excess coverage = 1754.72 sq. ft.

Total permissible 1954 coverage = 11750.00 sq. ft.

Total proposed building area = 11504.72 sq. ft.

Additional land coverage permitted

in 1954 245.28 sq. ft.

Proposed average percentage coverage = 76.7

Existing average permissible percentage coverage = 65.0

Excess average percentage coverage 11.7

Average percentage coverage permitted in 1954 = 78.33

Proposed average percentage coverage 76.70

Additional average percentage coverage per-

mitted in 1954 = 1.63

and

WHEREAS, the applicant further states that in 1949 he completed plans for a two story Synagogue structure with auditorium, classrooms and offices in the basement floor, and Synagogue and classrooms on the first floor; that these plans and application were filed with the Department of Buildings under N.B. Applic. No. 503-49, approved August 12, 1949 and Permit No. 2007-48 obtained in December 7, 1949; that construction work was interrupted for about one year at first tier of beams, leaving all steel girders and beams exposed over the completed foundation walls while awaiting the promised financial commitments to materialize; that revised plans were submitted for the existing one story structure calling for provisions for a roof slab at first tier of beams, roofing, parapet walls and concrete basement floor to permit temporary occupancy of this story until resumption of construction could take place, and for this purpose, an amendment, accompanied by revised plans, were filed October 9, 1950 and approved November 1, 1950; that this work was completed in 1953 on the basis of Permit No. 1753 of 1953 and at this time the building was occupied for religious services and instructions, without first obtaining a Certificate of Occupancy, and remained so occupied under various committees, each with high expectations of work resumption; and

WHEREAS, the applicant further states that in July 22, of 1954 the Zoning Law was amended to permit a non-residential building in a business use, C area, located on a corner, to occupy 85 per cent up to 5000 square feet, and 75 percent over; that about six months after, in December 16, 1954,

MINUTES

the zoning affecting this plot was changed from business to residence use and along the immediate westerly portion of Lydig Avenue changed from business to retail district, the area C in both cases remained unchanged; that this development of course reduced the permissible percentages to 75 and 60 on the plot in question; and

WHEREAS, the applicant contends that prior and during the preparation of these extensive plans, through consultation with the Department of Buildings, an honest misunderstanding of interpretation of land coverage took place; that all the architectural, structural and mechanical plans and specifications were completed and the job ready for bids before its discovery during the examination of plans by the Department of Buildings, that the proposed total area of the building had an excess coverage of 1754.72 square feet by applying the present 75 and 60 percentages, that he is fully conscious of the irrelevancy of this factor in the decision of the Board, and he is anxious to clarify that the mentioning of this unfortunate occurrence has no intent of aspersion towards anyone; that had this situation been known and faced before, the same requests would have been presented to the Board much sooner, thus avoiding discouraging the good will of the most prominent members of this Congregation in the peak of the financial campaign; that had he filed for the contemplated extension on Barnes Avenue in the twilight period of about six months between July 22, 1954 and December 16 of the same year, the permitted land coverage would have been 11750 square feet, about 245 square feet more than the total area of 11504.72 square feet of this proposed building, since as mentioned above, the 85 and 75 percentages could have been applied in a business C district for a non-residential building, and as a result, the average percentage allowed would have been 78.33 instead of 76.7, which is now being sought; that furthermore, the granting of the most liberal percentage can be logically justified on the basis of the physical commercial character of Lydig Avenue extending easterly to the front of the subject premises; that it can be also justified by the illogical establishment of the new residential zoning on the southerly side of Lydig Avenue up to and including the subject premises, when the northerly side directly opposite has a commercial structure; that the boundary zoning line, established by the City Planning Commission no doubt in conformity with its policy of unquestionable fairness, has unconsciously overlooked the paralyzing effect upon the development of the instant project; that when the zoning change took place in December of 1954, the members of this Congregation, unaware of its detrimental effect, did not oppose it in any way; that he was almost finished with the new extension plans, and still ignorant of the pending change, was unable to give any advice; and

WHEREAS, the applicant requests that the Board use its discretionary powers to grant him the benefits of the most liberal zoning prerogatives to which he was entitled before the change of zoning use took place, the same building area that could have been built had the money been available at that time; that this structure was substantially, but never terminated; that there is no Certificate of Occupancy, Violation No. C-901-55 for illegal occupancy still pending and the Permit of 1953 still technically in effect, although obsolete by now; that substantial money pledges are given and still enthusiastically supported, the financial campaign is in full swing and the plans and specifications fully completed and ready for bids; that the variance demand is moderate and the cause essential and honorable; and

WHEREAS, the applicant states that the present owner has held title to the property since April 20, 1948; that the assessed valuation of land is \$21,500 and of the building \$20,500 making a total of \$42,000; that the building was erected in 1949; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and it appears that the building was in process during the time that the zoning was being changed; and

WHEREAS, the Board found that the applicant had substantiated a basis to warrant exercise of discretion to grant

under Section 21 of the Zoning Resolution, and is therefore entitled to relief as to area on the grounds of practical difficulty and unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the area district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 21 as to area, to permit the erection of an addition and extension to the present Synagogue structure substantially as proposed and indicated on plans filed with this application marked, "Received June 24, 1958," 8 sheets, and "December 11, 1958," 1 sheet, to permit the erection of the proposed extension as shown, *on condition* that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto.

471-58-BZ

APPLICANT—William C. Kane, for Pat Management Corp., owner.

SUBJECT—Application August 1, 1958—decision of the Borough Superintendent, under sections 7f, 7e and 7i of the Zoning Resolution, to permit in a retail use district a gasoline service station, lubricatorium, non-automatic car wash, motor vehicle repair shop using hand tools only, parking of more than five (5) motor vehicles.

PREMISES AFFECTED—801-821 Sound View Avenue, 1701-1751 Lafayette Avenue, northwest corner and 800-830 Rosedale Avenue, Block 3637, Lot 64, Borough of The Bronx.

APPEARANCES—

For Applicant: William C. Kane and C. A. Buckley, Jr.

For Opposition: C. J. Cammarata for N. Y. C. Housing Authority and Edward Handelman.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Kleintert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox 5

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on December 16, 1958 after due notice by publication in the Bulletin; laid over to December 19, 1958 for inspection and decision; hearing closed; then to January 20, 1959, at the request of an objector; then to February 3, 1959, for inspection and decision; no further notices to be sent out; then to February 25, 1959, at the request of an objector, applicant concurring; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site, Soundview Avenue, Rosedale Avenue and Lafayette Avenue are in a retail use, D area, class ½ height district; that the history of the zoning of the site is as follows: until April 26, 1945 the zoning of the site was business, C area, 1¼ height; that by amendment of April 26, 1945 it was changed to residence, D area, class 1 height; by amendment of September 23, 1954 it was changed to residence, D area, class ½ height; by amendment of April 26, 1956 it was changed to residence, F-F area, class ½ height; by amendment of June 13, 1957 it was changed to its present zoning of retail, D area, class ½ height district; that it is felt that these latest changes indicate the need of commercial facilities to serve the residential portions of the area; and

WHEREAS, the decision of the Borough Superintendent, dated July 7, 1958 acting on N.B. Applic. No. 648-58, reads:

"1. The proposed gasoline service station, laundry, repair shop in a retail use area is contrary to Article II Sec. 4A of the Z.R."

and

WHEREAS, the applicant states that the premises consist of a plot, 285.5 feet frontage by 146.2 feet in depth; that it is proposed to erect a class 3 building, one story, 15 feet high and 60 feet by 30 feet floor area, with planted shrubbery on three sides, the front of the building to face Soundview Avenue; that curb cuts are to be constructed on

MINUTES

Soundview Avenue and on Rosedale Avenue, none to be within 5 feet of any fire hydrant or utility pole; that the Lafayette Avenue frontage is to be enclosed with a wrought iron fence to a height of 5 feet 6 inches, with returns on the other two avenues and set in a one foot concrete base; that the south end of the site will have a seeded grass area, bordered with a 6 inch concrete curbing, and the north end will have a 5 foot by 5 foot by 1 foot concrete base for a post standard and sign; that the plot will be graded to the filed street grade and surfaced with concrete or bituminous material; and

WHEREAS, the applicant states that the existing site is vacant land, undeveloped and overgrown with tangled brush and slightly above the filed grade; that it fronts on two 100 foot wide avenues and one 80 foot wide avenue; that it is strategically situated to offer the necessary community services afforded by the proposed uses; that Soundview Avenue is the main traffic artery serving the entire Classon's Point section of the southeast Bronx and it is predominantly a thoroughfare of commercial uses; that Rosedale Avenue leads from the Soundview housing project on the south, to the other parts of the Bronx; that to the west is another existing New York City housing project and immediately to the east is the proposed James Monroe Housing; that this indicates that the area affected comprises a rapidly growing community; and

WHEREAS, the applicant contends that the site will provide off street parking facilities, and the granting of this application will permit the erection of a modern, clean and efficient building which will provide all the other community services which are necessary in connection with the use of motor vehicles; that the erection of this building also will encourage the development in the area of other properties which now are vacant and non-productive; and

WHEREAS, the applicant states that the present owner has held title to the property since July 13, 1956 and that the assessed valuation of land is \$28,000; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivisions f, e, and i of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is granted under Section 7f, as proposed and indicated on plans filed with this application to permit the premises to be occupied as a gasoline service station for a term of fifteen years, substantially as proposed and indicated on plans filed with this application marked, "Received August 1, 1958," 2 sheets, and "November 13, 1958," 2 sheets, on condition that the premises shall be leveled substantially to the grade of the abutting street and shall be constructed and maintained as indicated on such revised plans marked, "February 2, 1959," 2 sheets; that the accessory building shall be constructed and located, where shown, without cellar and shall be faced on all sides with face brick and shall comply with the requirements of the Building Code in all other respects; that along the building line of Lafayette Avenue and a portion of Rosedale Avenue and also Soundview Avenue there shall be maintained a planting area not less than 8 feet in width, properly protected with curbing; that a woven wire fence of the chain link type on a masonry base not less than 5 feet, 6 inches in height shall be erected on the building line where such hedge is proposed and the hedge constructed between such fence and protected with concrete curbing; that pumps shall be of the low approved type, erected not nearer than 15 feet to the street building line; that there shall be 2 curb cuts, each 20 feet in width and one curb cut 10 feet in width, as shown, to Rosedale Avenue and 2 curb cuts, each 30 feet in width to Soundview Avenue; that where not occupied by accessory building and pumps the premises shall have bituminous or asphaltic paving; that at the intersection of Soundview Avenue and Rosedale Avenue there shall be a block of concrete for the full width of 10 feet at such

intersection and extending not less than 5 feet along either avenue, and not less than 12 inches in height; that in such location there may also be a post standard for supporting a sign, advertising the brand of gasoline on sale, extending beyond the building line of Soundview Avenue for a distance of not over 4 feet; that other signs shall be restricted to permanent signs attached to the facade of the building and the illuminated globes of the pumps excluding all roof and temporary signs and advertising devices; that the curbing and sidewalks abutting the premises shall be constructed or repaired to the satisfaction of the Borough President; that such portable fire-fighting appliances shall be maintained as the Fire Commissioner shall direct; that the number of gasoline storage tanks shall not exceed twelve 550 gallon approved gasoline storage tanks; that there shall be no washing of cars on the premises; that under Section 7i for a similar term there may be minor repairs with hand tools only for adjustments maintained solely within the accessory building; and that all permits shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

486-58-BZ

APPLICANT—Ingram S. Carner, for J. and A. Brenneis, Inc., owner.

SUBJECT—Application August 14, 1958—decision of the Borough Superintendent, under sections 7c and 7i of the Zoning Resolution, to permit in a retail use district the change in use of the existing building and premises from stores, auto showroom and service station for own cars only to store for sale and storage of auto accessories, motor vehicle repair shop, no painting or spraying and parking of more than five cars waiting to be serviced on the unbuilt portion of the premises.

PREMISES AFFECTED—35-19 Leavitt Street, east side, 101.10 feet north of Northern Boulevard, Block 4961, Lot 7, Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Ingram S. Carner.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Kleintert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox 5

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on January 27, 1959 after due notice by publication in the Bulletin; laid over to February 25, 1959, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site, Leavitt Street, Northern Boulevard, 35th Avenue and Union Street are in a retail use, B area, class 1½ height district; that as of July 25, 1916 the property was zoned as a business district and a C area district, and the present use and area designations became effective on April 8, 1946; that the height designation has not been changed since July 25, 1916 and no zoning amendment relating to this property is pending at the present time; and

WHEREAS, the decision of the Borough Superintendent, dated July 14, 1958 acting on Alt. Applic. No. 1321-58, reads:

"1. The proposed change in use from stores and service station for own cars only to stores for sale and storage of auto accessories, motor vehicle repair shop (no painting or spraying) and parking of cars waiting to be serviced on the unbuilt portion of the lot on a plot located in a retail use district is contrary to Art. 2 Sec. 4-A of the Z. R."

and

WHEREAS, the applicant states that the premises consist of a plot, 75 feet frontage by 89.5 feet in depth, irregular, on which Certificate of Occupancy No. 1944-31 was issued by the Department of Buildings for stores—auto showroom—service station for own cars only; that the premises have been altered many times since its original erection and the

MINUTES

service station—motor vehicle repair—has continually been in use; that it is proposed to change the nomenclature to store for sale and storage of auto accessories, motor vehicle repair shop—no painting or spraying, and parking of more than five cars awaiting service on the unbuilt portion of the plot; and

WHEREAS, the applicant states that due to a violation issued by the Division of Fire Prevention, stating that the existing Certificate of Occupancy permitted servicing of own cars only, and since the auto showroom use no longer exists at the premises, that this is an appropriate case for the Board to exercise its discretion; and

WHEREAS, the applicant contends that the proposed uses have been established for many years and the premises have been so used continuously; that a grant of this application would do substantial justice in that it would clarify the owner's position without adversely affecting anyone, without altering the essential character of the neighborhood, without affecting values of nearby properties, without creating or augmenting traffic or parking congestion, without affecting pedestrian safety and without impairing light and ventilation of nearby properties; and

WHEREAS, the applicant states that the present owner has held title to the property since May 27, 1946; that the assessed valuation of land is \$6,500 and of the building \$20,000 making a total of \$26,500; that the building was erected in 1931; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivisions c and i of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7c, to permit the use of the premises as store for sale of accessories and service station for own cars only, and parking area as indicated on plans filed with this application marked, "Received August 14, 1958," 3 sheets, and "November 12, 1958," 1 sheet, *on condition* that the building shall not be increased in height or area and in all other respects shall comply with all laws, rules and regulations applicable thereto; that there shall be erected on the lot lines of the portion of the premises proposed to be occupied for parking a woven wire fence of the chain link type on a masonry base to a total height of not less than 5 feet, 6 inches, including the front line on Leavitt Street in which there shall be a gate with curb cut opposite as now existing; that such portable fire-fighting appliances shall be maintained as the Fire Commissioner shall direct; that the use of the premises may be as proposed, to be occupied by the owner dealing in the storage and sale of its own cars, and maintaining auto showroom and service station and sale and storage of auto accessories; that under Section 7i, there may be minor repairs with hand tools only for adjustments, without painting or spraying; that such portable fire fighting appliances shall be maintained as the Fire Commissioner shall require and that all permits shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

504-58-BZ

APPLICANT—Julius S. Rapson, for Stephen E. Korpany, owner.

SUBJECT—Application August 26th, 1958—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a G-1 area district, the maintenance of a one family dwelling that encroaches on the required setbacks from the street line, these encroachments are due to proposed street widenings.

PREMISES AFFECTED—244-25 130th Avenue, northwest corner of Hook Creek Boulevard, Block 12891, Lot 10, Rosedale, Borough of Queens.

APPEARANCES—

For Applicant: Julius S. Rapson.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Kleintert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox 5

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on January 27, 1959 after due notice by publication in the Bulletin; laid over to February 25, 1959, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site, 130th Avenue, Hook Creek Boulevard, 244th Street and 129th Road are in a residence use, G-1 area, class 1 height district; and

WHEREAS, the decision of the Borough Superintendent, dated August 25, 1958 acting on Alt. Applic. No. 2473-52, reads:

"1. Buildings erected in a G-1 area district are required to have a front setback of 15 ft. from *any* city mapped street as required in Article IV Section 16-c of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 81.82 feet frontage by 91.67 feet in depth, irregular; that a brick veneer building, 25 feet by 45 feet was moved to this plot from 242-08 130th Avenue, due to the widening of Brookville Boulevard, the north-bound service road for the new Belt Parkway; and

WHEREAS, the applicant states that when the altered building application was processed the widening on Hook Creek Boulevard was so certified, but there was a question on the proposed 10 feet widening on 130th Avenue and the application was certified without the widening, and the application was approved and a permit was issued by the Department of Buildings accordingly; that this was a case where the building had to be moved quickly to meet the schedule of the Parkway Commission and the building was actually at the site before the owners took title the day a survey was received showing the 10 foot widening on 130th Avenue; that due to the pressure put upon the owner by the Parkway Commission, there was very little time allowed to make any changes, and the building was moved as quickly as possible; that the final survey shows that the building was located 14.96 feet from the original line, with only a 5 foot widening instead of the 10 feet shown originally; that the present Final City Alteration Map shows a widening of 5 feet; and

WHEREAS, the applicant contends that the front yard on Hook Creek Boulevard is 8 feet, which was legal until a change of zoning on May 23, 1953; that in this front yard, an open porch off the kitchen, 6 feet 11 inches by 7 feet 2 inches was built, which encroaches into the front yard area; that as shown on the detailed plot plan, the building in question does not project out as much as the other buildings on the block; that as this building was moved under such pressure and unusual conditions, and as the building in all other respects meets the requirements of the Code, it is requested that this variance be granted; and

WHEREAS, the applicant states that the present owner has held title to the property since November 19, 1952; that the assessed valuation of land is \$2,000 and of the building \$7,000 making a total of \$9,000; that the building was erected in 1952; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21 of the Zoning Resolution, and is therefore entitled to relief as to area on the grounds of practical difficulty.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the area dis-

MINUTES

strict regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 21 to permit the erection of the building within the G-1 area with the setback as proposed from the existing line of the present street as indicated on plans filed with this application marked, "Received August 26, 1958," 5 sheets, *on condition* that the front and side lot line yards of the building, as shown, shall be in compliance with all laws, rules and regulations applicable thereto; that the sewerage disposal plant shall be reconstructed so as to be within the house lot, except that the present disposal plant may be continued where now located so long as the adjoining portion of the premises proposed to be taken for street widening is within the same ownership and the premises are not taken for street widening, provided that when the premises are taken for street widening the requirements for this resolution, as to the location of the sewerage plant, shall be complied with; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; and that all permits shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

510-58-BZ

APPLICANT—Matthew and Lucy Macchio, owners.

SUBJECT—Application August 22, 1958—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in an E-1 area district, the erection of a two family dwelling with less than the required setback from the side street.

PREMISES AFFECTED—1301 Astor Avenue, northeast corner of Wilson Avenue, Block 4381, Lot 8, Borough of The Bronx.

APPEARANCES—

For Applicant: Matthew Macchio.

For Opposition: None.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative: 0

Negative: Chairman Murdock, Vice Chairman Klei-
ert, Commissioner Foley, Commissioner Sleeper and
Commissioner Fox 5

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on January 27, 1959 after due notice by publication in the Bulletin; laid over to February 25, 1959, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site, Astor Avenue, Wilson Avenue, Young Avenue and Waring Avenue are in a residence use, E-1 area, class 1 height district; that as of July 25, 1916 the use, height and area designations were changed from business-1 C section to a residence E section, height 1 on July 20, 1942; that on October 13, 1953 this plot was changed to E-1 section with the height remaining at 1; and

WHEREAS, the decision of the Borough Superintendent, dated August 12, 1958 acting on N.B. Applic. No. 472-58, reads:

"1. The proposed building in an E-1 area district without a setback from a side street is contrary to Art. IV Sec. 15A, par. (e) of the Z.R."

and

WHEREAS, the applicant states that the premises consist of a plot, 25 feet frontage by 100.05 feet in depth; that it is proposed to erect a two story and basement, two family dwelling, on a corner plot with less than the required side yard; and

WHEREAS, the applicant further states that he sought property in the Pelham Parkway and Eastchester Road section of The Bronx for almost one year before purchasing the parcel of land in question from The City of New York for \$2,000; that at the time of purchase, he was assured by his real estate agent that he could erect a building five feet from the building line and a 15 foot setback from the front; that he would never have purchased this property had he been aware that the setback from the building line was any more than five feet; and

WHEREAS, the applicant states that it wasn't until February, 1958 that he found himself financially capable of erecting a house, considering, of course, that a portion of the expense would be defrayed by his own labor and the help of friends; that the first architect he approached informed him that as the subject plot was located on a corner and in an E-1 zone, the building would have to be set ten feet back from the building line facing one street, and fifteen feet from the building line facing the other streets; that his immediate reaction was to purchase the vacant parcel of land next to his, but he found that it was absolutely not for sale; that he then wished to sell the subject plot, but was unsuccessful; that the only type of building which could be erected on this particular plot of land would be a railroad car type of house only 15 feet wide, and to find any individual willing to go through this expense in building a house of this type has been an impossibility; and

WHEREAS, the applicant states that he was informed that for a fee of \$1500 he could have his problem brought before the Board by an architect, and as he is not a rich man, he prepared this appeal by himself; that he would not have bothered going through the expense of this appeal except that he gathered new hope when another individual, Joseph Fierro of Morgan Avenue, The Bronx, had almost the same situation as the instant one, and that the Board granted him a variance allowing him to erect a 22 foot building on a 25 by 100 foot corner plot in a E-1 zone; and

WHEREAS, the applicant contends that he made an honest mistake, and that the Board will grant him a variance; and

WHEREAS, the applicant states that the present owners have held title to the property since October 6, 1956 and that the assessed valuation of land is \$2,200; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which finds that the applicant is attempting to put too much building on his lot and that the building as proposed on the building line would not be compatible with the type of building erected throughout the area, which in every case is well set back from the building line, and therefore recommends that the application should not be granted; and

WHEREAS, the Board found that the applicant failed to substantiate a basis to warrant exercise of discretion to grant under Section 21 of the Zoning Resolution and was therefore not entitled to relief on the grounds of practical difficulty or unnecessary hardship.

Resolved, that the decision of the Borough Superintendent, acting on N.B. Applic. 472/58, Objection No. 1, be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

643-58-BZ

APPLICANT—Lama, Proskauer and Prober, for The Greenpoint Savings Bank, owner.

SUBJECT—Application November 10, 1958—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a retail and residence use district, the extension of the present parking lot from the retail portion into the residential portion of the plot for use of the patrons of the bank, no fee to be charged.

PREMISES AFFECTED—5102-5124 Church Avenue and 356-366 East 52nd Street, southwest corner and 397-409 East 51st Street, Block 4699, Lot 1, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Klei-
ert, Commissioner Foley, Commissioner Sleeper and
Commissioner Fox 5

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on January 27, 1959 after due notice by publication in the Bulletin; laid over to February 25, 1959, for inspection and decision; hearing closed; and

MINUTES

WHEREAS, the district maps accompanying the Zoning Resolution show that the site, East 51st Street and East 52nd Street are in retail and residence use, C area, class 1 height districts; Church Avenue is in a retail use, C area, class 1 height district; Snyder Avenue is in a residence use, C area, class 1 height district; that as of July 25, 1916 that part of the premises within 100 feet of Church Avenue was in a business use district and received the present use designation on March 25, 1954; and

WHEREAS, the decision of the Borough Superintendent, dated October 20, 1958 acting on amendment to Alt. Applic. No. 2175-58, reads:

"1. The proposed parking of patrons cars (no fee to be charged) in the residence portion of a lot located partly within a retail and partly within a residence use district is contrary to Art. II Sec. 3 of the Zoning Res."

and

WHEREAS, the applicant states that the premises consist of a plot, 206 feet 8½ inches frontage by 125 feet 7¼ inches in depth, presently developed with a one story mezzanine bank building; that it is proposed to extend the proposed use of parking and patrons cars—no fee to be charged—and the 10 foot by 10 foot temporary frame office, into the residential portion of the plot; and

WHEREAS, the applicant states that Department of Building records indicate that the bank building was erected under N. B. Applic. No. 13403 of 1936, and Certificate of Occupancy No. 85355 was issued for use as banking on December 10, 1937; that the records further indicate that under Alt. Applic. No. 2175-58 plans were approved to use the open portion of the lot within the retail use district for parking of patrons cars—no fee to be charged—and a 10 foot by 10 foot temporary frame office; and

WHEREAS, the applicant contends that the parking of cars is a permitted use in the retail portion of the plot; that the proposed extension into the small residential portion of the plot cannot possibly have an adverse effect upon any of the adjoining properties, inasmuch as the residential portion of the plot only amounts to approximately 1000 square feet, and of which approximately only 650 square feet will actually be used for parking of cars; that all fences, curb cuts, landscaping, gates, paving, etc., will be done as per the proposed condition plans filed with this application; and

WHEREAS, the applicant states that the present owner has held title to the property since December 23, 1935; that the assessed valuation of land is \$85,000 and of the building \$305,000 making a total of \$390,000; that the building was erected in 1937; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision c of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7c, to permit extension of use and change and arrangement of the portion of the plot at the corner of East 52nd Street and Church Avenue substantially as proposed and indicated on plans filed with this application marked, "Received November 10, 1958," 5 sheets, *on condition* that the remaining space shown to be planted shall be so maintained with suitable planting material and curbing; that the premises shall be paved with asphaltic pavement; that the attendant's office shall be constructed in accordance with the Building Code; except the building may be brick veneer on all sides; that the existing iron picket fence may be continued provided there are gates at the entrances, as shown, with curb cuts opposite, not exceeding 18 feet in width; that the sidewalks and curbing abutting the premises shall be reconstructed or repaired to the satisfaction of the Borough Superintendent; that the parking permitted shall be without fee and shall be solely for the parking of employees' and patrons' cars; and that

all permits shall be obtained, including a new Certificate of Occupancy, and all work completed within six months.

Adjourned: 4:35 P. M.

JOSEPH J. DOYLE, *Chief Clerk*.

REGULAR MEETING

WEDNESDAY AFTERNOON, FEBRUARY 25, 1959,
2 P.M.

Present: Chairman Murdock, Vice Chairman Kleinert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox.

631-58-A

APPLICANT—Joseph Lau, for George and Luise Smol, owners.

SUBJECT—Appeal November 5 1958—filed pursuant to Section 310 of The Multiple Dwelling Law for variation of section 172(1) re legal yard, etc.

PREMISES AFFECTED—1289 Madison Avenue, east side, 40 feet, 8½ inches south of East 92nd Street, Block 1503, Lot 53, Borough of Manhattan.

APPEARANCES—

For Applicant: Joseph Lau.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Kleinert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox 5
Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated October 7, 1958 on Alt. Applic. 1833/56, reads:

"A3—A legal yard must be maintained at the level of the 2nd story apartment as per Sec. 172 subd. 1 M.D. Law."

and

WHEREAS, the applicant states that the building is 5 stories, 54 feet high, built before 1899 as a private dwelling, non-fireproof construction, 20 feet by 46 feet in area, located in retail use, B area, class 1½ height district, used and occupied since 1950 as follows: Cellar—boiler room and storage; 1st floor—store, 4 persons, 2nd floor—store, 4 persons; 3rd, 4th and 5th floors—multiple dwellings; and

WHEREAS, the applicant proposes to change 2nd floor use; that the 2nd and 3rd floors will be used jointly as a duplex apartment; that this building has a 13 foot 6 inch deep yard for the full 20 feet width of the property except at the 2nd floor where the existing extension is 9 feet 1 inches wide by 13 feet 6 inches deep thus leaving an open yard of 147.3 square feet area which is adequate for kitchen and playroom light and ventilation; that permission is requested to permit the present 2nd floor extension to remain as it is proposed to use it as a playroom for the children of the owner of the building; that the open yard at the 2nd floor is 147.3 square feet which is adequate light and ventilation for the playroom and kitchen; that this extension existed since erection of this original one family residence dwelling.

Resolved, that the decision of the Borough Superintendent, acting on Alt. App. 1833/56, Objection No. A3, be and it hereby is *modified* under the powers vested in the Board by Section 310 of the Multiple Dwelling Law, and that the appeal be and it hereby is *granted*, to permit the legal yard to be maintained as proposed, commencing substantially at the level of the second floor ceiling, as proposed and shown on plans filed with this appeal, marked "Received November 5, 1958", 6 sheets and "February 20, 1959", 1 sheet, *on condition* that the building shall not be increased in height or area and in all other respects shall comply with all laws, rules and regulations applicable thereto and specifically as to a heretofore converted multiple dwelling.

MINUTES

449-58-A

APPLICANT—Haus and Bresin, for Frank Fernandez, owner.

SUBJECT—Application July 23, 1958—Appeal from a decision of the Borough Superintendent re: Class 4 construction, business use, stairs, etc.

PREMISES AFFECTED—25 Tompkins Avenue, east side, 75 feet south of Hopkins Street, Block 1726, Lot 5, Borough of Brooklyn.

APPEARANCES—

For Applicant: Millard Bresin.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Foley and Commissioner Sleeper..... 3

Negative: Vice Chairman Kleinert and Commissioner Fox 2

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated July 18, 1958, on Alt. Applic. 2141/58, reads:

"1. The proposed change in use of the 2nd floor of this class 4 building from residence to business use is contrary to Sect. 2.1.3.5 with Sect. 4.1.3 of the Bldg. Code.

2. Provide at least one stair enclosed in 1 hr. partition with all opening protected by $\frac{3}{4}$ hr. assemblies and leading to the street and roof as required by Sect. 6.1.2.2.3 of the Bldg. Code.

3. The support of 2nd floor beams on a bearing partition is prohibited by Sect. 8.7.1.1 of the Bldg Code."

and

WHEREAS, the applicant states that the building is 3 stories, 36 feet high, 25 feet by 52 feet in area, of class 4 construction, erected 1901 as an old law tenement, class 1 height district, used and occupied since 1950 as follows: cellar—storage, no persons; 1st floor—store, 2 persons; 2nd floor—salesroom, no persons; 3rd floor—2 families; that both side walls of the building are party walls, brick filled throughout; that the front and rear walls of the building have recently been surfaced with asphalt shingles; that there is ordinarily no human occupancy whatsoever on the 2nd floor; that the business is small and visits to the 2nd floor usually occur only a few times each day; that the exit from the 2nd floor consists of a 3 foot 6 inch wood stair leading to a hallway on the 1st floor which opens directly to the street; that there is no opening from the stairhall to the 1st floor business occupancy; that the stair enclosure is the original stud wood lath and plaster partition; that the 2nd floor is also served by a regulation Multiple Dwelling Law fire escape on the rear of the building with a sliding drop ladder to the rear yard; that there is normally no human occupancy on the 2nd floor, we propose to install a new fireproof self-closing door from the front portion of the 2nd floor stairhall so as to reduce to a minimum the distance from any point on the 2nd floor to a stairhall door; that the present floor beams on the 2nd floor figure for the 75 pound live load required for salesroom occupancy, except that they are supported by a bearing partition; that this bearing partition is part of the original building construction, and it is respectfully requested that its use be accepted; that it is proposed to construct a masonry enclosure around the present interior stairs to the cellar with a fireproof door at the bottom; that the only occupants of the store will consist of the owner and one clerk on the 1st floor; that as previously mentioned, no one is employed on the 2nd floor; that since the 2nd floor will ordinarily be unoccupied, there is less hazard than existed when this floor was occupied as 2 apartments with cooking facilities in each apartment; and

WHEREAS, the premises was inspected by a committee of the Board and the committee recommended that the application should be granted on condition noting that walls were brick filled; and

WHEREAS, the applicant claims that the side walls are brick filled throughout.

Resolved, that the decision of the Borough Superintendent, dated July 18, 1958, acting on Alt. App. 2141-58 be and it hereby is *modified* and that the appeal be and it hereby is *granted* to permit the change of occupancy of the second floor from residence to business as proposed and as indicated on plans filed with this appeal marked "Received July 23, 1958", 3 sheets, as to Objection No. 2, *on condition* that the stair is enclosed in at least one-hour assembly and is protected by a sprinkler system of the type as permitted for use in a converted multiple dwelling; that as to Objection No. 3 that the floor beams supporting the bearing partition shall be maintained as proposed and to the satisfaction of the Borough Superintendent; that the building shall not be increased in height or area; that this variance shall continue only so long as the building is occupied as herein proposed and for no other use.

534-58-A

APPLICANT—Hurley and Hughes, for Besal Realty Corp., owner; Alfred Heller Heat Treating Co., lessee.

SUBJECT—Application September 3, 1958—Appeal from a decision of the Borough Superintendent—re enclosed stairways to street from cellar.

PREMISES AFFECTED—379-391 Pearl Street, west side, 98 feet, 8½ inches south of Vanderwater Street, cellar, Block 113, Lots 23, 24 and 25, Borough of Manhattan.

APPEARANCES—

For Applicant: Joseph V. Marino.

ACTION OF BOARD—Appeal denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Murdock, Vice Chairman Kleinert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox 5

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated August 4, 1958, on B.N. Applic. 1854/57, reads:

"1. Provide 2 stairs enclosed to the street from the cellar which is used as a factory. Sec. 271 LL."

and

WHEREAS, the applicant states that the buildings are 2 and 3 stories in height, 92 feet 5 inches by 133 feet in area, of class 3 construction, erected prior to 1872, located in unrestricted use, B area, class 2 height district, used and occupied since 1943 as follows: cellar—factory, 3 persons; 1st floor—shipping, receiving and heat treating, 14 persons; 2nd floor of 379-383 building—heat treating and copper plating, 3 persons; 2nd floor of 391 building—offices, 6 persons; 3rd floor of 391 building—stock room and women's lounge, no persons; and

WHEREAS, the applicant proposes to construct one new 3 foot 8 inch wide concrete stair enclosed in 8 inch concrete blocks in the cellar and 6 inch block with 2¾ inch concrete ceiling on the 1st floor leading from the cellar to street; that the other exits consist of one present 3 foot 8 inch fireproof stair from cellar to 1st floor and through factory or shipping space to any of the four different doors to street; that there are two engineers ladder and trap doors to street; that a third trap door and ladder at rear of space leading to 1st floor; that cellar ceiling in building #381 and #383 is a fireproof concrete arch; that in building 391 ceiling is fire retarded; that there are 3 occupants on the floor engaged in factory work; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee finds that the premises and use are exceptionally dangerous and should not be permitted in this building and recommends that the appeal should be denied.

Resolved, that the decision of the Borough Superintendent, acting on N.B. App. 1854/57, Objection No. One be and it hereby is *affirmed* and that the application be and it hereby is denied.

624-58-A

APPLICANT—Murray S. Bierer, for Bush Terminal Co., owner; Fein's Tin Can Co., Inc., lessee.

MINUTES

SUBJECT—Application October 24, 1958—Appeal from an order of the Fire Commissioner, re partitions separating cafeteria from factory.

PREMISES AFFECTED—Foot of 50th Street, 193.17 feet east of 1st Avenue, Bush Building 58, 5th floor; Block 725, part of Lot 1, Borough of Brooklyn.

APPEARANCES—

For Applicant: Millard Bresin and Murray S. Bierer.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Klei-
ert, Commissioner Foley, Commissioner Sleeper and
Commissioner Fox 5

Negative 0

THE RESOLUTION—

WHEREAS, the order of the Fire Commissioner, dated Oc-
tober 6, 1958 on Order No. 6971-8, reads:

"1. Remove all partitions not built of incombustible
material separating cafeterias from factory on 5th floor.
Sec. 264 Subdivision 7 Labor Law."

and

WHEREAS, the applicant states that the building is 6
stories, 83 feet high, 150 feet by 150 feet at typical floor, of
class 1 construction, erected in 1910, located in unrestricted
use, A area, class 2 height district, used and occupied since
1945 as follows: Basement—storage, no persons; 1st to 4th
floors—factory, 121 persons each floor; 5th floor—factory
and cafeteria, 121 persons; 6th floor—factory, 121 persons;
for which Certificate of Occupancy #112311 was issued
against Alt. Applic. 2519/44; that the exits consist of one
3 foot 2 inch and one 5 foot wide stairs enclosed in 3 hour
walls and fireproof self-closing doors; that the building is
equipped with a two-source sprinkler, fire alarm and stand-
pipe systems; that the Fein Tin Can Company has occupied
this entire building since 1939 at which time the partition
that now form a part of the walls to enclosed cafeteria and
store room from the factory portion of the building on the
5th floor were in place when we moved into the building;
that the company is now planning to obtain a new two story
building at some other location and requests that the Board
grant permission to retain the present wood partitions for
two years; and

WHEREAS, the premises was inspected by a committee of
the Board and the committee recommended that the appeal
should be granted on condition; and

WHEREAS, the applicant states that the tenants will re-
move from the premises within one year;

Resolved, that the decision of the Fire Commissioner dated
October 6, 1958, acting on Order No. 6971-8, Objection No.
1, be and it hereby is *modified* and that the appeal be and it
hereby is *granted* to permit the partitions not built of incom-
bustible material separating the cafeteria from the factory
on the fifth floor to remain for a term of two years from
the date of this resolution; as shown on plans filed with this
appeal marked "Received October 24, 1958". 3 sheets, *on*
condition that in all other respects the building and occu-
pancy shall comply with all laws, rules and regulations ap-
plicable thereto.

626-58-A

APPLICANT—William H. Byrne of Byrne Associates,
Inc., for American Bank Note Co., owner.

SUBJECT—Application October 29, 1958—Appeal from a
decision of the Borough Superintendent, re Class 3 con-
struction, over 4 stories in height.

PREMISES AFFECTED—74 Broad Street, southwest
corner of Marketfield Street, Block 11, Lot 17, Borough
of Manhattan.

APPEARANCES—

For Applicant: A. T. Kniffen.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Klein-
ert, Commissioner Foley, Commissioner Sleeper and
Commissioner Fox 5

Negative 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent,
dated October 15, 1958, on Alt. Applic. 1285/58, reads:

"4. Bldg. must conform to Sec. 270 of the Labor
Laws. A class III—nonfireproof building cannot ex-
ceed four (4) stories in height (Sec. 270 of the Labor
Law)."

and

WHEREAS, the applicant states that the building is 6
stories, 72 feet high, 33 feet 9½ inches by 95 feet 7½ inches
in area on typical floors, of class 3 construction, erected
prior to 1910, located in unrestricted use, B area, class 2½
height district, used and occupied since 1948 as follows:
cellar—storage, no persons; mezzanine—office, 2 persons;
1st floor—display and sales, 2 persons; 2nd floor—same;
3rd floor—work room, 2 persons; 4th, 5th and 6th floors—
storage, no persons; that the building is equipped with a one-
source sprinkler, fire alarm and standpipe systems; that
there are two interior steel stairs enclosed in terra cotta par-
titions and fireproof self-closing doors; that one 3 foot 8
inch wide stair extends from 1st floor to roof; that one 3
foot 2 inch wide stair extends from 1st floor to 3rd floor;
that there is a Labor Law type 45° rear fire escape landing
with a counterbalanced stair on Marketfield Street; that the
cellar exits consist of two vertical ladders; and

WHEREAS, the applicant proposes to change the use and
occupancy of the building to one tenant occupancy by the
owner, American Bank Note Company as follows: Cellar—
storage and boiler room no persons; 1st floor—offices and
locker room, 20 persons; 2nd floor—printing, 25 persons;
3rd floor—same; 4th floor—offices and telephone equip-
ment, 20 persons; 5th floor—offices, 20 persons; 6th floor—
same; that the applicant proposes to provide a roof passage-
way connecting the rear fire escape passageways with the
roof stair bulkhead; that it is planned to do everything prac-
ticable to make the present structure as safe and fireproof
as possible; that it is planned to install a sprinkler system
on all floors and in the bridge; that the underside of the 1st
floor will be fireproofed; that fire escape facilities will be
improved; that the partitions throughout the building will be
metal; that the present building was previously used for 5
years by American Bank Note Company for a similar pur-
pose as evidence by Certificate of Occupancy No. 13236
issued on November 10, 1927; that it would create a hard-
ship on American Bank Note Company to be denied the use
of this building to add additional facilities to conduct its
present operations which are now confined to 70 Broad
Street or to require it to rebuild the building at 74 Broad
Street to a Class 1 fireproof building; and

WHEREAS, the premises was inspected by a committee of
the Board and the committee recommended that the appeal
should be granted under conditions.

Resolved, that the decision of the Borough Superintendent,
dated October 15, 1958, acting on Alt. App. 1285-58, Objec-
tion No. 4, be and it hereby is *modified* and that the appeal
be and it hereby is *granted on condition* that the building
shall not be extended in height or area and in all other re-
spects shall comply with all laws, rules and regulations ap-
plicable thereto; that a one-source sprinkler system, fire
alarm system and standpipe system within the building shall
be maintained; that the two interior steel stairs enclosed in
terra cotta partitions and fireproof self-closing doors shall
be maintained; that the 45 degree fire escape at the rear shall
be maintained with counterbalanced stair leading to Market-
field Street; that the proposed bridge between this building
and the building on the north side of Marketfield Street
shall be maintained so as to provide additional means of
exit; that the use of the building may be as proposed; and
that the occupancy of the building shall not exceed the num-
ber as herein proposed.

202-44-A—Vol. II

APPLICANT—Harry M. Prince, for Prescott Neighbor-
hood House, owner.

SUBJECT—Application for consideration—reopening as
Vol. II subject to regular procedure—re Appeal from a

MINUTES

decision of the Fire Commissioner; previously granted on condition.

PREMISES AFFECTED—247 East 53rd Street, north side, 100 feet west of Second Avenue, Block 1327, Lot 20, Borough of Manhattan.

APPEARANCES—

For Applicant: Donald Freed.

ACTION OF BOARD—Appeal reopened as Vol. II, subject to the regular procedure.

THE VOTE—

Affirmative: Chairman Murdock, Vice-Chairman Kleinert, Commissioner Foley and Commissioner Fox..... 4

Negative 0

Absent: Commissioner Sleeper..... 1

783-52-A—Vol. II

APPLICANT—Albert B. Bauer, for Dept. of Public Works, City of New York, owner.

SUBJECT—Application for consideration—reopening as Vol. II subject to regular procedure—Appeal from a decision of the Borough Superintendent; previously granted on condition.

PREMISES AFFECTED—Unassigned, south side of Eastchester Road, Block 4281, 4282 and 4217, Lot 1, Borough of The Bronx.

APPEARANCES—

For Applicant: S. H. Greenhill.

ACTION OF BOARD—Appeal reopened as Vol. II, subject to the regular procedure.

THE VOTE—

Affirmative: Chairman Murdock, Vice-Chairman Kleinert, Commissioner Foley and Commissioner Fox..... 4

Negative 0

Absent: Commissioner Sleeper..... 1

798-53-A—Vol. III

APPLICANT—Peter Ley, for Jamaica Water Supply Company, owner.

SUBJECT—Application for consideration—reopening as Vol. III subject to regular procedure—re Appeal from a decision of the Borough Superintendent; previously granted on condition.

PREMISES AFFECTED—107-17 178th Street, east side, 152.48 feet south of 107th Avenue, Block 10336, Lot 12, Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Peter Ley.

ACTION OF BOARD—Appeal reopened as Vol. III, subject to the regular procedure.

THE VOTE—

Affirmative: Chairman Murdock, Vice-Chairman Kleinert, Commissioner Foley and Commissioner Fox..... 4

Negative 0

Absent: Commissioner Sleeper..... 1

206-58-A—Vol. II

APPLICANT—Joshua Brown, for Ases Ayoub, owner.

SUBJECT—Application for consideration — reopening as Vol. II subject to regular procedure—re Appeal filed pursuant to Section 35, General City Law—re proposed new building in bed of a mapped street, proposed widening of Victory Boulevard; previous withdrawn.

PREMISES AFFECTED—1756 Victory Boulevard, south side, 99.46 feet, east of Manor Road, Block 707, Lot 6, Four Corners, Borough of Richmond.

APPEARANCES—

For Applicant: Joshua Brown.

ACTION OF BOARD—Appeal reopened as Vol. II, subject to the regular procedure.

THE VOTE—

Affirmative: Chairman Murdock, Vice-Chairman Kleinert, Commissioner Foley and Commissioner Fox..... 4

Negative: 0

Absent: Commissioner Sleeper..... 1

86-58-A

APPLICANT—S. Walter Katz, for 218 5th Avenue, Inc., owner.

SUBJECT—Application February 27, 1958—Appeal from a decision of the Borough Superintendent re stair enclosure.

PREMISES AFFECTED—218-220 5th Avenue and 5-7 West 26th Street, Block 828, Lot 35, northwest corner, Borough of Manhattan.

APPEARANCES

For Applicant: Ludwig Hanauer.

ACTION OF BOARD—Appeal withdrawn to comply.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Kleinert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox 5

Negative 0

353-58-A

APPLICANT—Babbin Inc., lessee for Westley Fong Lau, owner.

SUBJECT—Application June 4, 1958—Appeal from an order of the Fire Commissioner, re location of spraying and dipping spaces, storage and mixing rooms.

PREMISES AFFECTED—89 Baxter Street, east side, 150 feet south of Canal Street, Block 199, Lot 6, Borough of Manhattan.

APPEARANCES—

For Applicant: Edward Babbin.

ACTION OF BOARD—Appeal withdrawn at the request of the applicant.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Foley and Commissioner Fox..... 3

Negative 0

Absent: Commissioner Sleeper and Vice Chairman Kleinert 2

140-49-A—Vol. III

APPLICANT—Burke, Green and Groh, for George and Sonia Cullinen, owners; Les Clochettes, lessee.

SUBJECT—Application reopened October 15, 1958 as Vol. III—Appeal from a decision of the Borough Superintendent, re extension of Day Nursery use to cellar.

PREMISES AFFECTED—35-45 223rd Street, east side, 152.8 feet north of 37th Avenue, Block 6192, Lot 68, Bayside, Borough of Queens.

APPEARANCES—

For Applicant: Robert T. Groh.

ACTION OF BOARD—Laid over to March 17, 1959, at 2 P. M. for inspection and decision; hearing closed.

122-56-A

APPLICANT—Ludwig Hanauer, for Eleanor Glickman, owner.

SUBJECT—Application February 15, 1956—Appeal from a decision of the Borough Superintendent, re egress.

PREMISES AFFECTED—5 East 3rd Street, north side, 104 feet 4 inches east of Bowery, Block 459, Lot 47, Borough of Manhattan.

APPEARANCES—

For Applicant: Ludwig Hanauer and Peter Casini.

MINUTES

ACTION OF BOARD—Laid over to March 17, 1959, at 2 P. M. for inspection and decision; hearing closed.

528-57-A

APPLICANT—Leonard F. Rothkrug, for Manufacturers Trust Co., owner; Lillie Rubin, Inc., lessee.

SUBJECT—Application July 15, 1957—Appeal from a decision of the Borough Superintendent re exists.

PREMISES AFFECTED—2015 Church Avenue and 515-519 Ocean Avenue, northeast corner, Block 5081, Lot 43, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

ACTION OF BOARD—Laid over to March 17, 1959, at 2 P. M. for inspection and decision; hearing closed.

617-58-A

APPLICANT—Leonard F. Rothkrug, for Angelo Santomartino, doing business as S and S Service Station, owner.

SUBJECT—Application October 28, 1958—filed pursuant to Section 35, General City Law re erection of building in bed of a mapped street—West 19th Street.

PREMISES AFFECTED—2974-2984 Cropsey Avenue, west side, 25 feet south of Bay 53rd Street, Block 6947, Lot 301, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug and Anthony Nappi.

ACTION OF BOARD—Laid over to April 28, 1959, at 2 P. M. to await a decision in the matter which, the Borough President advises, is to be decided in Court during the month of April.

134-26-BZ—Vol. II

APPLICANT—Henry Nordheim, for Rachel Kantrowitz and Louis Kantrowitz, owners.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired January 26, 1959—re Application, decision of the Borough Superintendent; previously granted on condition, under section 7e of the Zoning Resolution, to permit in a residence use district, the conversion of occupancy of part of an existing building from residence to business use, store for a term of years.

PREMISES AFFECTED—871 East 175th Street, north side, 57.1 feet east of Mohegan Avenue, Block 2958, Lot 65, Borough of The Bronx.

APPEARANCES—

For Applicant: Henry Nordheim.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Foley and Commissioner Fox..... 3
Negative: 0
Absent: Commissioner Sleeper and Vice Chairman Kleinert 2

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. II, on October 21, 1941 on certain conditions; and

WHEREAS, the term of variance was extended from time to time and last extended on January 26, 1954; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on October 21, 1941 as thereafter *amended* by resolutions adopted through January 26, 1954 only so far as it refers to the term of variance, so that as *amended* this portion of the resolution shall read:

“... granted under Section 7, Subdivision e for a term of five years from the date of this *amended* resolution, to permit; that other than as herein *amended* the resolution above cited shall be complied with in all respects; and that all permits, including a new certificate of occupancy, shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution.” (Alt. App. 577/21 and Alt. 105/59.)

433-29-BZ—Vol. IV

APPLICANT—Leonard F. Rothkrug, for Alexander Ratner, Paul Glaser and Ben Shames, doing business as Fit-Rite Auto Glass & Collision Service Corp., owners.

SUBJECT—Application for consideration—reopening for amendment of resolution—re Application, decision of the Borough Superintendent; previously granted on condition, under sections 7e and 7i of the Zoning Resolution, to permit in a business use district, the proposed change of occupancy from auto repair shop, wheel alignment, greasing, to auto repair shop, painting, spraying and open space for parking and storage of more than 5 motor vehicles.

PREMISES AFFECTED—807-817 East New York Avenue, north side, 280 feet 6¾ inches west of Schenectady Avenue, Block 1429, Lots 56, 59, 60 and 61, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Foley and Commissioner Fox..... 3
Negative: 0
Absent: Commissioner Sleeper and Vice Chairman Kleinert 2

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. IV, on May 15, 1956 on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on September 10, 1957 and July 8, 1958; and

WHEREAS, the resolution was amended on July 8, 1958; and

WHEREAS, the applicant requested a further amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 15, 1947, as thereafter *amended* by resolutions adopted through July 8, 1958, only insofar as it has reference to increase in depth of building from 23 feet to 30 feet, as now shown on revised plan marked “Received February 13, 1959”, one sheet, and passed by the Borough Superintendent under amendment to Alt. App. 483-51 as disapproved January 29, 1959; *on condition* that in all other respects the resolution above cited shall be complied with; and that all permits shall be obtained, and all work completed within the requirements of Section 22A of the Zoning Resolution.

122-46-BZ—Vol. II

APPLICANT—Ingram S. Carner, for Harry Griffin, owner.

SUBJECT—Application for consideration—reopening for amendment of resolution—re Application, decision of the Borough Superintendent; previously granted on condition under Section 7f of the Zoning Resolution, to permit in a business use district, the reconstruction of an existing gasoline service station to include office, auto laundry and lubritorium.

MINUTES

PREMISES AFFECTED—34-51 Bell Boulevard and 213-35 35th Avenue, northeast corner, Block 6117, Lot 12, Bayside, Borough of Queens.

APPEARANCES—

For Applicant: Ingram S. Carner.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Foley and Commissioner Fox 3
Negative 0
Absent: Commissioner Sleeper and Vice Chairman Kleinert 2

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. II, on December 9, 1947 on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on March 15, 1949; and

WHEREAS, the resolution was amended on April 6, 1954; and

WHEREAS, the applicant requested a further amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on March 15, 1949, by adding thereto:

"that there may be an additional post standard for supporting a sign, which may be illuminated, advertising only the brand of gasoline on sale and permitting the sign to extend not over 4 feet beyond the building line, located on the premises toward the east, as indicated on revised plan marked "Received February 3, 1959", 1 sheet, and as passed on by the Borough Superintendent under E.S. Applic. 569/58, Objection No. 1, disapproved January 14, 1959, *on condition* that the sign shall be so located as to be placed at an angle of 45° from the side lot line; and that in all other respects the requirements of the resolution above cited shall be complied with."

739-48-BZ

APPLICANT—Lama, Proskauer and Prober, for Estate of Hyman Arkway, owner; Abraham Wolodarsky, executor.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired January 22, 1959—re Application, decision of the Borough Superintendent; previously granted on condition, under Section 7e of the Zoning Resolution, permitting in a residence use district, the change in occupancy of apartment on 2nd floor to private telephone exchange, for a term of years.

PREMISES AFFECTED—601 Crown Street, north side, 305 feet west of Troy Avenue, Block 1412, Lot 61, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Foley and Commissioner Fox 3
Negative 0
Absent: Commissioner Sleeper and Vice Chairman Keiner 2

THE RESOLUTION—

WHEREAS, this application was granted by the Board on December 7, 1948 on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended from time to time and last extended on April 17, 1956; and

WHEREAS, the term of variance was extended from time to time and last extended on January 22, 1957; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on December 7, 1948, as thereafter *amended* by resolutions adopted through January 22, 1957, only so far as it refers to the term of variance, so that as *amended* this portion of the resolution shall read:

"... granted under Section 7, Subdivision e for a term of five years from the date of this *amended* resolution, to permit; that other than as herein *amended* the resolution above cited shall be complied with in all respects; and that all permits, including a new certificate of occupancy, shall be obtained and all work completed within six months from the date of this *amended* resolution." (Alt. App. 2014/48)

26-52-BZ—Vol. II

APPLICANT—Keyles & Sommer, for Edward Strisof, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance—re Application, decision of the Borough Superintendent; previously granted on condition, under Section 7h of the Zoning Resolution, to permit in a residence use district, the parking and storage of motor vehicles.

PREMISES AFFECTED—135 Herkimer Street, north side, 192 feet 3 inches east of Nostrand Avenue, Block 1861, Lot 61, Borough of Brooklyn.

APPEARANCES—

For Applicant: Bernard Sommer.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Foley and Commissioner Fox 3
Negative 0
Absent: Commissioner Sleeper and Vice Chairman Kleinert 2

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. II, on March 8, 1955 on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on February 28, 1956; and

WHEREAS, the resolution was amended on February 28, 1956; and

WHEREAS, the term of variance was extended on March 19, 1957; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on March 8, 1955, as thereafter *amended* by resolutions adopted through March 19, 1957, only so far as it refers to the term of variance, so that as *amended* this portion of the resolution shall read:

"... granted under Section 7, Subdivision h for a term of 5 years from the date of this *amended* resolution, to permit; that other than as herein *amended* the resolution above cited shall be complied with in all respects; and that all permits, including a new certificate of occupancy, shall be obtained and all work completed within six months from the date of this *amended* resolution." (Alt. App. 4133/54)

846-52-BZ

APPLICANT—Paul Friedman, for Sutway Realty Corp., owner.

MINUTES

SUBJECT—Application for consideration—reopening for extension of time to complete—re Application, decision of the Borough Superintendent; previously granted on condition, under Section 9A of the Zoning Resolution, permitting partly in a residence use E area and class one half times height district and partly in a business use D area and class one times height district, the erection and maintenance of a three unit six story apartment building with accessory garages more than the permitted height within two miles of an airport.

PREMISES AFFECTED—125-02 to 125-06, 126-20, 125-24, 125-36 and 125-40 Sutphin Boulevard, west side, 245.36 feet south of 123rd Avenue, through Rockaway Boulevard, Block 12051, Lot 1, South Ozone Park, Borough of Queens.

APPEARANCES—

For Applicant: Arthur Levine.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Foley and Commissioner Fox..... 3
Negative 0
Absent: Commissioner Sleeper and Vice Chairman Kleinert 2

THE RESOLUTION—

WHEREAS, this application was granted by the Board on February 25, 1953 on certain conditions; and

WHEREAS, the resolution was amended on December 22, 1953; and

WHEREAS, time to obtain permits and complete the work was extended from time to time and last extended on April 8, 1958; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on February 25, 1953 as thereafter *amended* by resolutions adopted through April 8, 1958 only as to the time within which to obtain permits and complete the work, so that as amended this portion of the resolution shall read:

“that all permits required, including a certificate of occupancy, shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution. (N.B. 5485/52)

157-53-BZ

APPLICANT—Henry Nordheim, for Groteville Holding Corp., owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired February 2, 1959—re Application, decision of the Borough Superintendent; previously granted on condition, under sections 7e, 7h and 21 of the Zoning Resolution, permitting in a residence use district, the parking and storage of motor vehicles.

PREMISES AFFECTED—718 Grote Street, south side, 6.40 feet west of Prospect Avenue, Block 3100, Lot 68, Borough of The Bronx.

APPEARANCES—

For Applicant: Henry Nordheim.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Foley and Commissioner Fox 3
Negative: 0
Absent: Commissioner Sleeper and Vice Chairman Kleinert 2

THE RESOLUTION—

WHEREAS, this application was granted by the Board on February 2, 1954 on certain conditions; and

WHEREAS, the applicant requested an extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on February 2, 1954 only so far as it refers to the term of variance, so that as *amended* this portion of the resolution shall read:

“... granted under Section 7, Subdivision h for a term of five years from the date of this *amended* resolution, to permit the premises to be occupied as proposed; that other than as herein *amended* the resolution above cited shall be complied with in all respects; and that all permits, including a new certificate of occupancy, shall be obtained and all work completed within six months from the date of this *amended* resolution.” (Alt. App. 53/53)

192-53-BZ—Vol. II

APPLICANT—Joseph B. Lynch, for Tremarco Corp., owner; Gulf Oil Corporation, lessee.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired February 11, 1959 and change of ownership—re Application, decision of the Borough Superintendent; previously granted on condition, under sections 7e and 7h of the Zoning Resolution, permitting in a residence use district, the erection and maintenance of a gasoline service station, accessory car washing, and the parking of cars awaiting service.

PREMISES AFFECTED—1102-1110 Metcalf Avenue and 1661-1669 Watson Avenue, northeast corner, Block 3747, Lot 88, Borough of The Bronx.

APPEARANCES—

For Applicant: Joseph B. Lynch.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Foley and Commissioner Fox 3
Negative: 0
Absent: Commissioner Sleeper and Vice Chairman Kleinert 2

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. II on January 29, 1957 on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on February 11, 1958; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on January 29, 1957, only as to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

“that in view of statement by the applicant that plans have been approved by the Department of Buildings, that all permits required, including a certificate of occupancy, shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution.” (N. B. 994/56)

619-55-BZ

APPLICANT—Samuel Rosenblum, for Jesse Secoles and Harry Freedman, owners, tenants-in-common.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired February 4,

MINUTES

1959—re Application, decision of the Borough Superintendent; previously granted on condition, under sections 7A and 21 of the Zoning Resolution, to permit in a retail use, B area district, the erection of a Class A Multiple Dwelling with stores, bank and garage having less than the required yard and show windows less than 75 feet from a residence use district.

PREMISES AFFECTED—1250-1268 3rd Avenue, west side from East 72nd to East 73rd Streets, 167 East 72nd Street and 184-188 East 73rd Street, Block 1407, Lots 33, 34, 35, 36 and 40, Borough of Manhattan.

APPEARANCES—

For Applicant: Samuel Rosenblum.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Foley and Commissioner Fox 3

Negative: 0

Absent: Commissioner Sleeper and Vice Chairman Kleinert 2

THE RESOLUTION—

WHEREAS, this application was granted by the Board on February 5, 1957 on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on February 4, 1958; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on February 5, 1957, as thereafter *amended* by resolution adopted through February 4, 1958 only as to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

“that in view of statement by the applicant that more than fifty per cent of the work has been completed, that all permits required, including a certificate of occupancy, shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution.” (N.B. 11/56)

661-56-BZ—Vol. II

APPLICANT—S. Jules Lakin, for S. Jules Lakin and M. L. Bennett, owners.

SUBJECT—Application for consideration—reopening for extension of time to complete which has expired February 11, 1959—re Application, decision of the Borough Superintendent; previously granted on condition, under sections 7f, 7i and 7e of the Zoning Resolution, to permit in a retail and residence use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry—non automatic, minor auto repairs with hand tools only, and parking of cars awaiting service, for a stated term of fifteen (15) years with ground sign in the retail use district.

PREMISES AFFECTED—92-10 Astoria Boulevard, southeast corner of 92nd Street, Block 1366, Lot 32, Jackson Heights, Borough of Queens.

APPEARANCES—

For Applicant: Joseph B. Lynch.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Foley and Commissioner Fox 3

Negative: 0

Absent: Commissioner Sleeper and Vice Chairman Kleinert 2

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. II, on February 11, 1958 on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does

hereby *amend* the resolution adopted on February 11, 1958, only as to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

“that all permits required, including a certificate of occupancy, shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution.” (N. B. 349/56)

772-57-BZ

APPLICANT—Charles M. Spindler, for Sam Piazza, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which has expired February 25, 1959—re Application, decision of the Borough Superintendent; previously granted on condition, under section 7f of the Zoning Resolution, to permit in a retail use district, the installation of motor fuel tanks and pumps for marine sale and use in conjunction with the existing boat sale and repair business.

PREMISES AFFECTED—45-73 Soundview Avenue, south side, 217.60 feet east of Pugsley Avenue, Block 3435, Lot 3 and Block 3436, Block 44, Borough of The Bronx.

APPEARANCES—

For Applicant: Charles M. Spindler.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Foley and Commissioner Fox 3

Negative: 0

Absent: Commissioner Sleeper and Vice Chairman Kleinert 2

THE RESOLUTION—

WHEREAS, this application was granted by the Board on February 25, 1958 on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on February 25, 1958, only as to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

“that all permits required, including a certificate of occupancy, shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution.” (Alt. App. 911/57)

914-57-BZ

APPLICANT—Spencer L. Eddy, for Harry Augen, owner; Esso Standard Oil Company, lessee.

SUBJECT—Application for consideration—reopening for amendment of resolution—re Application, decision of the Borough Superintendent; previously granted on condition, under Sections 7f and 7i of the Zoning Resolution, to permit in a business and retail use district, the erection and maintenance of a gasoline service station, lubritorium, car wash, minor auto repairs, storage and sale of auto accessories and accessory parking.

PREMISES AFFECTED—3770-3788 Boston Road and 3481-3489 Baychester Avenue, southwest corner, Block 4887, Lot 7, Borough of The Bronx.

APPEARANCES—

For Applicant: Joseph B. Lynch.

ACTION OF BOARD—Application reopened and resolution amended.

MINUTES

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Foley
and Commissioner Fox..... 3
Negative 0
Absent: Commissioner Sleeper and Vice Chairman
Kleinert 2

THE RESOLUTION—

WHEREAS, this application was granted by the Board on June 10, 1958 on certain conditions; and

WHEREAS, the resolution was amended on November 25, 1958; and

WHEREAS, the applicant requested a further amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 10, 1958, as thereafter *amended* by resolution adopted November 25, 1958, by adding thereto:

"that in the event the owner desires to make additional changes other than those permitted by the resolution amended on November 25, 1958, such additional changes may be as follows:

'A 30 foot curb cut on Baychester Avenue as permitted by resolution adopted November 25, 1958, may be omitted, as now shown on revised plan marked "Received February 10, 1958", 1 sheet;'

"that the accessory building may be moved for a distance of 10 feet north of the south lot line and in connection therewith the southerly lot line interior fence shall be rearranged to apply to the new location due to the unforeseen soil conditions;

"that the interior lot lines to the south and east shall have erected thereon a woven wire fence" shall be changed to read on the south and *west* lot lines;

"that under Section 7i there may be minor repairs with hand tools only for adjustments maintained solely within the accessory building;

"that under Section 7e for a similar term there may be parking of motor vehicles awaiting service, so arranged as not to interfere with the servicing of the station; and that in all other respects the resolution above cited shall be complied with."

265-28-BZ—Vol. IV

APPLICANT—Robert J. Crinnion, for J. Rezak & M. Lipsky, owner; Associated Bowling Centers, lessee.

SUBJECT—Application for consideration—reopening as Vol. IV subject to regular procedure—re Application, decision of the Borough Superintendent; previously granted on condition, under Sections 7e and 7i of the Zoning Resolution, to permit in a residence and business use district, the extension of use of a garage for more than 5 cars, to garage of more than 5 cars, motor vehicle repair shop, sales of auto parts and automobile showroom.

PREMISES AFFECTED—3181 Westchester Avenue, west side, 160.49 feet south of Wilkinson Avenue, Block 4235, Lot 43, Borough of The Bronx.

APPEARANCES—

For Applicant: Thomas P. Crinnion.

ACTION OF BOARD—Application reopened as Vol. IV, subject to the regular procedure.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Foley
and Commissioner Fox..... 3
Negative 0
Absent: Commissioner Sleeper and Vice Chairman
Kleinert 2

676-42-BZ—Vol. III

APPLICANT—Irving G. Kay, for Sarah Koenig, owner.

SUBJECT—Application for consideration—reopening for amendment of resolution and extension of term of variance which expired September 22, 1958—re Application, decision of the Borough Superintendent; previously granted on condition, under Section 7e of the Zoning Resolution, to permit in a residence use district, for a term of years, the change in occupancy from stable for more than five horses, to storage of electrical equipment.

PREMISES AFFECTED—357 West 17th Street, north side, 100 feet east of 9th Avenue, Block 741, Lot 5, Borough of Manhattan.

APPEARANCES—

For Applicant: Irving G. Kay.

Action of Board—Application reopened and set for hearing on April 14, 1959, 10 A. M., waiving all requirements except a new decision of the Borough Superintendent, which has been filed, and to permit two publications in the Bulletin as notice, in view of such term of variance having expired on September 22, 1958; and to consider change of use of the building.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Foley
and Commissioner Fox..... 3
Negative 0
Absent: Commissioner Sleeper and Vice Chairman
Kleinert 2

63-44-BZ—Vol. II

APPLICANT—Casale & Nowel, for Bavasi Realty Corp., owner.

SUBJECT—Application for consideration—reopening as Vol. II subject to regular procedure—re Application, decision of the Borough Superintendent; previously granted on condition, under Section 7e of the Zoning Resolution, to permit in a residence use district, the conversion of occupancy, for a term of years, of an existing public garage, to a factory for the manufacture of corrugated paper, packing boxes and containers and also for storage purposes.

PREMISES AFFECTED—236-46 West 17th Street, south side, 256.9 feet east of Eighth Avenue, Block 766, Lot 65, Borough of Manhattan.

APPEARANCES—

For Applicant: Alvin F. Gauthier.

ACTION OF BOARD—Application reopened as Vol. II, subject to the regular procedure.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Foley
and Commissioner Fox..... 3
Negative 0
Absent: Commissioner Sleeper and Vice Chairman
Kleinert 2

514-55-BZ

APPLICANT—John F. Fitzsimons, for Stephen & Helen Fedor, owners.

SUBJECT—Application for consideration—reopening for extension of time to complete and obtain a Certificate of Occupancy—re Application, decision of the Borough Superintendent; previously granted on condition, under Sections 7c and 7A of the Zoning Resolution, to permit in a residence and retail use district, the proposed extension of gasoline service station, auto repairs, accessory store, office and dwelling to be used for gasoline station, motor vehicle repair shop, car washing, greasing, office, accessory store, boiler room, and dwelling, with curb cut closer to residence use district than is permitted.

PREMISES AFFECTED—78-08 51st Avenue and 51-02 Gorsline Street, southwest corner, Block 2470, Lot 5, Elmhurst, Borough of Queens.

MINUTES

APPEARANCES—

For Applicant: John F. Fitzsimons.

ACTION OF BOARD—Application reopened and set for hearing on April 14, 1959, at 10 A. M., subject to the regular procedure, waiving all requirements except a new decision of the Borough Superintendent, which has been filed, and to permit two publications in the Bulletin as notice, in view of the time of completion having expired on March 17, 1958.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Foley and Commissioner Fox..... 3
Negative 0
Absent: Commissioner Sleeper and Vice Chairman Kleinert 2

149-56-BZ

APPLICANT—Leonard F. Rothkrug, for Gair Realty Corp., owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired December 17, 1958—re Application, decision of the Borough Superintendent; previously granted on condition, under Section 19(j) of the Zoning Resolution, to permit in an unrestricted use district, a voluntary loading berth in conjunction with existing manufacturing and warehouse uses less than 25 feet from the intersection.

PREMISES AFFECTED—110 Water Street, southwest corner of Washington Street, Block 37, Lot 1, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

ACTION OF BOARD—Application reopened and set for hearing on April 7, 1959, at 10 A.M., subject to the regular procedure, waiving all requirements except a new decision of the Borough Superintendent, which has been filed, and to permit two publications in the Bulletin as notice, time to complete having expired September 17, 1958.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Foley and Commissioner Fox 3
Negative 0
Absent: Commissioner Sleeper and Vice Chairman Kleinert 2

898-56-BZ—Vol. II

APPLICANT—Robert J. Crinnion, for Bruckner Funland, Inc., owner.

SUBJECT—Application for consideration—reopening as Vol. II subject to regular procedure—re Application, decision of the Borough of Superintendent; previously withdrawn, under Sections 7e and 7h of the Zoning Resolution, to permit in a residence use and F-1 area district, the erection and maintenance of a miniature toy railroad, a frame ticket office with less than the required setback from the street line and parking of motor vehicles for patrons only, no fee to be charged.

PREMISES AFFECTED—950 Pugsley Avenue, east side, block front from Quimby Avenue to Bruckner Boulevard, Block 3682, Lots 1, 10, 15, 23, 70, 75, 78 and 79, Borough of The Bronx.

APPEARANCES—

For Applicant: Thomas P. Crinnion.

ACTION OF BOARD—Application reopened as Vol. II, subject to the regular procedure.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Foley and Commissioner Fox..... 3
Negative 0
Absent: Commissioner Sleeper and Vice Chairman Kleinert 2

81-57-BZ

APPLICANT—Leonard F. Rothkrug, for Sanpark Realty Corp., doing business and B. and C. Bowling Alley Builders, Inc., owner.

SUBJECT—Application for consideration—reopening for extension of time to compete which expired September 24, 1958—re Application, decision of the Borough Superintendent; previously granted on condition, under Sections 7c and 7e of the Zoning Resolution, to permit in a manufacturing use district, the alteration of an existing building and the erection and maintenance of a new building for the manufacture of bowling alleys, silk screens and wood frames using power equipment.

PREMISES AFFECTED—105-111 Sanford Street, east side, 217 feet 9 inches north of Myrtle Avenue, Block 1737, Lots 52, 53 and 54, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

ACTION OF BOARD—Application reopened and set for hearing on April 7, 1959, at 10 A. M., subject to the regular procedure, waiving all requirements except new decision of the Borough Superintendent, which has been filed, and to permit two publications in the Bulletin as notice, time to complete having expired on September 24, 1958.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Kleinert, Commissioner Foley and Commissioner Fox.... 4
Negative 0
Absent: Commissioner Sleeper..... 1

1469-22-SA

APPLICANT—Wheelock Signals Inc., new owner.

SUBJECT—Application for consideration—reopening for change of name—re Signal Single Stroke A.C. Bell; previously approved.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application reopened for report, including change of name of owner.

THE VOTE—

Affirmative: Chairman Murdock, Vice-Chairman Kleinert, Commissioner Foley and Commissioner Fox.... 4
Negative 0
Absent: Commissioner Sleeper..... 1

617-23-SA

APPLICANT—Wheelock Signals Inc., new owner.

SUBJECT—Application for consideration—reopening for change of name—re Direct and alternating current control boards for vibrating bells; previously approved.

APPEARANCES—

For Applicant: Horace W. Bush.

ACTION OF BOARD—Appeal reopened for report, including change of name of owner.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Foley and Commissioner Fox..... 4
Negative 0
Absent: Commissioner Sleeper..... 1

91-26-SA

APPLICANT—Wheelock Signals, Inc., new owner.

SUBJECT—Application for consideration—reopening for change of name—re Signal Standpipe Alarm Panel; previously approved.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application reopened for report, including change of name of owner.

THE VOTE—Affirmative: Chairman Murdock, Vice-Chairman Kleinert, Commissioner Foley and Commis-

3
University of Illinois Library
Serials Dept.
Urbana, Ill.

MINUTES

sioner Fox 4
Negative 0
Absent: Commissioner Sleeper..... 1

38-47-SM—Vol. II

APPLICANT—Bergen Building Block, Inc., owner.

SUBJECT—Application for consideration—reopening for test and report as to additional sizes—re Waylite Aggregate used as aggregate in manufacture of concrete masonry units; previously approved.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application reopened for report as to additional sizes.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Kleinert, Commissioner Foley and Commissioner Fox.... 4
Negative: 0
Absent: Commissioner Sleeper 1

690-47-SM

APPLICANT—Bayonne Block Company, owner.

SUBJECT—Application for consideration—reopening for test and report as to additional size blocks—re Bayonne Block Company, Cinder and Concrete Blocks; previously approved.

APPEARANCES—

For Applicant: Salvatore Cherchio.

ACTION OF BOARD—Application reopened for report as to additional sized blocks.

THE VOTE—

Affirmative: Chairman Murdock, Vice-Chairman Kleinert, Commissioner Foley and Commissioner Fox.... 4
Negative: 0
Absent: Commissioner Sleeper 1

175-49-SM

APPLICANT—United States Plywood Corporation, owner.

SUBJECT—Application for consideration—reopening for amendment of resolution as to additional thickness—re U.S. Plywood Partition Panel, 1¾ inch thick with Kaylo Core and 1 inch thick with Kaylo Core; previously approved.

APPEARANCES—

For Applicant: James A. Fitzpatrick.

ACTION OF BOARD—Application reopened for test and report.

THE VOTE—

Affirmative: Chairman Murdock, Vice-Chairman Kleinert, Commissioner Foley and Commissioner Fox.... 4
Negative: 0
Absent: Commissioner Sleeper 1

569-57-SM

APPLICANT—Dura-Vent Corporation, owner.

SUBJECT—Application for consideration—reopening for report as to additional trade name—re Dura-Vent Gas Vent Pipe, round and oval pipe and fitting, Models DVR and DVO; previously approved.

APPEARANCES—

For Applicant: Coulter M. Montgomery.

ACTION OF BOARD—Application reopened for report as to additional trade name.

THE VOTE—

Affirmative: Chairman Murdock, Vice-Chairman Kleinert, Commissioner Foley and Commissioner Fox.... 4
Negative: 0
Absent: Commissioner Sleeper 1

667-57-SM

APPLICANT—Imperial Damper Co., owner.

SUBJECT—Application September 9, 1957—Imperial Fire Damper, Models H-MBL-3, V-DIS-2 and V-MA-1, to prevent transfer of fire through ducts, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application withdrawn at request of the applicant, in view of new application under Cal. No. 596-58-SM, covering the same subject matter.

THE VOTE—

Affirmative: Chairman Murdock, Vice-Chairman Kleinert, Commissioner Foley and Commissioner Fox.... 4
Negative: 0
Absent: Commissioner Sleeper 1

Adjourned: 5:35 P.M.

JOSEPH J. DOYLE, Chief Clerk.

52.05
287

BULLETIN
OF THE
BOARD OF STANDARDS AND APPEALS
CITY OF NEW YORK

ISSUED UNDER AUTHORITY OF CHAPTER 27, SECTION 665 OF THE CHARTER OF THE CITY OF NEW YORK
PUBLISHED WEEKLY BY THE BOARD OF STANDARDS AND APPEALS AT ITS OFFICE, 80 LAFAYETTE STREET, 9TH FLOOR, MANHATTAN,
NEW YORK 13, N. Y.

Vol. XLIV Subscription \$15.00 a year March 10, 1959 Single Copies, 25 cents By Mail, 30 cents No. 10

DIRECTORY

BOARD OF STANDARDS AND APPEALS

HARRIS H. MURDOCK, Chairman

EDWIN W. KLEINERT, Vice Chairman

MAX H. FOLEY

HAROLD R. SLEEPER

HUGH P. FOX

SAMUEL L. BECKER, Director

JOSEPH J. DOYLE, Chief Clerk

OFFICE—80 Lafayette Street, 9th Floor, Manhattan, New York 13, N. Y.

TELEPHONE—WHITEHALL 3-3600, Extensions 2600-2609, 2769-2770 and 3020-3024.

Address all communications to the Chairman

CONTENTS

Docket.

Notice of Hearing Calendar.

Resolution Affecting Calendar Number 9-58-BZ.

Minutes of Regular Meeting, Tuesday Morning, March 3, 1959, Affecting Calendar Numbers 787-55-BZ—Vol. III, 555-56-BZ—Vol. II, 707-56-BZ—Vol. II, 702-58-A, 377-57-BZ—Vol. II, 911-57-BZ, 280-58-BZ, 289-58-BZ, 345-58-BZ, 573-58-BZ, 592-58-BZ, 604-58-BZ, 619-58-BZ, 622-58-BZ, 623-58-BZ, 668-58-BZ, 669-58-BZ, 673-58-BZ, 727-58-BZ, 756-58-BZ, 759-58-BZ, 770-58-BZ, 902-52-BZ—Vol. III, 752-29-BZ—Vol. IV, 402-40-BZ, 635-49-BZ—Vol. II, 178-57-BZ—Vol. II, 635-57-BZ, 482-58-BZ, 539-58-BZ, 540-58-A, 552-58-BZ, 579-58-BZ, 620-58-BZ, 671-58-BZ and 755-58-BZ.

Minutes of Regular Meeting, Tuesday Afternoon, March 3, 1959, Affecting Calendar Numbers 637-58-A, 675-58-A, 25-59-A, 746-57-A, 90-59-A, 98-59-A, 660-26-BZ, 145-36-BZ—Vol. II, 837-41-BZ, 348-46-BZ—Vol. II, 402-52-BZ—Vol. II, 585-52-BZ—Vol. IV, 484-53-BZ, 202-54-BZ—Vol. II, 583-56-BZ, 732-57-BZ, 327-22-BZ—Vol. II, 164-46-BZ—Vol. II, 911-47-BZ—Vol. II,

HOURS OF CONSULTATION

10 A.M. to 1 P.M.

Any person desiring to consult the chairman or the engineers, pertaining to the work of the board, will be seen only between the hours of ten in the morning and one in the afternoon—Saturdays excepted.

PUBLIC HEARINGS

Tuesdays at 10 a.m. and 2 p.m.

Special meetings as published in this Bulletin.

All hearings are held at 80 Lafayette Street, 9th Floor, Borough of Manhattan.

NOTICE TO APPELLANTS AND APPLICANTS

No appeal or application will be entertained in connection with which court proceedings are pending or in progress, unless exception is granted by the chairman, nor accepted which is not filed within thirty days from the date of the action of the Administrative Official.

Any communication purporting to be an appeal or application shall be regarded as a mere notice of intention to seek relief until it is filed on the form required by the rules of this board.

Upon receipt of any such communication the writer will be supplied with the official forms for presenting his appeal or application.

At the time of filing an appeal or application, the appellant or applicant shall forward a signed notice of appeal addressed to the Administrative Official either Borough Superintendent of Buildings or Fire Commissioner and file with this board a duplicate of said notice.

Appellants and applicants are advised that their plans must indicate the points of the compass so as to establish the true location and position of the property, the subject of the appeal or application.

Appeals and applications will be simplified and disposition of same expedited by conforming to these directions.

HARRIS H. MURDOCK, Chairman.

191-53-BZ—Vol. II, 613-54-BZ—Vol. II, 200-58-BZ—Vol. II, 147-38-SM, 799-47-SM, 552-50-SA—Vol. III, 912-52-SM, 364-55-SM and 951-57-SA.

CALENDAR

DOCKET

New Cases filed up to March 3, 9159

Cal. No. Dept. Premises Affected

111-59-A—B.M.—150 Bleecker Street, south side, 50 feet east of Thompson Street, Block 525, Lot 44, Borough of Manhattan, Alt. 464-58—re egress.

112-59-BZ—B.Q.—66-79 Forest Avenue and 59-01 Putnam Avenue, northeast corner, Block 3501, Lot 1, Ridgewood, Borough of Queens, Alt. 2784-58—re proposed utilization of more than 5% floor area for manufacturing, etc.—residence and retail use district.

113-59-SA—Cleveland-Dornback Gas-fired Heating Equipment, Models CDH, CDC, DA, DCF, SA, SG, S, UP, and IN; and Quik Heat Gas-fired Heating Equipment, Models QHDH, QHCD, QHDA, QHSA, QHSG, QH, QHUP and QHIN, manufactured by Dornback Furnace and Foundry, Appliance.

114-59-SM—Phillips Anchor Bar Insert and Self-Locking Hanger, manufactured by James A. Phillips, Inc., Material.

115-59-BZ—B.Bx.—Longfellow Avenue, east side, 80 feet north of East 174th Street, Block 3011, Lots 5 and 9, Borough of The Bronx, Alt. 990-58—re parking lot—business and residence use district.

116-59-SM—Versabar Concrete Inserts (with standard V nut), VA-1 type and VA-4 type, both with V lateral nuts types 1050 and 4050, manufactured by Versabar Corporation, Material.

117-59-A—B.Bx.—2855 Palisade Avenue, north side of a private road, 435.12 feet west of Palisade Avenue, Block 3411, Lot 105, Borough of The Bronx, N.B. 163-59—filed pursuant to Section 36 of the General City Law re erection of building not fronting on legal street.

118-59-BZ—B.Bx.—75-85 West Tremont Avenue, west side, 186.87 feet south of Kingsland Place, Block 2869, Lots 41, 43 and 45, Borough of The Bronx, N.B. 25-59—re gasoline service station, lubritorium, car washing, office, sales, storage, use car sales, parking and storage of more than 5 motor vehicles—business and residence use district.

119-59-BZ—B.Bx.—4195 Baychester Avenue, southwest corner of Bussing Avenue, Block 5016, Lots 5, 8 and 11, Borough of The Bronx, N.B. 1300-58—gasoline service station, auto washing, lubrication, sale of auto accessories, parking and storage of cars awaiting service, etc.—residence use district.

120-59-BZ—B.Bx.—2314 Barnes Avenue, east side, 96.53 feet north of Astor Avenue, Block 4353, Lot 10, Borough of The Bronx, N.B. 1311-53—re 10 foot setback required—residence use district.

121-59-A—B.M.—256 Fulton Street, south side, 69 feet 6 inches east of West Street, Block 82, Lot 12, Borough of Manhattan, Alt. 1174-58—re Class III construction—building 2 stories in height—proposed use not permitted.

122-59-SM—VINCO, Wall covering Fabric, manufactured by Atlantic Coated Fabric Corp., Material.

123-59-BZ—B.B.—2004 Fulton Street, south side, 220 feet east of Howard Avenue, Block 1549, Lot 12, Borough of Brooklyn, Alt. 2-59—re change of occupancy to auto repairing, body and fender work, painting and spraying, etc.—retail use district.

124-59-BZ—B.R.—2831 Hylan Boulevard, west side, from Pennsylvania Avenue to Tysens Lane, Block 4278, Lot 1, New Dorp, Borough of Richmond, N.B. 485-58—re gasoline service station, lubritorium, car washing, parking of patrons cars—residence use district.

125-59-BZ—B.Q.—100-20 Northern Boulevard, southwest corner of 101st Street, Block 1715, Lot 10, Corona, Borough of Queens, Alt. 3001-59—re change in use to offices, retail sale of used furniture and clothing, light manufacturing, etc. business and residence use district.

Restored to Docket

951-57-SA—Ducane Oil-fired Forced Warm Air Furnace, Models HS-84, CS-95, CS-110, S-140, S-180, S-250, C-84, HB-95, HB-110, LB-95, LB-110, LB-150 and LB-180, manufactured by Ducane Heating Corp.; reopened for test and report as to additional model, trade and use, Appliance.

912-52-SM—Styroboam No. 22 and No. 23 (insulation), manufactured by Dow Chemical Co.; reopened for test and report as to additional use and trade name, Material.

364-55-SM—Flur-O-Lux Luminous Ceilings (plastic light diffuser), manufactured by Fullerton Manufacturing Corp.; reopened for amendment as to additional trade name, Material.

552-50-SA—Vol. III—Bowser Self-Contained Gasoline Pumps, Models 520-A, 521, 525, 530, 575-A, 585, 595, 596 with or without suffix K, KR and R, Models 1100, 1100R, 1101R and 1102, manufactured by Bowser, Inc.; reopened for amendment as to additional model, Appliance.

147-38-SM—Transite Flue Pipe, manufactured by Johns Manville Sales Corp.; reopened for report as to additional use, Material.

799-47-SM—Kohler Sink and Lavatory Fitting, Models K-8605, K-8607 and K-8245, manufactured by Kohler Co.; reopened for report as to change of construction, Material.

200-58-BZ—Vol. II—B.Q.—1016 162nd Street and 160-35 to 160-39 11th Avenue, northwest corner, Block 4579, Lot 1, Beechhurst, Borough of Queens, Amendment to N.B. 1851-57—re use of portion of the basement as a pharmacy—residence use district.

327-22-BZ—Vol. II—B.Bx.—1224 Hoe Avenue, east side, 125 feet south of Freeman Street, Block 2986, Lot 12 and 13, Borough of The Bronx, Alt. 95-59—re parking and storage for more than five motor vehicles—residence use district.

911-47-BZ—Vol. II—B.B.—474 Hemlock Street, west side, 125 feet south of Liberty Avenue, Block 4198, Lot 17, Borough

CALENDAR

of Brooklyn, Alt. 4125-58—re addition of second floor to be used for 5 truck garage, storage of plumbing supplies, pipe threading, etc.—residence use district.

191-53-BZ—Vol. II—B.Q.—42-02 to 42-18 Queens Boulevard, south side, from 42nd to 43rd Streets, 45-01 to 45-09 42nd Street and 45-02 to 45-10 43rd Street, Block 169, Lot 22, Sunnyside, Borough of Queens, N.B. 3257-58—re gasoline service station, minor auto repairs with hand tools only, car wash, parking and storage of motor vehicles, etc.—retail and residence use district.

613-54-BZ—Vol. II—B.Q.—111-04 41st Avenue and 41-10 111th Street, southeast corner, Block 2014, Lot 5, Corona, Borough of Queens, Alt. 2195-58—re a private parking field for more than 5 cars in conjunction with restaurant.

164-46-BZ—Vol. II—B.B.—7722-7736 4th Avenue and 375-379 78th Street, northwest corner, Block 5960, Lot 50, Borough of Brooklyn, Amendment to Alt. 421-46—reopened for consideration as to extension of time to complete—re enlargement of undertaker's establishment, etc.—residence use district.

DESIGNATIONS: B.—Department of Buildings; B.B.—Department of Buildings, Brooklyn; B.M.—Department of Buildings, Manhattan; B.Q.—Department of Buildings, Queens; B.R.—Department of Buildings, Richmond; B.Bx.—Department of Buildings, Bronx; H.D.—Health Department; F.D.—Fire Department, and M. and A.—Dept. of Marine and Aviation.

RULES

Last Publication

Arc and Gas Welding and Oxygen Cutting	Nov. 27, 1956.
Carbon Dioxide Liquefier, Rules..	Mar. 18, 1947—Vol. 32, No. 11
Cements, Air Entraining Portland, Rules for Approval and Use of	April 12, 1955.
Cements, Blended, Rules for Testing and Use of	Mar. 15, 1955—Vol. 40, No. 11
Certificate of Occupancy, approved form	Dec. 28, 1943—Vol. 28, No. 52A
Concrete Flat Slabs, Rules	July 13, 1937—Vol. 22, No. 28
Concrete Masonry Units, Rules for Manufacture, Testing and Use of	April 24, 1951—Vol. 36, No. 7A
Dry Cleaning Establishments, Rules Covering	Sept. 15, 1955.
Concrete Rules (Hydrated Lime)..	Aug. 3, 1937—Vol. 22, No. 31
Elevator Rules	Mar. 3, 1936—Vol. 21, No. 9
Erection, Alteration, Repair, Excavation for and Demolition of Buildings	Feb. 1, 1956.
Exit Rules (Revolving Doors) ...	June 15, 1937—Vol. 22, No. 24
Exterior Veneering Materials, Rules for	Mar. 11, 1952—Vol. 37, No. 11A
Factory Exit Rules	Feb. 22, 1955.
Fire Alarm Rules (Interior).....	April 15, 1958.
Fire Drill Rules	April 15, 1958.
Fire Resistive, Flameproof Materials, etc., Rules for Testing of Fire Retarding Rules for Garages, Motor Vehicle Repair Shops and Oil Selling Stations	Jan. 8, 1957.
Fireproof Wood, Testing of	Apr. 22, 1952—Vol. 37, No. 17
Gas Shut-Off Rules	Apr. 13, 1937—Vol. 22, No. 15
Hatchway Protection	Apr. 7, 1925—Vol. 10, No. 14
Insulating Fibre Board Rules ...	June 5, 1928—Vol. 13, No. 23
Methyl Chloride Rules for Class B and C Refrigerating Systems...	Mar. 25, 1952—Vol. 37, No. 13A
Oil Burner Rules	Feb. 11, 1947—Vol. 32, No. 6
Opening Protective Assemblies, Rules for Inspection of	Nov. 20, 1956.
Parking and Storage of Motor Vehicles—Rules of Commissioner of Housing and Buildings	May 27, 1954.
Plumbing Rules	Sept. 7, 1948—Vol. 33, No. 36
Plumbing Rules (Submerged Inlets; Protective Methods to Prevent Contamination of Water Supply)	Aug. 3, 1937—Vol. 22, No. 31
Procedure, Rules of	Nov. 13, 1956.
Smoking in Factories, Rules for..	Sept. 7, 1937—Vol. 22, No. 36
Spraying and Drying of Paints, Varnishes, Lacquers, etc.	April 15, 1958.
	Mar. 4, 1958.

	Last Publication
Sprinkler, Rules	June 29, 1937—Vol. 22, No. 26
Standpipe Fireline Rules	June 8, 1937—Vol. 22, No. 23
Structural Alterations, Reporting.	June 7, 1932—Vol. 17, No. 23
Wire Glass Rules (Amendment to Rule 505 of Industrial Code)...	Sept. 3, 1946—Vol. 31, No. 36

Zoning Resolution, Rule to Supplement Section 19-A—July 11, 1958.

Section I, List of Approved Gas Fired Heating Equipment, Gas Burner and Heater Accessories. Oil Fired Heating Equipment and Oil Burner and Heater Accessories, issued June 1, 1955, listing all approvals through May 24, 1955.

Section II, List of Approved Concrete and Clay Products, issued June 27, 1958, listing all approvals through July 2, 1957.

These pamphlets may be purchased at 80 Lafayette Street, Manhattan. Single Copies \$1.25; By Mail—\$1.50.

Further Sections will be published, containing other approved materials and appliances.

MARCH 10, 1959, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, March 10, 1959, at 10 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:

292-58-BZ

APPLICANT—Leonard F. Rothkrug, for Oneibern Realty Corp., owner; Esso Standard Oil Co., lessee.

SUBJECT—Application May 12, 1958—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a local retail use district, the erection of a gasoline service station, lubritorium, minor auto repairs, car washing (non-automatic), office, sale and the accessory parking of cars awaiting service all for a temporary term of fifteen (15) years.

PREMISES AFFECTED—826 East 233rd Street, southeast corner of Bussing Avenue, Block 4857, Lot 44, Borough of The Bronx.

Laid over from February 25, 1959, to March 10, 1959, at the request of an objector, for hearing with 672-58-A.

672-58-A

APPLICANT—Leonard F. Rothkrug, for Oneibern Realty Corp., owner; Esso Standard Oil Co., lessee.

SUBJECT—Application November 21, 1958—filed pursuant to section 35, General City Law re proposed structure in bed of a mapped street—proposed widening of Bussing Avenue.

PREMISES AFFECTED—826 East 233rd Street, southeast corner of Bussing Avenue, Block 4857, Lot 44, Borough of The Bronx.

477-58-BZ

APPLICANT—James J. Chambers, for Oppen and Cefalu, owner.

SUBJECT—Application August 6, 1958—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a residence use district, for a term of five (5) years, the use of the lot for off street shipping and receiving of metal bed springs and parking of occupants and customers cars as accessory to the bed spring factory to the west under the same ownership.

PREMISES AFFECTED—745 East 9th Street, north side, 118 feet, west of Avenue D, Block 379, Lot 42, Borough of Manhattan.

222-57-BZ—Vol. II

APPLICANT—J. G. L. Molloy, for Park Drive East Holding Corp., owner.

SUBJECT—Application reopened November 12, 1958 as Vol. II—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in a residence use, F area district, the erection of a six (6) story

CALENDAR

multiple dwelling that exceeds the permitted area coverage.

PREMISES AFFECTED—87-01 to 87-11 Midland Parkway and 180-02 to 180-16 Wexford Terrace, southeast corner, Block 9944, Lot 1, Jamaica, Borough of Queens.

666-58-BZ

APPLICANT—Boris W. Dorfman, for Mathilde and Francis Mortingeno, owners.

SUBJECT—Application November 19, 1958—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a business and residence use district, the use of the present building and open area as a machine shop in conjunction with tile, terrazzo and marble works.

PREMISES AFFECTED—6901-6923 Avenue X, north side, from East 69th to East 70th Streets, Block 8447, Lots 1 and 3, Borough of Brooklyn.

690-58-BZ

APPLICANT—Lama, Proskauer and Prober, for Rebecca Rubin, owner.

SUBJECT—Application December 1, 1958—decision of the Borough Superintendent, under Sections 7e and 7h of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubrication, car wash, office, minor auto repairs, sales room and the parking and storage of more than five (5) cars for a temporary term of fifteen (15) years.

PREMISES AFFECTED—666-670 Castle Hill Avenue and 2201-2207 Cincinnatus Avenue, Block 3575, Lots 28, 30 and 31, Borough of The Bronx.

678-58-BZ

APPLICANT—Leonard F. Rothkrug, for Anna Cara, owner.

SUBJECT—Application November 25, 1958—decision of the Borough Superintendent, under Sections 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a non-transient parking lot—pleasure type vehicle only, for a temporary term of five (5) years.

PREMISES AFFECTED—182-188 Clermont Avenue, east side, 152 feet, 7 inches north of Willoughby Avenue, Block 2074, Lot 41, Borough of Brooklyn.

593-58-BZ

APPLICANT—Sidney H. Kitzler, for Petval Realty Corp., owner; Angelo Maurici, lessee.

SUBJECT—Application October 16, 1958—decision of the Borough Superintendent, under Sections 7c and 7A of the Zoning Resolution, to permit in a retail and residence use district, the extension of the existing used car sales and parking lot into the residence portion of the premises with a business entrance within 75 feet of the residence use district.

PREMISES AFFECTED—273-279 68th Street, north side, 40 feet, 1¾ inches west of 3rd Avenue and 272-278 Senator Street, Block 5853, Lots 36, 38 and 49, Borough of Brooklyn.

712-58-BZ

APPLICANT—Carl H. Salminen, for Ida Cacciatore, owner.

SUBJECT—Application December 5, 1958—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit on a plot partly in a G-1 area and partly in a D area district, the conversion of a one family dwelling to a two family dwelling.

PREMISES AFFECTED—190-17 33rd Avenue and 32-66 191st Street, northwest corner, Block 4941, Lot 5, Flushing, Borough of Queens.

633-58-BZ

APPLICANT—Henry Nordheim, for American Revolving Door Co., Inc., owner.

SUBJECT—Application November 6, 1958—decision of the

Borough Superintendent, under Section 7c of the Zoning Resolution, to permit in a manufacturing use district, the use of power saws in the manufacture of revolving doors.

PREMISES AFFECTED—240-242 East 146th Street, south side, 250.13 feet west of Morris Avenue, Block 2335, Lot 23, Borough of The Bronx.

764-58-BZ

APPLICANT—Lama, Proskauer & Prober for Ann Turso, owner.

SUBJECT—Application December 30, 1958—decision of the Borough Superintendent under Section 21 of the Zoning Resolution, to permit in a retail use, C area district, the erection of a one story retail store for the sales, storage, loading and unloading of fruits and vegetables, the proposed building to cover the entire lot, exceeds the permitted area coverage.

PREMISES AFFECTED—1889-1893 Fulton Street north side, 103 feet 2¼ inches east of McDougal Street and 14-18 McDougal Street, Block 1530, Lot 19, Borough of Brooklyn.

206-42-BZ—Vol. II

APPLICANT—Samuel Miller for Esso Standard Oil Company, owner.

SUBJECT—Application reopened December 9, 1958 as Vol. II—decision of the Borough Superintendent, under Section 7c and 7i of the Zoning Resolution, to permit in a retail use district, the reconstruction of an existing gasoline service station and parking lot and the additional conjunctive uses of lubritorium, non-automatic car washing and minor auto repairs with hand tools only for adjustments.

PREMISES AFFECTED—91-02 63rd Drive, northeast corner of Alderton Street, Block 3104, Lot 208, Rego Park, Borough of Queens.

585-58-BZ

APPLICANT—De Rose and Cavalieri, for Michael De Stefano, owner.

SUBJECT—Application October 10, 1958—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot for the parking and storage of more than five (5) motor vehicles.

PREMISES AFFECTED—915 Clarence Avenue, west side, 96.08 feet north of Lafayette Avenue, Block 5468, Lot 18, Borough of The Bronx.

774-58-BZ

APPLICANT—Leonard F. Rothkrug for Takabe Corporation, owner.

SUBJECT—Application December 31, 1958—decision of the Borough Superintendent, under Section 9A of the Zoning Resolution, to permit in a class 1 height district, the erection of a multiple dwelling of a height in excess of the permitted within two miles of La Guardia Airport.

PREMISES AFFECTED—36-25 Parsons Boulevard, northeast corner of 37th Avenue, Block 5014, Lot 1, Flushing, Borough of Queens.

144-19-BZ—Vol. IV

APPLICANT—Justin A. Rothstein, for David E. Meltzer and Alvin Greenstein, owners; Windowcraft Display Installation, lessee.

SUBJECT—Application reopened December 4, 1956 as Vol. IV—re decision of the Borough Superintendent, under Sections 7e and 21 of the Zoning Resolution to permit in a residence use district, the manufacture of display cards and posters in an existing building.

PREMISES AFFECTED—23-69 to 23-71 38th Street, east side, 162.21 feet north of Astoria Boulevard (Triboro Bridge Plaza), Block 803, Lot 13, Long Island City, Borough of Queens.

CALENDAR

630-38-BZ—Vol. III

APPLICANT—John Harold Barry, for 5239 Corporation, owner; Webb and Knapp, Inc., lessee.

SUBJECT—Application reopened December 9, 1958—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a restricted retail use district, the erection of two additional illuminated signs, one over the East 41st Street garage entrance reading "Parking" and one on the Park Avenue facade of the penthouse reading "Parking Airlines Building".

PREMISES AFFECTED—118-134 Park Avenue, west side, from East 41st to East 42nd Streets, 57-63 East 41st Street and 74-80 East 42nd Street, Block 1276, Lot 33, Borough of Manhattan.

450-58-BZ

APPLICANT—Sidney H. Kitzler, for Sardin Realty Corp., owner; Ralph Iron Works and Allen Peterson, lessee.

SUBJECT—Application July 21, 1958—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a local retail use district, the change in occupancy of an existing one story building from automobile salesroom and auto accessories to auto repair shop with spray booth, manufacturing of metal products with welding and parking for three (3) motor vehicles.

PREMISES AFFECTED—480-496 Ralph Avenue to 1626-1636 Prospect Place, south corner, Block 1369, Lot 39, Borough of Brooklyn.

82-40-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for T. Harry Glick and New York City Transit Authority, owners.

SUBJECT—Application reopened April 29, 1958 as Vol. III—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a retail and residence use district, the parking and storage of more than five (5) motor vehicles.

PREMISES AFFECTED—58-62 East 18th Street, west side, 117 feet, 6 inches north of Church Avenue, Block 5078, Lot 30 and part of Lot 32, Borough of Brooklyn.

189-52-BZ—Vol. II

APPLICANT—James E. McKillop, for Archie Lakin, owner.

SUBJECT—Application reopened February 3, 1959 for consideration as to extension of time to complete, expired October 1, 1958—decision of the Borough Superintendent, previously granted on condition under Section 21 of the Zoning Resolution, permitting in a business use, C area district, the erection and maintenance of a building (store) using more than the area permitted.

PREMISES AFFECTED—602 Manhattan Avenue, east side, 200 feet south of Nassau Avenue, Block 2689, Lot 46, Borough of Brooklyn.

302-55-BZ

APPLICANT—Larry Meltzer, for John M. Ell, owner; Felix Fezzuologlio, lessee.

SUBJECT—Application reopened February 3, 1959 for consideration as to extension of time to complete, expired January 9, 1958—decision of the Borough Superintendent, previously granted on condition, under Sections 7e and 7i of the Zoning Resolution, permitting in a business use district, the proposed change in occupancy from boiler room, garage for 5 cars, and showroom to boiler room, body and fender repairs, wheel and frame alignment, welding, painting and spraying, parking of cars waiting to be serviced.

PREMISES AFFECTED—1469-1471 86th Street, north side, 100 feet west of 15th Avenue, Block 6340, Lot 48, Borough of Brooklyn.

763-58-BZ

APPLICANT—Samuel Rosenblum for Louis Denberg and Alexander Hirsch, owners.

SUBJECT—Application December 30, 1958—decision of the Borough Superintendent under sections 19B(d) and 21 of the Zoning Resolution, to permit in a retail, B area, district, the erection of a nineteen (19) story multiple dwelling without the required garage or parking space, the proposed structure exceeds the permitted area coverage.

PREMISES AFFECTED—1-3 East 14th Street and 69 5th Avenue, northeast corner, Block 842, Lots 1, 5 and part of Lot 7, Borough of Manhattan.

Laid over from February 25, 1959, to March 10, 1959, for inspection and continued hearing; applicant to file plan of garage in corner building and garage in proposed building.

19-57-BZ

APPLICANT—Reginald S. Hardy, for Frances P. Headley and Seena Prastien, owners.

SUBJECT—Application January 15, 1957—decision of the Borough Superintendent, under sections 7f, 7i and 7A of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry (non-automatic), motor vehicle repair shop, for minor repairs (hand tools only), and with show windows within 75 feet of residence use district.

PREMISES AFFECTED—1790-1820 Utica Avenue and 4914-4924 Avenue J, southwest corner, Block 7797, Lots 47, 49, 50 and 51, Borough of Brooklyn.

Laid over from July 16, 1957, to July 23, 1957, for inspection and decision; hearing closed; then to December 17, 1957, for further consideration by the Board after community building has been developed; then to May 20, 1958, for report at that time as to the condition in connection with the proposed community house in Block 7775 opposite the proposed gasoline station; and for determination by the Board as to procedure thereafter; then to June 17, 1958, for inspection and decision; hearing closed; also for applicant to advise the Board the status of the construction of proposed Community House; then to July 8, 1958, at request of the applicant to permit him to examine plans filed for the nearby Community House and to report to the Board what such plans call for and the status of proposed structure and for decision; then to September 23, 1958, for applicant to report to the Board as to his examination of plan and the status of the proposed structure under the building now planned to be located in similar location; then to October 28, 1958, for information as to status of Community Center opposite and as to ownership; then to November 25, 1958, at the request of the applicant to furnish the Board with information as to the proposed community center; then to January 27, 1959, for further consideration and decision; then to March 10, 1959, for decision; at request of applicant.

18-37-BZ Vol. IV

APPLICANT—Carl H. Salminen, for Kinney Motors, Inc., owner.

SUBJECT—Application reopened December 9, 1958 as Vol. IV—decision of the Borough Superintendent, under sections 7c, 7h, 7i and 21 of the Zoning Resolution, to permit in a business and residence use, C and D area district, the erection and maintenance of an auto showroom, offices, servicing of new and used cars and trucks, new car and truck conditioning, parts sale and storage, wheel alignment, car wash, welding with the use of oxyacetylene torch, car and truck storage in basement, gasoline pump and tank for servicing new cars—not for sale, parking of more than five (5) cars in the residence portion of plot of cars awaiting service.

PREMISES AFFECTED—2166-2190 Coney Island Ave-

CALENDAR

nue, west side, 100 feet, 4 $\frac{3}{8}$ inches south of First Court, Block 6685B, Lot 34, Borough of Brooklyn.

Laid over from February 3, 1959, to February 10, 1959, at the request of an objector; no further request for adjournment; then to March 10, 1959, for inspection and decision; hearing closed.

300-58-BZ

APPLICANT—Charles M. Spindler, for Reo Properties, Inc., owner; Socony Mobil Oil Co., Inc., lessee.

SUBJECT—Application May 15, 1958—decision of the Borough Superintendent, under sections 7e, 7f, 7i and 7A of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station with accessory uses of lubritorium, auto washing—non automatic, office, sale of accessories, minor repairs with hand tools only, safety inspection station and the parking and storage of motor vehicles with business sign and show windows within 75 feet of a residence use district all for a temporary term of fifteen (15) years.

PREMISES AFFECTED—7214-7224 20th Avenue and 1773-1783 73rd Street, northwest corner, Block 6195, Lots 43 and 48, Borough of Brooklyn.

Laid over from December 9, 1958, to December 16, 1958, for inspection and decision; hearing closed; then to January 13, 1959, at request of applicant to file revised plans and for decision; the premises were inspected by a committee of the Board; then to February 10, 1959, at the request of the applicant for possible rearrangement of the layout; then to March 10, 1959, for further inspection and decision.

501-58-BZ

APPLICANT—Charles M. Spindler, for Clara Flapan, owner.

SUBJECT—Application August 25th 1958—decision of the Borough Superintendent, under sections 7e and 7h of the Zoning Resolution, to permit in a local retail use district the erection and maintenance of a gasoline service station, lubritorium, auto washing (non-automatic), office, sale of accessories, minor repairs with hand tools only, auto safety inspection station and the parking and storage of motor vehicles for a stated term of fifteen (15) years.

PREMISES AFFECTED—3743-3761 Nostrand Avenue, east side 140 feet north of Avenue Y, Block 7422, Lot 54, Borough of Brooklyn.

Laid over from January 20, 1959, to February 3, 1959, for inspection and decision; hearing closed; then to February 10, 1958, for consideration and decision; then to March 10, 1959, for further inspection and decision.

117-58-BZ

APPLICANT—John J. Lynch and James J. Lyons, Jr., for 60 Duane Street Corp., owner.

SUBJECT—Application February 21, 1958—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a business and residence use district, the maintenance of a parking lot for the parking and storage of more than five (5) motor vehicles to extend into the residence portion of the premises.

PREMISES AFFECTED—928-932 Simpson Street, east side, 83.8 feet south of East 163rd Street, Block 2723, Lot 36, Borough of The Bronx.

Laid over from December 16, 1958, to January 6, 1959, at the request of an objector; then to January 27, 1959, for inspection and decision; hearing closed; then laid over from January 27, 1959, to February 3, 1959, for further consideration and decision; then to February 10, 1959, for consideration and decision; then to March 10, 1959, for further inspection and decision.

479-39-BZ—Vol. III

APPLICANT—Haus and Bresin, for Lakeden Realty Corp., owner.

SUBJECT—Application reopened October 21, 1958 as Vol. III—decision of the Borough Superintendent, under Sections 7f and 7i of the Zoning Resolution, to permit in a

business use district, the erection and maintenance of a gasoline service station, lubritorium, office, sale of accessories, minor repairs with hand tools only, non-automatic auto wash and the parking and storage of more than five (5) motor vehicles all for a temporary term of fifteen (15) years.

PREMISES AFFECTED—184-194 Ludlow Street and 207-215 East Houston Street, southeast corner, Block 412, part of Lot 53, Borough of Manhattan.

Laid over from February 17, 1959, to March 10, 1959, for inspection and decision; hearing closed.

663-58-BZ

APPLICANT—Leonard F. Rothkrug, for Northern Studios, Inc., owner.

SUBJECT—Application November 14, 1958—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a residence use district, the change in use from stables and storage to a factory for manufacturing of metal products with accessory office and caretaker's apartment in another building on the same lot formerly used as a one family dwelling all for a temporary term of ten (10) years.

PREMISES AFFECTED—25-52 Crescent Street, west side, 140.76 feet north of Astoria Avenue, Block 872, Lot 76, Astoria, Borough of Queens.

Laid over from February 17, 1959, to March 10, 1959, for inspection and decision; applicant to file more complete plans; hearing closed.

664-58-A

APPLICANT—Leonard F. Rothkrug, for Northern Studios, Inc., owner.

SUBJECT—Application November 14, 1958—Appeal from a decision of the Borough Superintendent, re egress, frame structure, business use.

PREMISES AFFECTED—25-52 Crescent Street, west side, 140.76 feet north of Astoria Avenue, Block 872, Lot 76, Astoria, Borough of Queens.

659-58-BZ

APPLICANT—George H. Colin, for Cities Service Oil Co., owner.

SUBJECT—Application November 3, 1958—decision of the Borough Superintendent, under Section 7c of the Zoning Resolution, to permit in a business use district, the reconstruction of an existing gasoline service station, retail sales, and minor motor vehicle repairs by extending the uses to include car laundry and lubritorium, and by erecting a new accessory building, installing additional gasoline tanks and a new pump island.

PREMISES AFFECTED—1398-1410 Eastern Parkway, northeast corner of Pitkin Avenue, Block 1475, Lot 35, Borough of Brooklyn.

Laid over from February 17, 1959, to March 10, 1959, for inspection and decision; hearing closed.

525-58-BZ

APPLICANT—Charles M. Spindler, for Helen Bartelucci, Kuni Rickel and Louise S. Grimm, owners.

SUBJECT—Application September 10, 1958—decision of the Borough Superintendent, under Sections 7e and 7h of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubrication, auto washing—non automatic, office, sale of accessories, minor repairs with hand tools only, safety inspection station and the parking and storage of motor vehicles for a stated term of fifteen (15) years.

PREMISES AFFECTED—43-01 to 43-09 (43-07 official) Astoria Boulevard and 23-11 to 23-21 43rd Street, northeast corner, Block 780, Lot 80 (tentative), Astoria, Borough of Queens.

Laid over from February 17, 1959, to March 10, 1959, for inspection and decision; hearing closed.

CALENDAR

703-58-BZ

APPLICANT—A. L. Seiden, for Sea Crest Inc., owner; Sylvan Parking Co., and Abraham Dollinger, lessees.

SUBJECT—Application December 3, 1958—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a restricted retail use district, the maintenance of a parking lot for more than five (5) motor vehicles of the pleasure car type.

PREMISES AFFECTED—65 West 55th Street, north side, 152.8 feet east of Avenue of the Americas (6th), Block 1271, Lot 7, Borough of Manhattan.

Laid over from February 17, 1959, to March 10, 1959, for inspection and decision; hearing closed.

514-45-BZ—Vol. II

APPLICANT—Leonard F. Rothkrug, for D. D. Blackman, Inc., owner; Ethical Products, Inc., lessee.

SUBJECT—Application reopened April 29, 1958 as Vol. II—decision of the Borough Superintendent, under Section 7c of the Zoning Resolution, to permit in a manufacturing and retail use district, the change in use from garage for more than five (5) motor vehicles and automobile salesroom and incidental repair shop—previously granted by the Board, to manufacture of metal products, assembly of machines and machine parts with accessory spraying, welding and loading and unloading.

PREMISES AFFECTED—2339-2351 Bedford Avenue and 2302 Tilden Avenue, southeast corner, Block 5135, Lot 1, Borough of Brooklyn.

Laid over from February 17, 1959, to March 10, 1959, for inspection and decision; applicant to submit revised plan showing door to first floor at end of ramp and mark uses of first and second floors; hearing closed.

515-45-A—Vol. II

APPLICANT—Leonard F. Rothkrug, for D. D. Blackman, Inc., owner; Ethical Products, Inc., lessee.

SUBJECT—Application reopened April 29, 1958 as Vol. II—Appeal from a decision of the Borough Superintendent, re exits, vertical opening between floors, etc.

PREMISES AFFECTED—2339-2351 Bedford Avenue and 2302 Tilden Avenue, southeast corner, Block 5135, Lot 1, Borough of Brooklyn.

468-27-BZ—Vol. II

APPLICANT—Henry J. Nurick, for Shell Oil Co., owner.

SUBJECT—Application reopened November 25, 1958 as Vol. II—decision of the Borough Superintendent, under Section 7c of the Zoning Resolution, to permit in a business use district, the reconstruction of an existing gasoline service station by erecting a new accessory building for use as office, salesroom, lubritorium, minor motor vehicle repairs, car washing and to provide parking for cars awaiting service, the proposed reconstruction to relocate the pump islands and increase the size of the existing curb cuts.

PREMISES AFFECTED—6414-6420 Fort Hamilton Parkway and 945 65th Street, northwest corner, Block 5743, Lot 26, Borough of Brooklyn.

Laid over from February 17, 1959, to March 10, 1959, for inspection and decision; applicant to submit information to the Board as to trailers on site; hearing closed.

881-54-BZ—Vol. II

APPLICANT—Charles M. Spindler, for Shell Oil Co., owner.

SUBJECT—Application reopened October 28, 1958—decision of the Borough Superintendent, under Sections 7c and 21 of the Zoning Resolution, to permit in a retail and residence use district, the erection of a two bay extension to an existing gasoline service station, accessory building, a pylon and a sign and a refuse storage bin, the proposed extension does not provide a rear yard.

PREMISES AFFECTED—218-10 Northern Boulevard, south side, from Springfield Boulevard to 218th Street,

45-02 to 45-12 Springfield Boulevard and 45-01 to 45-09 218th Street, Block 7338, Lot 10, Bayside, Borough of Queens.

Laid over from February 17, 1959, to March 10, 1959, for inspection and decision; applicant to report to the Board after discussion with owner of site as to parked garbage trucks and trailers on the premises; hearing closed.

584-58-BZ

APPLICANT—Lama, Proskauer and Prober, for Menora Caterers Inc.

SUBJECT—Application October 10, 1958—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution to permit in a residence use district, the maintenance of a parking lot for the parking of patrons' cars in conjunction with the Masonic Temple located on the corner plot.

PREMISES AFFECTED—1362-1364 50th Street, south side, 140 feet west of 14th Avenue, Block 5649, Lots 32 and 33, Borough of Brooklyn.

Laid over from February 17, 1959, to March 10, 1959, for inspection and decision; applicant to give additional information to the Board as to use of Masonic Temple located on the site; hearing closed.

609-58-BZ

APPLICANT—M. Martin Elkind, for Marie Roody, owner.

SUBJECT—Application October 24, 1958—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot for the parking and storage of more than five (5) motor vehicles.

PREMISES AFFECTED—40-14 80th Street, west side, 100 feet south of Roosevelt Avenue, Block 1490, Lot 12, Jackson Heights, Borough of Queens.

Laid over from February 17, 1959, to March 10, 1959, for inspection and decision; hearing closed.

514-58-BZ

APPLICANT—Tobias Goldstone, for Brooklyn Savings Bank, owner.

SUBJECT—Application September 2, 1958—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a restricted retail use district, the maintenance of a parking lot for the parking and storage of more than five (5) motor vehicles for patrons of the adjoining bank and public parking.

PREMISES AFFECTED—135 Pierrepont Street, northeast corner of Clinton Street, Block 239, part of Lot 9, Borough of Brooklyn.

Laid over from February 17, 1959, to March 10, 1959, for inspection and decision; hearing closed.

572-58-BZ

APPLICANT—Ingram S. Carner, for Sutbros Realty Corporation, owner; Shell Oil Company, lessee.

SUBJECT—Application October 3, 1958—decision of the Borough Superintendent, under Sections 7f, 7i and 7A of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, office, sale of auto accessories, car washing—non automatic, minor automobile repairs with hand tools only, lubritorium, storage and parking and storage of more than five (5) motor vehicles waiting to be serviced for a stated term of fifteen (15) years.

PREMISES AFFECTED—2472-2484 Knapp Street and 3111-3121 Avenue Y, northwest corner, Block 7429, part of Lot 16, Borough of Brooklyn.

Laid over from February 17, 1959, to March 10, 1959, for inspection and decision; hearing closed.

606-58-BZ

APPLICANT—Randolph M. Smith, for Anthony and Ernest Caputo, owners.

CALENDAR

SUBJECT—Application October 23, 1958—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot for the parking and storage of more than five (5) motor vehicles on a monthly and transient basis.

PREMISES AFFECTED—370-372 Lefferts Avenue, south-side, 416 feet, 2 $\frac{3}{8}$ inches east of Nostrand Avenue, Block 1330, Lots 21 and 22, Borough of Brooklyn.

Laid over from February 17, 1959, to March 10, 1959, for inspection and decision; hearing closed.

125-57-BZ

APPLICANT—James E. Vassalotti, for Max Kirsch, Inc., owner.

SUBJECT—Application February 18, 1957—decision of the Borough Superintendent, under sections 7e and 7h of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs, storage, offices and sales, car washing and parking and storage of motor vehicles.

PREMISES AFFECTED—9501-9515 Sea View Avenue and 1645-1655 East 95th Street, northeast corner, Block 8298, Lot 7, Borough of Brooklyn.

Laid over from February 17, 1959, to March 10, 1959, for inspection and decision; hearing closed.

157-57-BZ

APPLICANT—Fred C. Dahlem and Victor E. Block, for Jacob Starr, owner.

SUBJECT—Application March 1, 1957—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot for the parking and storage of more than five (5) motor vehicles.

PREMISES AFFECTED—1191-1195 Woodycrest Avenue, west side, 140 feet north of West 167th Street, Block 2515, Lot 53, Borough of The Bronx.

Laid over from February 17, 1959, to March 10, 1959, for inspection and decision; hearing closed.

137-56-BZ

APPLICANT—Leonard F. Rothkrug, for Frank Ward, owner.

SUBJECT—Application reopened May 28, 1957 and restored to docket—(decision of the borough superintendent) under sections 7h and 7c of the zoning resolution, to permit in a residence and local retail use district, the maintenance of a parking lot for the non transient parking of motor vehicles, pleasure car type.

PREMISES AFFECTED—238-240 McDougal street, south side, 100 feet east of Rockaway avenue, Block 1534, Lot 7, Borough of Brooklyn.

Laid over from June 25, 1957, date to be determined after applicant consults with adjoining owners; for decision; hearing closed; then set for February 17, 1959; then to March 10, 1959, for inspection and decision.

565-57-BZ

APPLICANT—Charles M. Spindler, for Leopold Gerinsky and Thomas J. O'Brien, owners.

SUBJECT—Application July 26, 1957—decision of the Borough Superintendent, under sections 7e, 7f, 7i, and 7A of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, auto laundry—non automatic, lubritorium, office, accessory sales, minor repairs with hand tools only, safety inspection station, parking and storage of more than five (5) motor vehicles with curb cuts within 75 feet of a residence use district for a stated term of fifteen (15) years.

PREMISES AFFECTED—5832-5848 Broadway and 196-198 West 239th Street, southeast corner, Block 3271, Lots 193, 194, 195, 196, 197 and 198, Borough of The Bronx.

Laid over from January 28, 1958, to February 18, 1958, for applicant to consult Department of Buildings with respect to Section 21A; then to March 18, 1958, for inspection and decision; hearing closed, then laid over pending Court action, reviewing denial by the Board of a similar application on property across the street from subject site, Block 3414, Lot 340, under Cal. No. 510-39-BZ; date for decision to be determined; then set for February 17, 1959; then to March 10, 1959, for further inspection and decision.

553-58-BZ

APPLICANT—Max Wechsler of Wechsler and Schimenti, for Fraydun Construction Co., owner.

SUBJECT—Application filed September 22, 1958—decision of the Borough Superintendent, under sections 7c, 7A and 21 of the Zoning Resolution, to permit in a local retail and residence use district, a one story extension to an existing four-story multiple dwelling with basement and cellar and the change in occupancy of the basement floor from apartments to restaurant with storage, office and restrooms in the cellar, the proposed show windows and signs are within 75 feet of a residence use district and the proposed extension exceeds the permitted area.

PREMISES AFFECTED—355 East 50th Street, north side, 85 feet west of 1st Avenue, Block 1343, Lot 23, Borough of Manhattan.

Laid over from January 6, 1959, to January 27, 1959, for inspection and decision; hearing closed; then to February 10, 1959, for decision; at request of applicant so the owner may be present; then to February 17, 1959, for applicant to file revised plans making proposal less objectionable to adjoining owners and for decision; then to March 10, 1959, for inspection and decision; applicant to file revised plans.

554-58-A

APPLICANT—Max Wechsler of Wechsler and Schimenti, for Fraydun Construction Co., owner.

SUBJECT—Application filed September 22, 1958—Appeal from a decision of the Borough Superintendent—exit and rear yard.

PREMISES AFFECTED—355 East 50th Street, north side, 85 feet west of 1st Avenue, basement and 1st floor, Block 1343, Lot 23, Borough of Manhattan.

557-58-BZ

APPLICANT—Lama, Proskauer and Prober, for Abraham Rosenberg, Rebecca Rosenberg, Sylvia Rosenberg, Shirley Firkser, Marvin Friedman and Ruth Gould, owners.

SUBJECT—Application filed September 24, 1958—decision of the Borough Superintendent, under sections 7f, 7i and 7e of the Zoning Resolution, to permit in a business and residence use district, on the business portion of the premises, the erection and maintenance of a gasoline service station with accessory uses of lubritorium, minor auto repairs, car wash, storage room, office and sales and the parking and storage of motor vehicles, all for a temporary term of fifteen (15) years.

PREMISES AFFECTED—88-01 to 88-15 (official 88-09) Liberty Avenue and 103-11 to 103-19 88th Street, northeast corner, Block 9108, Lots 19, 22, 25, 28 and 29, Ozone Park, Borough of Queens.

Laid over from January 27, 1959, to February 25, 1959, for inspection and decision; hearing closed; then to March 10, 1959, for decision and for applicant to submit revised plans rearranging the plot with additional space behind accessory building for possible later use for a dwelling and now to be planted area; hearing previously closed.

573-58-BZ

APPLICANT—Victor G. Madonia, for George Burburan, owner.

SUBJECT—Application filed October 3, 1958—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a local retail and residence use district, the extension of parking facilities for patrons

CALENDAR

and employees into the residence portion of the plot for a period of fifteen (15) years.

PREMISES AFFECTED—158-06 Northern Boulevard and 40-02 158th Street, southeast corner, Block 5277, Lot 16, Flushing, Borough of Queens.

Laid over from February 3, 1959, to March 3, 1959, for inspection and decision; applicant to file additional plan showing proposed curb cuts, walls and fences; hearing closed; then to March 10, 1959, for inspection and decision; applicant to file revised plan as to entrances.

HARRIS H. MURDOCK, *Chairman.*

MARCH 10, 1959, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, March 10, 1959, at 2 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:*

123-56-SA

APPLICANT—Hunt Heater Corporation, owner.
SUBJECT—Application February 1, 1956—Hunt Novent Gas-fired Heating Unit (for window or wall installation) Models W-20, W-355 and W-455, approval of.

454-58-SA

APPLICANT—Chattanooga Royal Company, owner.
SUBJECT—Application July 24, 1958—Royal DV-20 and DV-30, approval of.

725-49-SA

APPLICANT—Stewart-Warner Corporation, U. S. Machine Division, owner.
SUBJECT—Application October 14, 1949—Saf-Air Gas-fired Wall Heater, Models 8201, 8202 and 8203, approval of.

272-55-SA

APPLICANT—H. C. Little Burner Company, Inc., owner.
SUBJECT—Application March 28, 1955—Safti-Vent Gas-fired Wall Heaters, Models GW-16, GW-22, GW-30, GWT-16, GWT-22, GWT-30, GWR-8 and GWT-8, approval of.

627-57-A

APPLICANT—American Can Company, owner.
SUBJECT—Application September 4, 1957—Appeal from an order and a decision of the Fire Commissioner re use of oil as heat transfer medium, not of approved type.
PREMISES AFFECTED—102-184 43rd Street, south side, from 1st to 2nd Avenues and from 43rd to 44th streets, Block 726, Lot 1, Borough of Brooklyn.

639-58-A

APPLICANT—Lee Schoen, for A. E. A. Realty Corp., owner.
SUBJECT—Application November 6, 1958—Appeal from a decision of the Borough Superintendent, re exits, entrance to fire tower, etc.
PREMISES AFFECTED—224-226 West 47th Street, south side, 141 feet. 3½ inches west of Broadway, Block 1018, Lot 44, Borough of Manhattan.

305-58-A

APPLICANT—Samuel Carr, for Willa Realty Co., owner.
SUBJECT—Application May 13, 1958—Appeal from a decision of the Borough Superintendent, re egress.
PREMISES AFFECTED—35 West 21st Street, north side, 372 feet east of Avenue of The Americas, Block 823, Lot 19, Borough of Manhattan.

586-58-A

APPLICANT—Abraham Grossman, for Seymour Nathan, owner.
SUBJECT—Application October 10, 1958—Appeal from a

decision of the Borough Superintendent, re egress, fire escape, etc.

PREMISES AFFECTED—101-103 Wooster Street, west side, 125 feet north of Spring Street, Block 501, Lot 28, Borough of Manhattan.

963-54-A

APPLICANT—Robert Gottlieb, for Meprin Realty Corp., owner.
SUBJECT—Application December 15, 1954—Appeal from a decision of the Borough Superintendent—re egress.
PREMISES AFFECTED—369 3rd Avenue, east side, 49 feet 4½ inches south of East 27th Street, Block 907, Lot 57, Borough of Manhattan.

90-59-A

APPLICANT—Goldwater and Flynn for Kimberly Arms, Incorporated, owner.
SUBJECT—Application February 13, 1959—re Disapproval for Tax Abatement and Tax Exemption re extensive alteration.
PREMISES AFFECTED—523-525 East 88th Street, north side, 270 feet 8½ inches west of East End Avenue, Block 1585, Lots 14 and 15, Borough of Manhattan.

98-59-A

APPLICANT—Goldwater and Flynn for Metsch Construction Corporation, owner.
SUBJECT—Application February 18, 1959—Tax Exemption and Abatement; Scope of work performed under Alteration so extensive as to constitute New Building.
PREMISES AFFECTED—435-443 East 85th Street, north side, 94 feet west of York Avenue, Block 1565, Lots 17, 18, 19, 20 and 21, Borough of Manhattan.

559-58-A

APPLICANT—Max Wechsler, of Wechsler and Schimenti, for Faith For Today, Inc., owner.
SUBJECT—Application filed September 24, 1958—Appeal from a decision of the Borough Superintendent—re zoning matter.
PREMISES AFFECTED—708-43 71st Avenue, north side, 100 feet west of 110th Street, Block 2223, Lot 44, Forest Hills, Borough of Queens.

86-55-A—Vol. II

APPLICANT—Reuben Rappaport for Netzach Isreal Jewish Center, Inc., owner; Beth Jacob School for Girls of East Bronx, Lessee.
SUBJECT—Application reopened February 3, 1959 as Volume II—Appeal from a decision of the Borough Superintendent, re construction and egress.
PREMISES AFFECTED—1078 Kelly Street, east side, 89.32 feet south of East 167th Street, Block 2716, Lot 29, Borough of the Bronx.

430-58-A

APPLICANT—Edwiese Schmitt, for Kostbrook Realty Company, owner.
SUBJECT—Application July 11, 1958—Appeal from a decision of the Borough Superintendent, re exists.
PREMISES AFFECTED—429-431 Kent Avenue, east side, 92 feet north of South 9th Street, Block 2135, Lot 5, Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

MARCH 17, 1959, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, March 17, 1959, at 10 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:*

645-58-BZ

APPLICANT—Leonard F. Rothkrug, for Yerna J. Kauffman, owner.

CALENDAR

SUBJECT—Application November 12, 1958—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot (non-transient)—pleasure type only for daily use by officers and employees of the Kings Highway Savings Bank and for evening use by the officers of the Avenue "R" Temple for a term of five (5) years.

PREMISES AFFECTED—1717 East 16th Street, east side, 120 feet south of Quentin Road, Block 6799, Lot 85, Borough of Brooklyn.

Laid over from February 25, 1959, to March 17, 1959, at the request of an objector, for hearing.

618-58-BZ

APPLICANT—Michael A. Cardo, for Gasper Guzzetta, owner.

SUBJECT—Application October 28, 1958—decision of the Borough Superintendent, under sections 7c and 21 of the Zoning Resolution, to permit in a retail use district, the erection of a second floor addition to an existing one story building for use as a factory using a greater floor area for manufacturing than permitted.

PREMISES AFFECTED—582 East 188th Street and 2429-2431 Arthur Avenue, southwest corner, Block 3066, Lot 18, Borough of The Bronx.

742-58-BZ

APPLICANT—Robert Gottlieb for AFCO Associates, owner; M. Rosenstock, (Midas Mufflers) Lessee.

SUBJECT—Application December 18, 1958—decision of the Borough Superintendent, under section 7i of the Zoning Resolution, to permit in a business use district, the change in use of an existing building from office and garage to office and store and motor vehicler repairs limited to the installation of mufflers only, for a stated term of ten (10) years.

PREMISES AFFECTED—2510 Boston Road, southeast corner of Wallace Avenue, Block 4435, Lot 1, Borough of The Bronx.

769-58-BZ

APPLICANT—Lama, Proskauer and Prober, for Vidia Land Corp., owner.

SUBJECT—Application December 30, 1958—decision of the Borough Superintendent, under sections 7e, 7f and 7i of the Zoning Resolution, to permit in a retail and residence use district, the erection and maintenance of a gasoline service station, lubritorium, car wash, minor auto repairs, office and sales, parking and storage of motor vehicles for a stated term of fifteen (15) years.

PREMISES AFFECTED—8001-8023 Flatlands Avenue, north side, from East 80th to East 81st Streets, 765-775 East 80th Street and 766-776 East 81st Street, Block 8001, Lots 1, 3 and 9, Borough of Brooklyn.

648-58-BZ

APPLICANT—Leonard Lazarus, for Ferdinand Castagna, Janet Hess, Hanna Hess and J. Louis Lazarus, owners.

SUBJECT—Application November 13, 1958—decision of the Borough Superintendent, under section 9A of the Zoning Resolution, to permit in a Class $\frac{3}{4}$ height district, the erection of a six story and cellar multiple dwelling on a plot with another multiple dwelling and garage, the proposed structure exceeds the permitted height and within two (2) mile of a designated airport.

PREMISES AFFECTED—31-65 138th Street, northeast corner of 32nd Avenue, and 31-90 140th Street, Block 4411, Lot 1, Flushing, Borough of Queens.

649-58-BZ

APPLICANT—Leonard Lazarus, for Ferdinand Castagna, Janet Hess, Hanna Hess and J. Louis Lazarus, owners.

SUBJECT—Application November 13, 1958—decision of the Borough Superintendent, under sections 9A and 21 of the Zoning Resolution, to permit in a Class $\frac{3}{4}$ height dis-

trict, the erection of a six story and cellar multiple dwelling on a plot with two similar structures connected by garages, the proposed building exceeds the permitted height and is located within two (2) miles of a designated airport.

PREMISES AFFECTED—29-10, 29-30 and 29-50 137th Street, southwest corner of Whitestone Avenue, Block 4371, Lot 8, Flushing, Borough of Queens.

726-58-BZ

APPLICANT—Leonard F. Rothkrug, for Jalm Realty Inc., doing business as John J. McManus and Sons, Inc., owner.

SUBJECT—Application December 11, 1958—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot in conjunction with the McManus Funeral Chapels at 1997-1999 Flatbush Avenue, Block 7840, Lots 10 and 12 for a temporary term of five (5) years.

PREMISES AFFECTED—3833 Flatlands Avenue, north side, 200 feet $\frac{3}{8}$ inches west of Flatbush Avenue, Block 7817, Lot 10, Borough of Brooklyn.

962-28-BZ—Vol. II

APPLICANT—Unger and Unger, for Sinclair Refining Co., owner.

SUBJECT—Application reopened October 7, 1958—as Vol. II—decision of the Borough Superintendent, under sections 7c, 7i and 21 of the Zoning Resolution, to permit in a business and residence use district, at an existing gasoline service station with office, grease pits and auto laundry the extension of the uses to include sale of accessories, minor auto repairs and the parking and storage of motor vehicles and to have the present pump islands remain in their present location.

PREMISES AFFECTED—714 Jamaica Avenue, southwest corner of Richmond Street, Block 4102, Lot 27, Borough of Brooklyn.

736-58-BZ

APPLICANT—De Rose and Cavalieri, for Vincent J. Vella and Dr. Frank A. Manzella, owners.

SUBJECT—Application December 16, 1958—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, for a stated term of five (5) years, the parking and storage of more than five (5) pleasure-type motor vehicles.

PREMISES AFFECTED—414 East 120th Street, south side, 175 feet east of First Avenue, Block 1807, Lot 42, Borough of Manhattan.

634-58-BZ

APPLICANT—Gilbert Lazarus, for Morris A. Goodman and Raymond Shuster, owners.

SUBJECT—Application November 6, 1958—decision of the Borough Superintendent, under sections 7f, 7i and 7e of the Zoning Resolution, to permit in a retail use district, the erection and maintenance for a term of fifteen (15) years as a gasoline service station with incidental car washing (non-automatic), lubritorium, motor vehicle repair service with hand tools only (no welding or spraying), office and sales and storage of accessories and parking of more than five (5) motor vehicles awaiting service or have been serviced.

PREMISES AFFECTED—1955 Williamsbridge Road, west side, 175 feet south of Neill Avenue, Block 4273, Lots 13, 15 and 17, Borough of The Bronx.

743-58-BZ

APPLICANT—N. K. Winston Management Corp., owner.

SUBJECT—Application December 18, 1958—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the erection of a one-story non-storage garage of class 3 construction to accommodate 32 motor vehicles.

PREMISES AFFECTED—77-11 21st Avenue, northeast corner of 77th Street, Block 946, Lot 41, Jackson Heights, Borough of Queens.

CALENDAR

744-58-A

APPLICANT—N. K. Winston Management Corp., owner.
SUBJECT—Application December 18, 1958—appeal from a decision of the Borough Superintendent—re Class 3 construction, area excessive.

PREMISES AFFECTED—77-11 21st Avenue, northeast corner of 77th Street, Block 946, Lot 41, Jackson Heights, Borough of Queens.

950-40-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Waldwin Holding Corp., owner.

SUBJECT—Application reopened November 5, 1958 as Vol. III—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the construction of a one story and basement extension to the present building and extend the present use of funeral home.

PREMISES AFFECTED—7610-7618 4th Avenue, west side, 59 feet south of 76th Street, Block 5950, Lot 47, Borough of Brooklyn.

735-58-BZ

APPLICANT—Leonard F. Rothkrug, for Orak Realty Corp., owner.

SUBJECT—Application December 16, 1958—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a business and residence use district, the extension of a retail supermarket with accessory patron and employee parking, loading and unloading.

PREMISES AFFECTED—1902 Mott Avenue, north side, 124 feet west of Beach 18th Street, 1111 Foam Place, south side, 93 feet west of Beach 18th Street, Block 40, Lots 8 and 62, Far Rockaway, Borough of Queens.

753-58-BZ

APPLICANT—Robert Gottlieb for Sta-Jax Realty Corp., owner.

SUBJECT—Application December 23, 1958—decision of the Borough Superintendent, under sections 7f and 7i of the Zoning Resolution, to permit in a business and unrestricted use district, the erection and maintenance of a gasoline service station, lubritorium, car wash (non-automatic), motor vehicle repairs (hand tools only), parking and storage of more than five (5) motor vehicles, and used car sales lot for a stated term of fifteen (15) years.

PREMISES AFFECTED—1720 Boone Avenue, and 1020 East 174th Street, southeast corner, Block 3015, Lot 19, Borough of The Bronx.

589-58-BZ

APPLICANT—Carl H. Salminen, for Brancato Iron Works, owner.

SUBJECT—Application October 15, 1958—decision of the Borough Superintendent, under sections 7e and 21 of the Zoning Resolution, to permit in a residence use district, the erection of a one story building for use as an ornamental iron shop with welding and forging facilities and to provide loading and unloading and parking in conjunction with the existing one-story structure used as an office.

PREMISES AFFECTED—157-11 Linden Boulevard and 148-44 158th Street, northwest corner, Block 12175, Lots 83, 86, 88 and 182, Jamaica, Borough of Queens.

60-59-A

APPLICANT—Carl H. Salminen for Brancato Iron Works, Incorporated, owner.

SUBJECT—Application February 2, 1959—filed pursuant to Section 35 of the General City Law re proposed utilization of the portion of lot which is in bed of mapped street for business entrance.

PREMISES AFFECTED—157-11 Linden Boulevard and 148-44 158th Street, northwest corner, Block 12175, Lots 83, 86, 88 and 182, Jamaica, Borough of Queens.

68-36-BZ—Vol. IV

APPLICANT—Lama, Proskauer and Prober, for 10

Brighton 11th Street Corp. and New York City Transit Authority, owners; Waldbaum 21, Inc., lessee.

SUBJECT—Application reopened January 6, 1959 as Vol. IV—re decision of the Borough Superintendent, under Section 7c of the Zoning Resolution, to permit in a business and residence use district, the change in use of an existing public garage, motor repairs, lubritorium, and parking in the open area to a supermarket, stores, loading and unloading area, parking of patrons and employees cars—no fee to be charged, and a sign in the residential portion of the plot.

PREMISES AFFECTED—14-48 Brighton 11th Street, west side, 59 feet, 9½ inches south of Neptune Avenue, Block 7516, Lots 2375 and part of 2370, Borough of Brooklyn.

Laid over from February 17, 1959, to February 25, 1959, for hearing, at the request of one objector for additional objectors to be present; then to March 17, 1959, for inspection and decision and for consideration of an Administrative Appeal in connection therewith; which has been filed; hearing closed.

29-59-A

APPLICANT—Lama, Proskauer and Prober for 10 Brighton 11th Street Corporation and New York City Transit Authority, owners; Waldbaum 21 Incorporated, lessee.

SUBJECT—Application December 12, 1958—Appeal from a decision of the Borough Superintendent re excessive area of building.

PREMISES AFFECTED—14-48 Brighton 11th Street, west side, 59 feet 9½ inches south of Neptune Avenue, Block 7516, Lot 2375 and part of 2370, Borough of Brooklyn.

492-27-BZ—Vol. II

APPLICANT—Ingram S. Carner, for Howard Realty Corporation, owner.

SUBJECT—Application reopened January 27, 1959 for consideration as to amendment of resolution and extension of time to complete—expired December 11, 1957—decision of Borough Superintendent, previously granted on condition under sections 7c and 21 of the Zoning Resolution, permitting in a business use district, the change in occupancy from gasoline service station to gasoline service station, sales office, lubritorium, brake testing, wheel alignment and extension of existing structure.

PREMISES AFFECTED—1134-1144 East New York Avenue and 2-12 East 98th Street, southwest corner, Block 4600, Lot 7, Borough of Brooklyn.

844-47-BZ

APPLICANT—Ingram S. Carner, for Max Kirseh, owner.

SUBJECT—Application reopened January 27, 1959 for consideration as to extension of term of variance—expired December 16, 1957—decision of the Borough Superintendent, previously granted on condition, under section 7f of the Zoning Resolution, permitting in a business use district, for a term of years, the erection and maintenance of a gasoline service station, lubritorium and auto laundry.

PREMISES AFFECTED—9701-9715 Ditmars Avenue and 731-739 Rockaway Parkway, northeast corner, Block 8115, Lots 6 and 8, Borough of Brooklyn.

135-49-BZ—Vol. II

APPLICANT—Leonard A. Swarthe, for Krekor and Pauline Selian, owners.

SUBJECT—Application reopened February 10, 1959 for consideration as to extension of time to complete—expired June 11, 1958—decision of the Borough Superintendent, previously granted on condition, under Sections 7e, 7e, 7f and 7i of the Zoning Resolution, permitting in a business use district, the proposed extension of an existing gasoline and oil service station previously granted by the Board.

PREMISES AFFECTED—1773 East Gun Hill Road, north side, 125 feet east of Wickham Avenue, Block 4806, Lot 44, Borough of The Bronx.

CALENDAR

352-53-BZ

APPLICANT—Charles M. Spindler, for Gerard Henigin, owner.

SUBJECT—Application reopened February 10, 1959 for consideration as to extension of term of variance—expired December 15, 1958—decision of the Borough Superintendent, previously granted on condition, under Section 7h of the Zoning Resolution, permitting in a residence use district the parking and storage of motor vehicles for a term of years.

PREMISES AFFECTED—402-434 Euclid Avenue and 1015-1023 Glenmore Avenue, northwest corner, Block 4194, Lots 27-36, Borough of Brooklyn.

470-57-BZ

APPLICANT—Lama, Proskauer and Prober, for Sparkling Realty Co., Inc., owner.

SUBJECT—Application reopened February 10, 1959 for consideration as to extension of time to complete—expired December 17, 1958—decision of Borough Superintendent, previously granted on condition, under Sections 7e, 7h and 7A of the Zoning Resolution, permitting in a local retail and residence use district, the erection and maintenance of a gasoline service station, lubritorium, office, storage, minor auto repairs, car wash, parking and storage of motor vehicles, with show windows, curb cuts and signs within 75 feet of a residence use district.

PREMISES AFFECTED—91-97 Sumner Avenue and 273-299 Vernon Avenue, northeast corner, Block 1585, Lot 1, Borough of Brooklyn.

711-56-BZ

APPLICANT—Paul Friedman, for Felnor Realty Corp., owner.

SUBJECT—Application October 19, 1956—re decision of the Borough Superintendent, under Sections 7e, 7h and 7i of the Zoning Resolution, to permit in a local retail use district, the erection and maintenance of a gasoline service station, lubritorium, minor repairs with hand tools only, office, storage and sales of auto accessories, parking of more than five (5) motor vehicles waiting to be serviced and a post standard ground sign for a stated term of fifteen (15) years.

PREMISES AFFECTED—101-02 to 101-10 (101-06 official) Astoria Boulevard, 101-01 to 101-09 31st Avenue and 28-01 to 28-13 101st Street, southwest corner of Astoria Boulevard, Block 1688, Lot 30, East Elmhurst, Borough of Queens.

Laid over from March 5, 1957, to April 9, 1957, for applicant to file lay-out plan and inspection and decision; hearing closed; then placed on the reserve calendar pending erection of church on adjacent property; then set for hearing on October 1, 1957; then to October 8, 1957 for further inspection and decision; then to November 6, 1957, for further inspection and decision; then to December 10, 1957, at request of the applicant, to file revised plans; then to June 10, 1958, for further consideration by Board; inspected by committee of the Board, which is of the opinion that the application should be laid over further in order to give the church proposed to be erected on the adjoining plot more time to determine whether they can proceed with the development for church or school; then to October 7, 1958, for report from objecting property owner; then to December 9, 1958, for applicant to report to the Board as to adjacent property proposed for church and school which are in objection; then to January 13, 1959, for further consideration as to the progress of construction of the church building on the plot adjacent; then to February 10, 1959, for inspection and decision; to March 17, 1959, for further inspection and decision.

782-56-BZ Vol. II

APPLICANT—Lama, Proskauer and Prober, for David Minkin, Sigmund S. Briger and Elias Thall, owners.

SUBJECT—Application reopened April 22, 1958 as Vol. II—decision of the Borough Superintendent, under sections

7f, 7i, 7e and 7A of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs, car washing, storage, office and sales, parking and storage of motor vehicles with show window and sign less than 75 feet from a residence use district for a stated term of fifteen (15) years.

PREMISES AFFECTED—195-06 to 195-24 (195-20 official) Northern Boulevard, south side, from 195th to 196th Streets, 43-01 to 43-09 195th Street and 43-02 to 43-10 196th Street, Block 5519, Lot 1, Flushing, Borough of Queens.

Laid over from February 3, 1959, to February 25, 1959, at the request of the applicant to permit attendance of owner; no further requests for adjournment; then to March 17, 1959, for inspection and decision; hearing closed.

78-58-BZ

APPLICANT—Gilbert Lazerus, for Helen Kraft, Morris Maran and Billiou Corp., owners.

SUBJECT—Application February 24, 1958—decision of the Borough Superintendent, under sections 7e and 7h of the Zoning Resolution, to permit in a residence use district, the construction and maintenance, for a term of fifteen (15) years, of a gasoline service station with lubritorium, incidental car washing (non-automatic), minor motor vehicle repairs with hand tools only—no welding or spraying, office, sale and storage of auto accessories and parking of more than five (5) motor vehicles awaiting service with incidental ground signs.

PREMISES AFFECTED—142-02 to 142-14 (142-10) Horace Harding Expressway, 61-13 to 61-19 Main Street, southeast corner and 142-01 to 142-09 61st Road, Block 6411, Lot 34, Kew Gardens Hills, Borough of Queens.

Laid over from February 25, 1959, to March 17, 1959, for inspection and decision; applicant to file revised plans showing conditions on Horace Harding Expressway, the service streets, bridge across Main Street, etc.; hearing closed.

749-58-BZ

APPLICANT—Samuel Rosenblum for Eva M. Trytell, owner.

SUBJECT—Application December 19, 1958—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the erection of a one story building for use as a day camp in conjunction with a proposed nursery school.

PREMISES AFFECTED—166-33 Powells Cove Boulevard, north side 1034.87 feet east of 161st Street, Block 4574, Lot 103, Whitestone, Borough of Queens.

Laid over from February 25, 1959, to March 17, 1959, for inspection and decision; hearing closed.

603-58-BZ

APPLICANT—Anthony M. Salvati, for Burgerama, Inc., owner.

SUBJECT—Application October 20, 1958—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a business and residence use district, at an existing drive-in restaurant, the extension of employee and patron parking into the residence portion of the premises.

PREMISES AFFECTED—4-26 Dahill Road and 3301-3313 Fort Hamilton Parkway, southwest corner, Block 5303, Lot 59, Borough of Brooklyn.

Laid over from February 25, 1959, to March 17, 1959, for inspection and decision; hearing closed.

563-58-BZ

APPLICANT—Henry Nordheim, for Max Steinberg, Jacob Greenman, Robert Grundt and Andrew Catapano, owners.

SUBJECT—Application September 29, 1958—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot for parking and storage of more than five (5) motor vehicles.

CALENDAR

PREMISES AFFECTED—341-349 East 34th Street, north side, 110 feet west of 1st Avenue, Block 940, Lots 24, 25, 26, 27 and 28, Borough of Manhattan.

Laid over from February 25, 1959, to March 17, 1959, for inspection and decision; hearing closed.

537-58-BZ

APPLICANT—Lama, Proskauer and Prober, for Atlas Holding Corp., owner.

SUBJECT—Application September 11, 1958—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a retail use district, in an existing two story structure presently occupied by a movie theatre and eleven stores, the use of two stores for a wholesale dry cleaning establishment.

PREMISES AFFECTED—32-34 West Mt. Eden Avenue, southwest corner of Inwood Avenue, Block 2865, Lot 53, Borough of The Bronx.

Laid over from February 25, 1959, to March 17, 1959, for inspection and decision; hearing closed.

660-58-BZ

APPLICANT—Charles M. Spindler, for Amato Racine, owner.

SUBJECT—Application November 18, 1958—decision of the Borough Superintendent, under sections 7f, 7i and 7e of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, auto washing (non-automatic), office, sale of accessories, minor repairs with hand tools only, safety inspection station and the parking and storage of motor vehicles all for a temporary term of fifteen (15) years.

PREMISES AFFECTED—3540 Boston Road and 3520 Mickle Avenue, southeast corner, Block 4724, Lot 61, Borough of The Bronx.

Laid over from February 25, 1959, to March 17, 1959, for inspection and decision; hearing closed.

605-58-BZ

APPLICANT—Tobias Goldstone, for Anthony Sessa, Executor and Trustee of Estate of Gaetano Farina, owner; Walbaums Inc., lessee.

SUBJECT—Application October 23, 1958—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a business and residence use district, in an existing one story building occupied as a retail food market, the use of that portion located in the residence use district for the storage of packaged merchandise.

PREMISES AFFECTED—1694 Church Avenue, south side, 215 feet, 9 inches east of Buckingham Road, Block 5097, Lot 76, Borough of Brooklyn.

Laid over from February 25, 1959, to March 17, 1959, for inspection and decision; objectors to send in written objections properly certified; hearing closed.

653-58-BZ

APPLICANT—Leonard F. Rothkrug, for Rocco and Concetta Migliorelli, owners; Gulf Oil Co., lessee.

SUBJECT—Application November 14, 1958—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station with accessory minor auto repairs, car washing (non-automatic), office, sale and parking of cars awaiting servicing all for a temporary term of fifteen (15) years.

PREMISES AFFECTED—2985 Edson Avenue, southwest corner of Adeo Avenue, Block 4797, Lot 1, Borough of The Bronx.

Laid over from February 25, 1959, to March 17, 1959, for inspection and decision; hearing closed.

594-58-BZ

APPLICANT—Lama, Proskauer and Prober, for 533 Remsen Realty Corp., owner.

SUBJECT—Application October 16, 1958—decision of the Borough Superintendent, under sections 7e and 21 of the Zoning Resolution, to permit in a business use district, on a plot with an existing one story garage for five (5) trucks, storage of fuel tanks, oil burner parts tanks, gasoline for occupants use and the parking of employees cars, the erection of a new one story structure for use as a motor vehicle repair shop with body and fender work, incidental painting and spraying, wheel alignment and brake testing, the proposed new building will exceed the permitted area coverage.

PREMISES AFFECTED—523-533 Remsen Avenue, east side, 240 feet north of Church Avenue, Block 4687, Lot 19, Borough of Brooklyn.

Laid over from February 25, 1959, to March 17, 1959, for inspection and decision; hearing closed.

602-58-BZ

APPLICANT—Anthony M. Salvati, for Gelray Corporation, owner.

SUBJECT—Application October 20, 1958—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the change in occupancy of an existing one story building from public garage to bowling alleys with cocktail lounge, luncheonette and snack bar.

PREMISES AFFECTED—2425-2435 Cropsey Avenue, northeast corner of Bay 37th Street, Block 6892, Lot 7, Borough of Brooklyn.

Laid over from February 25, 1959, to March 17, 1959, for applicant to file new decision of Borough Superintendent; inspection and decision; hearing closed.

595-58-BZ

APPLICANT—Henry C. Brucker, for Nichola and Santa Todero, owners.

SUBJECT—Application October 17, 1958—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a residence use, G-1 area district, the change in occupancy of an existing dwelling from one family to two families.

PREMISES AFFECTED—111-07 225th Street, east side, 41.64 feet south of 111th Avenue, Block 11209, Lot 15, Queens Village, Borough of Queens.

Laid over from February 25, 1959, to March 17, 1959, for inspection and decision; and for applicant to furnish list of homes within five hundred feet occupied for two families; hearing closed.

1051-21-BZ—Vol. IV

APPLICANT—Lama, Proskauer and Prober for D & L Truck Renting Corporation, owner.

SUBJECT—Application reopened July 1, 1958 as Vol. IV—decision of the Borough Superintendent under section 7e and 7i of the Zoning Resolution, to permit on a plot partly in business and partly in residence use district, the erection and maintenance of a one story extension to an existing building and extend the present use of garage for trucks and repair shop to include body and fender work, incidental painting and spraying, welding and storage of parts.

PREMISES AFFECTED—1820-1832 Cropsey Avenue and 231-245 Bay 19th Street, southwest corner, Block 6464, Lot 16, Borough of Brooklyn.

Laid over from February 25, 1959, to March 17, 1959, for applicant to file revised plans eliminating door to welding room, if such arrangement is possible, and inspection and decision; hearing closed.

186-53-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober for Jacob Stein, owner.

SUBJECT—Application reopened July 29, 1958 as Vol. II—decision of the Borough Superintendent under section 7e of the Zoning Resolution to permit in a local retail and

CALENDAR

residence use district, the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs, storage, office and sales and the parking of cars waiting to be serviced for a stated term of fifteen (15) years.
PREMISES AFFECTED—216-06 Hillside Avenue and 88-10 to 88-13 216th Street, southeast corner, Block 10676, Lot 17, Hollis, Borough of Queens.

Laid over from January 20, 1959, to February 3, 1959, for inspection and decision; hearing closed; then to February 10, 1959, for completion of vote; then to February 25, 1959, for decision by full membership of the Board; then to March 17, 1959, for inspection by the members of the Board who have not inspected the area, and for decision.

HARRIS H. MURDOCK, *Chairman*.

MARCH 17, 1959, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, March 17, 1959, at 2 o'clock at 80 Lafayette Street 9th floor, New York 13, N. Y., on the following matters:

499-56-SM

APPLICANT—United States Steel Corp., American Bridge Division, owner.
SUBJECT—Application June 25, 1956—USS Ambridge Standard Steel Joists, approval of.

278-57-SM

APPLICANT—D. V. Borell, for Kentile, Inc., owner.
SUBJECT—Application March 27, 1957—Kentile Solid Vinyl Tile, .08 inch and ⅛ inch gauge, approval of.

65-58-SA

APPLICANT—A. O. Smith Corporation, owner.
SUBJECT—Application February 3, 1958—Burkay Copper Coil Commercial Gas-fired Water Heaters, Models 417, 618, 718, 610A, 10, 10D, 20, 20D and 40, approval of.

390-58-SM

APPLICANT—Phillips Drill Company, owner.
SUBJECT—Application June 18, 1958—Phillips Red Head Self Drilling Concrete Fastener, approval of.

506-58-SA

APPLICANT—The Ohio Foundry & Mfg. Company, owner.
SUBJECT—Application August 26, 1958—Brilliant Fire, Ohio, Radiant, Model 1025, 1025-M, 1035 and 1035-M, approval of.

748-58-SA

APPLICANT—Wells Manufacturing Company, owner.
SUBJECT—Application December 19, 1958—Wells Triple-pass Oil Line Preheater, Model TP-600, approval of.

568-50-SA

APPLICANT—Norman Products Company, owner.
SUBJECT—Application reopened December 16, 1958 for amendment of resolution as to additional trade names, Frigidaire Div. of General Motors Corporation—re Norman Southerner Horizontal Designed Forced Air Gas-fired Central Furnace (various models); previously approved.

211-53-SA

APPLICANT—Speed Queen, Corporation, owner.
SUBJECT—Application reopened December 9, 1958 for amendment of resolution as to additional models, namely A26—re Speed Queens Automatic Washer (domestic type) Models A10, A11, A12, A18, A19, A20, A21, A22, A21W, A22W, A20F, A20A, A20C, A20CF, A24, A24W, A25, A25F and A201, A201G; previously approved.

409-54-SA

APPLICANT—Johnson Heater Corporation, owner.
SUBJECT—Application reopened January 13, 1959 for

amendment of resolution as to additional models of gas-fired warm air furnaces—re Johnson Gas-fired Heaters, Models JA15, JA20, JA25, JA30, JA35, JA40, JA50, HB75, HB1, HB2, HB3, HB4, HB5, JAS1, JAS1E, JAS15, JAS2, JAS2E, JAS3E, JAS4, JAS5, JA.75, JA1, JA.2, JA1.5, JA3, JA4, JA5, JA6, JA7, JA8, JA2, JA10 and JA12; previously approved.

367-54-SA

APPLICANT—Johnson Heater Corporation, owner.
SUBJECT—Application reopened January 13, 1959 for amendment of resolution as to models of oil-fired warm air heater—re Johnson Forced Warm Air Heaters, oil-fired, Models JA75, JA1, JA1.5, JA2, JA2.5, JA3, JA4, JA5, JA6, JA7, JA8, JA1.2, JA35, JA40, JA50, HB75, HB1, HB2, HB3, HB4, HB5, JAS1, JAS1E, JAS1.5, JAS2, JAS2E, JAS3, JAS3E, JAS4, JAS5, JA10, JA12, JA15, JA20, JA25, and JA30; previously approved.

682-56-SM

APPLICANT—Bestwall Gypsum Company, owner.
SUBJECT—Application reopened January 13, 1959 for amendment of resolution as to additional trade name—re Bestwall Gypsum Wallboard, Bestwall Insulating Gypsum Wallboard, Bestwall Wood Grain Gypsum Wallboard, interior wall surfacing material; previously approved.

531-56-SM

APPLICANT—Russell, Burdsall & Ward Bolt & Nut Company, owner.
SUBJECT—Application reopened January 27, 1959 for amendment of resolution as to bolt marking—re Empire (E) High Strength Bolts for Structural Steel Connections; previously approved.

1037-57-SA

APPLICANT—Ackerman Gas Boiler Corporation, owner.
SUBJECT—Application reopened January 13, 1959 for amendment of resolution as to change of ownership, Hook Mfg. Company, old owner—re Hook Gas Boiler, Series 20,000 and Series 30,000 for heating and volume hot water supply; previously approved.

436-58-SA

APPLICANT—Tokheim Corporation, owner.
SUBJECT—Application reopened January 13, 1959 for amendment of resolution as to additional model and trade name—re Tokheim, Models 448, 452 Pumps with or without suffixes P, PEH, RC, TWIN, 1 and 2; previously approved.

140-49-A—Vol. III

APPLICANT—Burke, Green and Groh, for George and Sonia Cullinen, owners; Les Clochettes, lessee.
SUBJECT—Application reopened October 15, 1958 as Vol. III—Appeal from a decision of the Borough Superintendent; re extension of Day Nursery use to cellar.
PREMISES AFFECTED—35-45 223rd Street, east side, 152.8 feet north of 37th Avenue, Block 6192, Lot 68, Bay-side, Borough of Queens.

122-56-A

APPLICANT—Ludwig Hanauer, for Eleanor Glickman, Owner.
SUBJECT—Application February 15, 1956—Appeal from a decision of the Borough Superintendent, re egress.
PREMISES AFFECTED—5 East 3rd Street, north side, 104 feet 4 inches east of Bowery, Block 459, Lot 47, Borough of Manhattan.

528-57-A

APPLICANT—Leonard F. Rothkrug, for Manufacturers Trust Co., owner; Lillie Rubin, Inc., lessee.
SUBJECT—Application July 15, 1957—Appeal from a decision of the Borough Superintendent re exits.

CALENDAR

PREMISES AFFECTED—2015 Church Avenue, and 515-519 Ocean Avenue, northeast corner, Block 5081, Lot 43, Borough of Brooklyn.

112-56-A

APPLICANT—Grand Central Apartments Inc., owner.
SUBJECT—Application February 7, 1956—Appeal from orders of the Fire Commissioner re Certificate of Fitness.
PREMISES AFFECTED—252-09 to 252-17 72nd Avenue; 251-27 to 251-45 71st Avenue; 251-35 to 251-61 71st Road; 251-05 to 251-33 71st Road and 71-02 Little Neck Parkway; Block 8401, Lots 350 and 675, Bellerose, Borough of Queens.

1009-57-A

APPLICANT—Aaron Halpern, for Salvatore Cantone, owner.
SUBJECT—Application December 30, 1957—Appeal from a decision of the Borough Superintendent, re frame structure, factory use, re exits, stairs, etc.
PREMISES AFFECTED—77-03 101st Avenue, north side, 20.11 feet east of 77th Street, Block 9049, Lot 38, Woodhaven, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

MARCH 31, 1959, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, March 31, 1959, at 10 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:

684-58-BZ

APPLICANT—Frederick A. Ketcher, for Jack Treulieb, owner; Rayco Auto Seat Covers, Inc., lessee.
SUBJECT—Application November 24, 1958—decision of the Borough Superintendent, under section 7c and 7i of the Zoning Resolution, to permit in a business and residence use district, a permanent variance to maintain the legal conforming use of store, storage and installation of auto seat covers and for the additional use of minor motor vehicle repairs limited to the installation and service of mufflers with the use of acetylene torch, the parking of more than five (5) motor vehicles for patrons only and the erection of a roof sign.
PREMISES AFFECTED—81-15 Queens Boulevard, northwest corner 51st Avenue, Block 1540, Lots 3 and 6, Elmhurst, Borough of Queens.

717-58-BZ

APPLICANT—Lama, Proskauer and Prober, for Virver Atlantic Realty Corp., owner.
SUBJECT—Application December 8, 1958—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot for more than five (5) motor vehicles for a temporary term of ten (10) years.
PREMISES AFFECTED—244-262 Hendrix Street, west side, 105 feet, 11 inches south of Atlantic Avenue, Block 3962, Lot 24, Borough of Brooklyn.

698-58-BZ

APPLICANT—George H. Colin, for Cities Service Oil Co., owner.
SUBJECT—Application December 1, 1958—decision of the Borough Superintendent, under sections 7c and 21 of the Zoning Resolution, to permit in a business use district, the reconstruction of an existing gasoline service station, lubricatorium, car wash, accessory sales, minor motor repairs and parking and storage of more than five (5) motor vehicles, the proposed reconstruction to provide a new accessory building, additional gasoline tanks and eliminate two existing curb-cuts.
PREMISES AFFECTED—457 Southern Boulevard, northeast corner of Tinton Avenue, Block 2582, Lot 1, Borough of The Bronx.

745-58-BZ

APPLICANT—Leonard F. Rothkrug for Joseph and Edna Ragozini, owner.
SUBJECT—Application December 19, 1958—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot with accessory caretaker's dwelling for a temporary term of five (5) years.
PREMISES AFFECTED—2556-2558 East 14th Street west side, 125 feet north of Avenue Z, Block 7434, Lots 30, 31 and 32, Borough of Brooklyn.

670-58-BZ

APPLICANT—Gustave Goldman, for James Nugent, owner.
SUBJECT—Application November 20, 1958—decision of the Borough Superintendent under sections 7e, 19A (i) and 21 of the Zoning Resolution, to permit in a local retail use C area district, the construction of a one story extension to the rear of an existing building, use the first and second floors as funeral chapels as an extension to the funeral chapel in the adjoining building and use the third floor for caretaker's apartment, the proposed extension to occupy more than the permitted area and the elimination of the required loading and unloading berth.
PREMISES AFFECTED—2721 Avenue D, north side, 20 feet west of East 28th Street, Block 5193, Lot 41, Borough of Brooklyn.

685-58-A

APPLICANT—Gustave Goldman, for James Nugent, owner.
SUBJECT—Application December 1, 1958—Appeal from a decision of the Borough Superintendent, re construction.
PREMISES AFFECTED—2721-2723 Avenue D, north side, 20 feet west of East 28th Street, 1st floor; Block 5193, Lots 40 and 41, Borough of Brooklyn.

627-58-BZ

APPLICANT—Morris Kwellner, for East Park Realty Co., owner.
SUBJECT—Application October 30, 1958—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the erection of two buildings for use as gasoline service station and diner, the gasoline service station will include lubricatorium, car wash, minor repairs with hand tools, sale of accessories and parking of cars awaiting service, the diner will have kitchen facilities, office and patron parking.
PREMISES AFFECTED—2347-2369 Linden Boulevard, northeast corner of Shepherd Avenue, Block 4476, Lot 22, Borough of Brooklyn.

724-58-BZ

APPLICANT—Paul Friedman, for Peter J. Houser, owner; Houser Buick, Inc., lessee.
SUBJECT—Application December 9, 1958—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit for a term of ten (10) years the outdoor display and sale of more than five (5) motor vehicles for tenants or its employees, customers and patrons and business ground sign in a local retail use district.
PREMISES AFFECTED—218-18 Hempstead Avenue, south side, 150.16 feet west of 218th Place, Block 11106, Lots 43, 46 and 49, Queens Village, Borough of Queens.

56-59-BZ

APPLICANT—Reginald S. Hardy for Stockman Holding Corporation, owner; H. C. Bohack Company, Inc., lessee.
SUBJECT—Application January 30, 1959—Appeal from a decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a D area district, the extension of the cellar and first floor of an existing two story building occupying more than the permitted area and without the required rear yard.

CALENDAR

PREMISES AFFECTED—72-50 Austin St., south side, 101.17 feet west of Ascan Avenue, Block 3255, Lot 65, Forest Hills, Borough of Queens.

95-59-A

APPLICANT—Reginald S. Hardy for Stockman Holding Corporation, owner; H. C. Bohack Company, Incorporated, lessee.

SUBJECT—Application February 17, 1959—Appeal from a decision of the Borough Superintendent re Egress; provide two means of egress from cellar area.

PREMISES AFFECTED—72-50 Austin Street, south side, 100.17 feet west of Ascan Avenue, Block 3255, Lot 65, Forest Hills, Borough of Queens.

697-58-BZ

APPLICANT—Frederick A. Ketcher, for Charles E. Fletcher, owner.

SUBJECT—Application December 1, 1958—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a local retail use D area district, the erection of a one story building for use as seven (7) stores, the proposed structure exceeds the permitted area coverage.

PREMISES AFFECTED—285 West 231st Street, and 3103 Corlear Avenue, northwest corner, Block 3406, Lot 83, Borough of The Bronx.

1283-18-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober for Socony Mobil Oil Company, owner.

SUBJECT—Application reopened July 22, 1958 as Vol. II—decision of the Borough Superintendent under section 7c of the Zoning Resolution to permit in a business, residence and local retail use district, the reconstruction of the present gasoline service station and extend the uses to include lubritorium, minor auto repairs, car washing, store utility room, parking and storage of motor vehicles and discontinue the uses of public garage, repair shop and brake repairs.

PREMISES AFFECTED—1702-1714 Neptune Avenue and 2802-2814 West 17th Street, southwest corner, Block 7020, Lot 6, Borough of Brooklyn.

374-37-BZ—Vol. III

APPLICANT—James J. Lyons, Jr. and John J. Lynch, for Lucie Blaesius, owner; Kesbec, Inc., Lessee.

SUBJECT—Application reopened November 25, 1958 as Vol. III—re decision of the Borough Superintendent under sections 7f, 7e and 7i of the Zoning Resolution, to permit in a business use district the erection and maintenance of a gasoline and oil service station, lubritorium, facilities for car washing and minor repairs, an office and salesroom, and the parking and storage of more than five (5) motor vehicles.

PREMISES AFFECTED—2165-2175 Southern Boulevard and 820 East 182nd Street, southwest corner, Block 3111, Lot 59, Borough of The Bronx.

707-58-BZ

APPLICANT—Leonard F. Rothkrug, for George and Witali Federow, doing business as Four Brothers Repair Shop, owners.

SUBJECT—Application December 2, 1958—decision of the Borough Superintendent, under sections 7e, 7f and 7i of the Zoning Resolution, to permit in a business use district the rebuilding and extension of a motor vehicle repair shop (completely destroyed by fire) with accessory welding, painting and spraying and the additions of gasoline pumps and tanks (not for sale), car washing (non-automatic) parking and used car sales, all for a temporary term of ten (10) years.

PREMISES AFFECTED—858-862 Bedford Avenue, west side, 232 feet, 9 inches north of Myrtle Avenue, Block 1900, Lots 53 and 54, Borough of Brooklyn.

619-58-BZ

APPLICANT—Kenneth W. Milnes, for Garabed S. Papazian, owner.

SUBJECT—Application October 29, 1958—decision of the Borough Superintendent, under sections 7f and 7i of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, car wash, minor repairs and office and sales.

PREMISES AFFECTED—333 Forest Avenue, northeast corner of Hart Boulevard, Block 131, Lot 242, West Brighton, Borough of Richmond.

673-58-BZ

APPLICANT—Hurley and Hughes, for Beverly Management Corp., owner; A. and P. Tea Co., lessee.

SUBJECT—Application November 21, 1958—decision of the Borough Superintendent, under sections 7c and 7A of the Zoning Resolution, to permit in a retail and residence use district, the erection of a one story and cellar structure for use as a retail supermarket and to provide, in the residence portion of the premises, a business entrance into the rear yard for an unloading area.

PREMISES AFFECTED—300-304 West 20th Street and 189-195 8th Avenue, southwest corner, Block 743, Lots 44, 45, 47 and 49, Borough of Manhattan.

587-58-BZ

APPLICANT—John F. Fitzsimons, for George and Eugene Capuozzo, owners.

SUBJECT—Application October 14, 1958—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in an unrestricted use, D area district, an extension to an existing building so as to cover more than the permitted area.

PREMISES AFFECTED—95-14 Sutphin Boulevard, west side, 100 feet south of Atlantic Avenue, Block 10026, Lot 12, Jamaica, Borough of Queens.

Laid over from February 25, 1959 to March 31, 1959, for inspection and decision; hearing closed.

555-56-BZ—Vol. III

APPLICANT—Carl H. Salminen, for Charles J. Erthal, owner.

SUBJECT—Application October 28, 1958—decision of the Borough Superintendent, under Sections 7f, 7i and 7A of the Zoning Resolution, to permit in a retail use district, the change in use of the present building, public garage, store, and gasoline station to gasoline station, lubritorium, car wash, minor motor vehicle repairs with hand tools only, curb cuts and show window within 75 feet of a residence use district.

PREMISES AFFECTED—22-50 122nd Street and 121-11 23rd Avenue, northwest corner, Block 4197, Lot 40, College Point, Borough of Queens.

Laid over from March 3, 1959, to March 31, 1959, for inspection and decision; applicant to file revised plans; hearing closed.

377-57-BZ—Vol. II

APPLICANT—Carl H. Salminen, for Edgersam Corporation, owner.

SUBJECT—Application reopened October 21, 1958, as Vol. II—decision of the Borough Superintendent, under Sections—7a, 7e and 21 of the zoning resolution, to permit in a retail use, D area district, the erection of an extension to an existing structure occupying more than the permitted area and extend the use of light manufacturing of incombustible plastic novelties, office, storage, storage of carboard containers and incombustible plastics, parking and loading area.

PREMISES AFFECTED—45-22 to 45-30 162nd Street, west side, 200 feet south 45th Avenue, Block 5440, Lots 51 and 54, Flushing, Borough of Queens.

Laid over from March 3, 1959, to March 31, 1959, for

CALENDAR

inspection and decision; applicant to file revised plans and new decision of the Building Dept.; hearing closed.

727-58-BZ

APPLICANT—Arno Fischer, for James J. and Katherine Bartley, owners.

SUBJECT—Application December 10, 1958—decision of the Borough Superintendent, under Sections 7c, 7i and 7A of the Zoning Resolution, to permit in a business and residence use district, the reconstruction of an existing gasoline service station, eliminating the garage and extend the uses to include minor auto repairs, lubritorium, non-automatic auto laundry, sale of accessories, state inspection service, parking of cars awaiting service with show window and curb cuts within 75 feet of a residence use district.

PREMISES AFFECTED—27-01 to 27-11 Newtown Avenue and 26-50 to 26-56 28th Street, northwest corner, Block 573, Lot 1, Long Island City, Borough of Queens.

Laid over from March 3, 1959, to March 31, 1959, for inspection and decision; hearing closed.

604-58-BZ

APPLICANT—Andrew Di Camillo, for Joseph Azara, owner.

SUBJECT—Application October 22, 1958—decision of the Borough Superintendent, under Section 7c of the Zoning Resolution, to permit in a residence use district, the change in occupancy of an existing one story and cellar structure from blacksmith shop to the storage and light repairing of air conditioning equipment.

PREMISES AFFECTED—1342 65th Street, south side, 340 feet east of 13th Avenue, Block 5734, Lot 24, Borough of Brooklyn.

Laid over from March 3, 1959, to March 31, 1959, for inspection and decision; applicant to report to the Board as to second means of exit for both buildings; hearing closed.

592-58-BZ

APPLICANT—Edith Glennon, for Estate of Edward J. Glennon, owner.

SUBJECT—Application October 16, 1958—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a residence use district, the construction and maintenance of a non-transient parking lot for pleasure-type vehicles only for a term of ten (10) years.

PREMISES AFFECTED—276 Bedford Park Boulevard (East 200th Street), south side, 36.33 feet west of Bainbridge Avenue, Block 3297, Lot 19, Borough of The Bronx.

Laid over from March 3, 1959, to March 31, 1959, for inspection and decision; hearing closed.

770-58-BZ

APPLICANT—Lama, Proskauer & Prober, for Drake Bakeries, Inc., owner.

SUBJECT—Application December 30, 1958—decision of the Borough Superintendent, under Section 7c of the Zoning Resolution, to permit in an unrestricted, business and residence use district, the extension of the use of parking and storage of owners trucks, loading and unloading from the unrestricted and business portion into the residence portion of the plot.

PREMISES AFFECTED—81-85 Clinton Avenue, east side, 105 feet 4 inches south of Park Avenue and 76 Waverly Avenue, Block 1888, Lots 37, 38 and 39, Borough of Brooklyn.

Laid over from March 3, 1959, to March 31, 1959, for inspection and decision; hearing closed.

911-57-BZ

APPLICANT—Charles M. Spindler, for Sarah Burick, owner.

SUBJECT—Application December 13, 1957—decision of the

Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station with accessory uses of lubritorium, auto washing (non-automatic), office, sale of accessories, minor repairs with hand tools only, safety inspection station and parking and storage of motor vehicles for a temporary term of fifteen (15) years.

PREMISES AFFECTED—80-14 to 80-24 (80-20 official) Pitkin Avenue, southwest corner of 81st Street, Block 9139, Lot 340, Ozone Park, Borough of Queens.

Laid over from March 3, 1959, to March 31, 1959, for inspection and decision; and decision by the Board as to whether this application can be accepted in its present form as it overlaps the previous application; hearing closed.

345-58-BZ

APPLICANT—Leo Kornblath, for Geray Comp, and Ethel Latt, owners.

SUBJECT—Application May 27, 1958, decision of the Borough Superintendent, under Sections 7c and 7f of the Zoning Resolution, to permit in a business use district, on a plot presently used for the parking of more than five (5) motor vehicles, the installation of gasoline tanks and pumps to be used in conjunction with the existing gasoline service station located on the adjoining lot.

PREMISES AFFECTED—2125 Jerome Avenue, west side, 70.65 feet, south of West 181st Street, Block 3192, Lots 46 and 42, Borough of Bronx.

Laid over from March 3, 1959, to March 31, 1959, for inspection and decision; hearing closed.

787-55-BZ—Vol. III

APPLICANT—J. G. L. Molloy, for B. Kerner and Son, Inc., and Padula Service Station, Inc., owners.

SUBJECT—Application reopened October 28, 1958 as Vol. III—decision of the Borough Superintendent, under Sections 7e, 7f and 7i of the Zoning Resolution, to permit in a business use district, the enlargement in area of a gasoline service station by the addition of an adjoining lot and to relocate and add curb cuts and gasoline pumps.

PREMISES AFFECTED—160-168 Ridge Street and 339-345 East Houston Street, southeast corner, Block 345, Lots 44, 48, 49 and 50, Borough of Manhattan.

Laid over from March 3, 1959, to March 31, 1959, for inspection and decision; hearing closed.

759-58-BZ

APPLICANT—Leonard F. Rothkrug for Berkeley Plaza Corporation, owner.

SUBJECT—Application December 24, 1958—decision of the Borough Superintendent, under Sections 9A and 21 of the Zoning Resolution, to permit in a class one height district, the erection of a multiple dwelling of a height in excess of that permitted within two miles of a designated airport.

PREMISES AFFECTED—2111 Brown Street, southeast corner of Avenue U, Block 7365, Lot 1, Borough of Brooklyn.

Laid over from March 3, 1959, to March 31, 1959, for inspection and decision; hearing closed.

668-58-BZ

APPLICANT—Department of Traffic, City of New York, owner.

SUBJECT—Application November 19, 1958—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a municipal parking lot for more than five (5) motor vehicles.

PREMISES AFFECTED—2869-2883 Pitkin Avenue, north side, from Sheridan to Grant Avenues, Block 4222, Lot 1, Borough of Brooklyn.

Laid over from March 3, 1959, to March 31, 1959, for inspection and decision; Traffic Department to submit construction drawings; hearing closed.

CALENDAR

669-58-BZ

APPLICANT—Department of Traffic, City of New York, owner.

SUBJECT—Application November 19, 1958—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a municipal parking lot for more than five (5) cars.

PREMISES AFFECTED—2885-2907 Pitkin Avenue, north side, from Grant Avenue to Elderts Lane, Block 4223, Lot 1, Borough of Brooklyn.

Laid over from March 3, 1959, to March 31, 1959, for inspection and decision; Traffic Department to submit working drawings; hearing closed.

289-58-BZ

APPLICANT—Leo Kornbluth, for Allwyn Contracting Co., Inc., owner.

SUBJECT—Application May 9, 1958—decision of the Borough Superintendent, under Sections 7e, 7f, 7i and 7A of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, minor repairs with hand tools only, non-automatic auto laundry, office, storage and sales of auto accessories, parking of more than five (5) motor vehicles waiting for service for a stated term of (15) years.

PREMISES AFFECTED—398-410 Kings Highway, southwest corner of Kings Place, Block 6678, Lots 73, 75 and 77, Borough of Brooklyn.

Laid over from September 30, 1958, to October 15, 1958, for inspection and decision; hearing closed; then to December 16, 1958, at request of applicant to investigate possible conforming use, which might result in withdrawal of this application; premises have been inspected; then to January 13, 1959, at the request of the applicant; then to March 3, 1959, at the request of applicant pending negotiation for the sale of the property; then to March 31, 1959, for inspection and decision; hearing closed.

707-56-BZ Vol. II

APPLICANT—Charles M. Spindler, for William Galvin, owner.

SUBJECT—Application reopened November 18, 1958 as Vol. II—decision of the Borough Superintendent, under sections 7f and 7i of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubrication, auto washing—non automatic, office, sale of accessories, minor repairs with hand tools only, safety inspection station and the parking and storage of motor vehicles, all for a temporary term of fifteen (15) years.

PREMISES AFFECTED—1500-1510 Williamsbridge Road and 1601-1611 Eastchester Road, northeast corner, Block 4082, Lots 5 and 10, Borough of The Bronx.

Laid over from February 3, 1959, to March 3, 1959, for inspection and decision; hearing closed; then to March 31, 1959, for further inspection and decision.

702-58-A

APPLICANT—Charles M. Spindler, for William Galvin, owner.

SUBJECT—Application October 23, 1958—filed pursuant to section 35, General City Law proposed sign within bed of a mapped street—proposed widening of Williamsbridge Road.

PREMISES AFFECTED—1500-1510 Williamsbridge Road, northeast corner of Eastchester Road, Block 4082, Lots 5 and 10, Borough of The Bronx.

HARRIS H. MURDOCK, *Chairman.*

MARCH 31 1959, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, March 31, 1959, at 2 o'clock at 80

Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:

746-57-A

APPLICANT—Samuel Rosenblum, for Alma G. Roos.

SUBJECT—Application October 10, 1957—Appeal from a decision of the Borough Superintendent—re egress.

PREMISES AFFECTED—147-149 West 22nd Street, north side, 249 feet, 6 inches east of 7th Avenue, Block 798, Lot 17, Borough of Manhattan.

718-58-A

APPLICANT—S. Walter Katz, for Twenty-Third Operating Corp., owner.

SUBJECT—Application December 8, 1958—filed pursuant to section 35, General City Law re extension of existing building in bed of a mapped street—approach to Queensboro Bridge.

PREMISES AFFECTED—244 East 60th Street, south side, 135 feet west of 2nd Avenue, Block 1414, Lot 30, Borough of Manhattan.

337-52-A—Vol II.

APPLICANT—Irving P. Marks, for Bernard, Hermand and Minnie Feuer, owners.

SUBJECT—Application reopened November 25, 1958 as Vol. II—Appeal from a decision of the Borough Superintendent—re erection of extension to existing nursing home, increase in area.

PREMISES AFFECTED—115-49 118th Street, east side, 240 feet north of Sutter Avenue, Block 11711, Lot 18 and 62, South Ozone Park, Borough of Queens.

425-53-A—Vol. II

APPLICANT—John F. Fitzsimons, for Anthony E. and Mary C. Schneider, owners.

SUBJECT—Application reopened November 18, 1958—as Vol. II—Appeal from a decision of the Borough Superintendent, extension and increase in area of frame building for business purposes.

PREMISES AFFECTED—103-45 Lefferts Boulevard, east side, 132.59 feet north of Liberty Avenue, 1st floor; Block 9557, Lot 48, Richmond Hill, Borough of Queens.

611-57-A

APPLICANT—Lama, Proskauer and Prober, for New York Central and Hudson River Railroad Co., owner; Herbert Kerkow, Inc., lessee.

SUBJECT—Application August 1, 1957—Appeal from an order of the Fire Commissioner—re sprinkler system.

PREMISES AFFECTED—480 Lexington Avenue, west side, from East 46th to East 47th Streets, 6th floor, Block 1301, Lot 6, Borough of Manhattan.

654-58-A

APPLICANT—Hyman H. Smith, for Shelbert Homes Realty Corp., owner; Shore Front Taxpayers, Association, Inc.; lessee.

SUBJECT—Application November 17, 1958—Appeal from a decision of the Borough Superintendent, re frame construction, public use.

PREMISES AFFECTED—2924-2926 West 22nd Street, west side, 210 feet, 7 inches south of Mermaid Avenue, Block 7057, Lot 20, Borough of Brooklyn.

778-58-A

APPLICANT—Arnold W. Lederer for Pauline Farber, owner.

SUBJECT—Application December 29, 1958—filed pursuant to section 310 of the Multiple Dwelling Law for variation of section 187, sub. div. 1e, of the Multiple Dwelling Law re egress.

PREMISES AFFECTED—1588 Carroll Street, south side, 225 feet west of Schenectady Avenue, 2nd floor, Block 1413, Lot 28, Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

CALENDAR

APRIL 7, 1959, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning*, April 7, 1959, at 10 o'clock, at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:

622-58-BZ

APPLICANT—Fred C. Dahlem and Victor E. Block, for Anthony Monaco, owner.

SUBJECT—Application October 29, 1958—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubricatorium, car wash, office, sale of accessories, minor repairs with hand tools only and the parking and storage of more than five (5) motor vehicles.

PREMISES AFFECTED—3850-3852 Bronxwood Avenue and 904-908 East 222nd Street, southeast corner, Block 4692, Lots 40, 42 and 43, Borough of The Bronx.

Laid over from March 3, 1959, to April 7, 1959, at the request of the objectors for hearing.

149-56-BZ

APPLICANT—Leonard F. Rothkrug, for Gair Realty Corp., owner.

SUBJECT—Application reopened February 25, 1959 for consideration of extension of time to complete, expired December 17, 1958—decision of the Borough Superintendent, previously granted on condition, under section 19A(j) of the Zoning Resolution, permitting in an unrestricted use district, a voluntary loading berth in conjunction with existing manufacturing and warehouse uses less than 25 feet from the intersection.

PREMISES AFFECTED—110 Water Street, southwest corner of Washington Street, Block 37, Lot 1, Borough of Brooklyn.

81-57-BZ

APPLICANT—Leonard F. Rothkrug, for Sanpark Realty Corp., doing business as B. and C. Bowling Alley Builders, Inc., owner.

SUBJECT—Application reopened February 25, 1959 for consideration as to extension of time to complete, expired September 24, 1958—decision of the Borough Superintendent, previously granted on condition under section 7c of the Zoning Resolution, permitting in a manufacturing use district, the alteration of an existing building and the erection and maintenance of a new building for the manufacture of bowling alleys, silk screens and wood frame (using power equipment).

PREMISES AFFECTED—105-111 Sanford Street, east side, 217 feet 9 inches north of Myrtle Avenue, Block 1737, Lots 52, 53 and 54, Borough of Brooklyn.

623-58-BZ

APPLICANT—Carl H. Salminen, for Frank Reis, owner; Bari Construction Co., Inc., owner under contract.

SUBJECT—Application October 31, 1958—decision of the Borough Superintendent, under sections 7e and 21 of the Zoning Resolution, to permit in a residence use district, the erection of a one-story structure of Class 3 construction to be used for light manufacturing as permitted in a business use district, office, loading and unloading and parking of trucks used in conjunction with business, the structure to occupy more than the permitted area.

PREMISES AFFECTED—33-04 23rd Street and 21-04 33rd Avenue, southwest corner, Block 556, Lots 34-39 inclusive, Astoria, Borough of Queens.

Laid over from February 3, 1959, to March 3, 1959, for inspection and decision; hearing closed; then to April 7, 1959, for inspection and decision; for applicant to file revised plan as to entrances from 33 Avenue, and for name and business of tenant.

HARRIS H. MURDOCK, *Chairman*.

APRIL 7, 1959, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon*, April 7, 1959, at 2 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matter:

419-58-A

APPLICANT—Swingline Inc., owner.

SUBJECT—Application July 10, 1958—Appeal from an order of the Fire Commissioner, re use of Spraying Equipment, not approved type.

PREMISES AFFECTED—32-01 Queens Boulevard, north side, 32-00 Skillman Avenue, south side, entire block bounded by Queens Boulevard, Skillman Avenue, Van Dam Street and 32nd Place, Block 245, Lot 9, Long Island City, Borough of Queens.

HARRIS H. MURDOCK, *Chairman*.

APRIL 14, 1959, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning*, April 14, 1959, at 10 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:

514-55-BZ

APPLICANT—John F. Fitzsimons, for Stephen and Helen Fedor, owners.

SUBJECT—Application reopened February 25, 1959 for consideration as to extension of time to complete and obtain Certificate of Occupancy, expired March 17, 1958—decision of the Borough Superintendent, previously granted on condition, under sections 7c and 7A of the Zoning Resolution, permitting in a residence and retail use district, the proposed extension of gasoline service station, auto repairs, accessory store, office and dwelling to be used for gasoline station, motor vehicle repair shop, car washing, greasing, office, accessory store, boiler room and dwelling, with curb cut closer to residence use district than is permitted.

PREMISES AFFECTED—78-08 51st Avenue and 51-02 Gorsline Street, southwest corner, Block 2470, Lot 5, Elmhurst, Borough of Queens.

164-46-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Joseph P. Clavin, owner.

SUBJECT—Application reopened March 3, 1959 for consideration as to extension of time to complete, expired October 8, 1958—decision of the Borough Superintendent, previously granted on condition, under section 7e of the Zoning Resolution, permitting in a residence use district, the proposed enlargement of undertaker's establishment and proposed extension of business use in excess of that granted by the Board.

PREMISES AFFECTED—7722-7736 4th Avenue and 375-379 78th Street, northwest corner, Block 5960, Lot 50, Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman*.

APRIL 14, 1959, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon* April 14, 1959, at 2 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matter:

51-59-A

APPLICANT—George Cooley of John Graham and Company for Federated Department Stores, Incorporated, owner; Abraham and Straus, lessee.

SUBJECT—Application January 29, 1959—Appeal from a decision of the Borough Superintendent re Construction—parking garage.

CALENDAR

PREMISES AFFECTED—1-31 Hoyt Street, 203-227 Livingston Street, northeast corner, 10-28 Elm Place northwest corner of Livingston Street, Block 157, Lot 1, Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman*.

APRIL 21, 1959, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning April 21, 1959, at 10 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matter:*

280-58-BZ

APPLICANT—James E. Vassalotti, for L. L. F. Realty Co., Inc., owner.

SUBJECT—Application May 5, 1958—decision of the Borough Superintendent, under sections 7e and 7h of the Zoning Resolution, to permit in a residence use district, the erection of two (2) one-story buildings to be used as public market and stores with loading and unloading and the parking of patrons cars—no fee to be charged.

PREMISES AFFECTED—1555-1581 Rockaway Parkway, east side, 379 feet south of Flatlands Avenue and 1162-1174 East 98th Street, Block 8205, Lot 11, Borough of Brooklyn.

Laid over from December 9, 1958, to January 20, 1959, for inspection and decision; hearing closed; then to March 3, 1959, for further consideration after applicant advises the Board as to the proposed tenant who shall have signed an agreement to occupy the premises; then to April 21, 1959, applicant to furnish Board with information as to road crossing the property.

HARRIS H. MURDOCK, *Chairman*.

APRIL 28, 1959, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, April 28, 1959, at 2 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matter:*

617-58-A

APPLICANT—Leonard F. Rothkrug, for Angelo Santomartino, doing business as S and S Service Station, owner.

SUBJECT—Application October 28, 1958—filed pursuant to Section 35, General City Law re erection of building in bed of a mapped Street—West 19th Street.

PREMISES AFFECTED—2974-2984 Cropsey Avenue, west side, 25 feet south of Bay 53rd Street, Block 6947, Lot 301, Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman*.

MINUTES

A public hearing was held on the following application at the regular meeting of January 6, 1959 at 10 A.M., at which time the application was acted upon by the Board but resolution was deferred and is now published below.

9-58-BZ

APPLICANT—Albert Melniker, for Vincent De Palma and Frank Griffe, partners.

SUBJECT—Application January 15, 1958—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a retail use district, at an existing gasoline service station with public garage, motor vehicle repair shop, used car lot and dead storage of automobiles, the erection of an extension for use as a two-bay lubritorium, and to extend the uses to include auto body and fender repairs.

PREMISES AFFECTED—2062 Richmond Road and 5 Colfax Avenue, southeast corner—Block 3577, Lot 1, Grant City, Borough of Richmond.

APPEARANCES—

For Applicant: Kenneth W. Milnes.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Acting Chairman Kleinert, Commissioner Foley and Commissioner Sleeper 3
Negative: 0
Absent: Chairman Murdock 1

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on December 9, 1958, after due notice by publication in the Bulletin; laid over for inspection and decision; date to be set; hearing closed; then set for December 19, 1958; then laid over to January 6, 1959 at 10 A.M.; the premises were inspected by a committee of the Board; for further consideration after applicant has submitted to the Board a proposal to preclude storing motor vehicles on Colfax Avenue; hearing previously closed.

WHEREAS, the district maps accompanying the Zoning Resolution show that the site and Richmond Road is in a retail use, D area and class 1 height district; Midland and Colfax Avenues are in a retail and residence use, D and E

area and class 1 height district; Lisbon Place is in a residence use, E area and class 1 height district; and

WHEREAS, the decision of the Borough Superintendent, dated December 31, 1957, acting on Alt. Applic. 483-57, reads:

"1. Proposed alteration to an existing gasoline service station, motor vehicle repair shop, public garage, used car and sales lot to include an auto body shop and lubritorium located in a retail use district, is contrary to Art. II, Sect. 4A of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 129.10 feet frontage, by 143.76 feet in depth; that it is proposed to erect a two bay lubritorium, 26 feet by 28 feet, attached to the adjoining present structure; that in addition, permission is requested to relocate the present two pump islands from the property lines and to consolidate the present four pumps on one island, to be placed fifteen feet back of the property line; that it is also proposed to include the use of the basement as an auto body shop; that the basement, which lies under the present garage, is at the Colfax Avenue Street Level; that there are four 550 gallon buried gasoline storage tanks now existing, and it is proposed to add eight additional 550 gallon gasoline storage tanks; and

WHEREAS, the applicant states that Certificate of Occupancy No. 9678, dated January 12, 1953, lists the use of this building as a motor vehicle repair shop, public garage, gasoline service station and used car sales lot; that Alt. Applic. No. 757 of 1928 lists, on the approved application, the use of the basement as dead storage of cars; that letter from the Fire Department dated August 7, 1951 indicates that permits have been issued for this building for the storage of gasoline since July 16, 1916; and

WHEREAS, the applicant states that the present owners have held title to the property since January 27, 1953; that the assessed valuation of land is \$4,300 and of the building \$13,200 making a total of \$17,500; that the building was erected in 1908; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee

MINUTES

recommended that the application should be granted on condition; and

WHEREAS, the Committee recommended that the application be granted under Section 7c, not required as a conditional term inasmuch as premises were established prior to zoning being adopted; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision c of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7c, to permit the erection of an extension for use as a two bay lubritorium, and to extend the uses to include automotive repairing, including body and fender repairs, *on condition* that all work shall be done as proposed and as shown on plans filed with this application, marked "Received January 15, 1958", 6 sheets, "November 3, 1958", one sheet, and "December 8, 1958", 3 sheets; that there may be rearrangement of gasoline pumps as proposed; that there may be installed four additional 550 gallon approved gasoline storage tanks; that such portable fire-fighting equipment shall be installed as the Fire Commissioner shall require; that the no parking regulation on the east side of Colfax Avenue as issued by the Commissioner of Traffic shall be observed; that the building and occupancy shall comply with all laws, rules and regulations applicable thereto; and that all permits, including a certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

REGULAR MEETING

TUESDAY MORNING, MARCH 3, 1959, 10 A.M.

Present: Chairman Murdock, Vice Chairman Kleinert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox.

The minutes of the regular meetings of the Board held on Tuesday morning and afternoon February 17, 1959 were approved as printed in the Bulletin of February 24, 1959, Vol. 44, No. 8.

787-55-BZ—Vol. III

APPLICANT—J. G. L. Molloy, for B. Kerner and Son, Inc., and Padula Service Station, Inc., owners.

SUBJECT—Application reopened October 28, 1958 as Vol. III—decision of the Borough Superintendent, under Sections, 7e, 7f and 7i of the Zoning Resolution, to permit in a business use district, the enlargement in area of a gasoline service station by the addition of an adjoining lot and to relocate and add curb cuts and gasoline pumps.

PREMISES AFFECTED—160-168 Ridge Street and 339-345 East Houston Street, southeast corner, Block 345, Lots 44, 48, 49 and 50, Borough of Manhattan.

APPEARANCES—

For Applicant: J. G. L. Molloy.

For Opposition: Fannie Litner.

ACTION OF BOARD—Laid over to March 31, 1959, at 10 A. M. for inspection and decision; hearing closed.

555-56-BZ—Vol. II

APPLICANT—Carl H. Salminen, for Charles J. Erthal, owner.

SUBJECT—Application October 28, 1958—decision of the Borough Superintendent, under sections 7f, 7i and 7A of the Zoning Resolution, to permit in a retail use district, the change in use of the present building public garage, store and gasoline station to gasoline station, lubritorium, car wash, minor motor vehicle repairs with hand tools only, curb cuts and show window within 75 feet of a residence use district.

PREMISES AFFECTED—22-50 122nd Street and 121-11

23rd Avenue northwest corner, Block 4197, Lot 40, College Point, Borough of Queens.

APPEARANCES—

For Applicant: Carl H. Salminen.

For Opposition: None.

ACTION OF BOARD—Laid over to March 31, 1959, at 10 A.M., for inspection and decision; applicant to file revised plans; hearing closed.

707-56-BZ—Vol. II

APPLICANT—Charles M. Spindler, for William Galvin, owner.

SUBJECT—Application reopened November 18, 1958 as Vol. II—decision of the Borough Superintendent, under sections 7f and 7i of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubrication, auto washing—non-automatic, office, sale of accessories, minor repairs with hand tools only, safety inspection station and the parking and storage of motor vehicles, all for a temporary term of fifteen (15) years.

PREMISES AFFECTED—1500-1510 Williamsbridge Road and 1601-1611 Eastchester Road, northeast corner, Block 4082, Lots 5 and 10, Borough of The Bronx.

APPEARANCES—

For Applicant: Charles M. Spindler.

For Opposition: None.

ACTION OF BOARD—Laid over to March 31, 1959, at 10 A.M. for further inspection and decision; hearing previously closed.

702-58-A

APPLICANT—Charles M. Spindler, for William Galvin, owner.

SUBJECT—Application October 23, 1958—filed pursuant to section 35, General City Law proposed sign within bed of a mapped street—proposed widening of Williamsbridge Road.

PREMISES AFFECTED—1500-1510 Williamsbridge Road, northeast corner of Eastchester Road, Block 4082, Lots 5 and 10, Borough of The Bronx.

APPEARANCES—

For Applicant: Charles M. Spindler.

ACTION OF BOARD—Laid over to March 31, 1959, at 10 A.M. for further inspection and decision; hearing closed.

377-57-BZ—Vol. II

APPLICANT—Carl H. Salminen, for Edgersam Corporation, owner.

SUBJECT—Application reopened October 21, 1958, as Vol. II—decision of the Borough Superintendent, under sections 7a, 7e and 21 of the Zoning Resolution, to permit in a retail use, D area district, the erection of an extension to an existing structure occupying more than the permitted area and extend the use of light manufacturing of incombustible plastic novelties, office, storage, storage of cardboard containers and incombustible plastics, parking and loading area.

PREMISES AFFECTED—45-22 to 45-30 162nd Street, west side, 200 feet south 45th Avenue, Block 5440, Lots 51 and 54, Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Carl H. Salminen.

For Opposition: I. Ciaccio and A. Dornbaum.

ACTION OF BOARD—Laid over to March 31, 1959, at 10 A.M. for inspection and decision; applicant to file revised plans and new decision of the Building Dept.; hearing closed.

911-57-BZ

APPLICANT—Charles M. Spindler, for Sarah Burick, owner.

SUBJECT—Application December 13, 1957—decision of the Borough Superintendent, under section 7e of the

MINUTES

Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station with accessory uses of lubritorium, auto washing non-automatic, office, sale of accessories, minor repairs with hand tools only, safety inspection station and parking and storage of motor vehicles for a temporary term of fifteen (15) years.

PREMISES AFFECTED—80-14 to 80-24 (80-20 official) Pitkin Avenue, southwest corner of 81st Street, Block 9139, Lot 340, Ozone Park, Borough of Queens.

APPEARANCES—

For Applicant: Charles M. Spindler, Hyman Burick and Sarah Burick.

For Opposition: Francis Werner, Salvatore Conza, Paul Valente, Emilie Galanti, Carmela Gioe, William Stemkowski, Louis Schentz, Salvatore Augeri, Carl A. Baer, Antonio Greco, Vito Curreri, Nina Albanese, Margaret T. Cecere, Louise Razzano and others.

ACTION OF BOARD—Laid over to March 31, 1959, at 10 A.M. for inspection and decision by the Board as to whether this application can be accepted in its present form as it overlaps the previous application; hearing closed.

280-58-BZ

APPLICANT—James E. Vassalotti, for L. L. F. Realty Co., Inc., owner.

SUBJECT—Application May 5, 1958—decision of the Borough Superintendent, under sections 7e and 7h of the Zoning Resolution, to permit in a residence use district, the erection of two (2) one-story buildings to be used as public market and stores with loading and unloading and the parking of patrons cars—no fee to be charged.

PREMISES AFFECTED—1555-1581 Rockaway Parkway, east side, 379 feet south of Flatlands Avenue and 1162-1174 East 98th Street, Block 8205, Lot 11, Borough of Brooklyn.

APPEARANCES—

For Applicant: James E. Vassalotti.

For Opposition: None.

ACTION OF BOARD—Laid over to April 21, 1959, at 10 A.M., applicant to furnish Board with information as to road crossing the property.

289-58-BZ

APPLICANT—Leo Kornbluth, for Allwyn Contracting Co., Inc., owner.

SUBJECT—Application May 9, 1958—decision of the Borough Superintendent, under Sections 7e, 7f, 7i and 7A of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, minor repairs with hand tools only, non-automatic auto laundry, office, storage and sales of auto accessories, parking of more than five (5) motor vehicles waiting for service for a stated term of (15) years.

PREMISES AFFECTED—398-410 Kings Highway, southwest corner of Kings Place, Block 6678, Lots 73, 75 and 77, Borough of Brooklyn.

APPEARANCES—

For Application: Leo Kornbluth.

For Opposition: None.

ACTION OF BOARD—Laid over to March 31, 1959, at 10 A.M. for inspection and decision; hearing closed.

345-58-BZ

APPLICANT—Leo Kornbluth, for Geray Corp., and Ethel Latt, owners.

SUBJECT—Application May 27, 1958, decision of the Borough Superintendent, under Section 7c and 7f of the Zoning Resolution, to permit in a business use district, on a plot presently used for the parking of more than five (5) motor vehicles, the installation of gasoline tanks and pumps to be used in conjunction with the existing gasoline service station located on the adjoining lot.

PREMISES AFFECTED—2125 Jerome Ave., west side,

70.65 feet south of West 181st Street, Block 3192, Lots 46 and 42, Borough of Bronx.

APPEARANCES—

For Applicant: Leo Kornbluth.

For Opposition: None.

ACTION OF BOARD—Laid over to March 31, 1959, at 10 A. M. for inspection and decision; hearing closed.

573-58-BZ

APPLICANT—Victor G. Madonia, for George Burburan, owner.

SUBJECT—Application filed October 3, 1958—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a local retail and residence use district, the extension of parking facilities for patrons and employees into the residence portion of the plot for a period of fifteen (15) years.

PREMISES AFFECTED—158-06 Northern Boulevard and 40-02 158th Street, southeast corner, Block 5277, Lot 16, Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Victor G. Madonia and George Burburan.

For Opposition: Bertram Kassin and F. A. Cannella.

ACTION OF BOARD—Laid over to March 10, 1959, at 10 A. M. for inspection and decision; applicant to file revised plan as to entrances; hearing previously closed.

592-58-BZ

APPLICANT—Edith Glennon, for Estate of Edward J. Glennon, owner.

SUBJECT—Application October 16, 1958—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a residence use district, the construction and maintenance of a non-transient parking lot for pleasure-type vehicles only for a term of ten (10) years.

PREMISES AFFECTED—276 Bedford Park Boulevard, East 200th Street, south side, 36.33 feet west of Bainbridge Avenue, Block 3297, Lot 19, Borough of The Bronx.

APPEARANCES—

For Applicant: Edith Glennon.

For Opposition: Edward Handelman, Robert G. Moorehead, Jack Rotner, Rev. Charles A. Darocy and Frank Imperiali.

ACTION OF BOARD—Laid over to March 31, 1959, at 10 A. M. for inspection and decision; hearing closed.

604-58-BZ

APPLICANT—Andrew Di Camillo, for Joseph Azara, owner.

SUBJECT—Application October 22, 1958—decision of the Borough Superintendent, under Section 7c of the Zoning Resolution, to permit in a residence use district, the change in occupancy of an existing one story and cellar structure from blacksmith shop to storage and light repairing of air conditioning equipment.

PREMISES AFFECTED—1342 65th Street, south side, 340 feet east of 13th Avenue, Block 5754, Lot 24, Borough of Brooklyn.

APPEARANCES—

For Applicant: Andrew Di Camillo.

For Opposition: Louis M. Meringolo.

ACTION OF BOARD—Laid over to March 31, 1959, at 10 A. M. for inspection and decision; applicant to report to the Board as to second means of exit for both buildings; hearing closed.

619-58-BZ

APPLICANT—Kenneth W. Milnes, for Garabed S. Papazian, owner.

SUBJECT—Application October 29, 1958—decision of the Borough Superintendent, under Sections 7f and 7i of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, car wash, minor repairs and office and sales.

PREMISES AFFECTED—333 Forest Avenue, northeast

MINUTES

corner of Hart Boulevard, Block 131, Lot 242, West Brighton, Borough of Richmond.

APPEARANCES—

For Applicant: None.

For Opposition: None.

ACTION OF BOARD—Taken off calendar and referred to examiner for setting a new date, no notices having been sent out.

622-58-BZ

APPLICANT—Fred C. Dahlem and Victor E. Block, for Anthony Monaco, owner.

SUBJECT—Application October 29, 1958—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, car wash, office, sale of accessories, minor repairs with hand tools only and the parking and storage of more than five (5) motor vehicles.

PREMISES AFFECTED—3850-3852 Bronxwood Avenue and 904-908 East 222nd Street, southeast corner, Block 4692, Lots 40, 42 and 43, Borough of The Bronx.

APPEARANCES—

For Applicant: Fred C. Dahlem and Anthony Monaco.

For Opposition: Benjamin F. Nolan.

ACTION OF BOARD—Laid over to April 7, 1959, at 10 A. M. at the request of the objectors for hearing.

623-58-BZ

APPLICANT—Carl H. Salminen, for Frank Reis, owner; Bari Construction Co., Inc., owner under contract.

SUBJECT—Application October 31, 1958—decision of the Borough Superintendent, under Sections 7e and 21 of the Zoning Resolution, to permit in a residence use district, the erection of a one story structure of Class 3 construction to be used for light manufacturing as permitted in a business use district, office, loading and unloading and parking of trucks used in conjunction with business, the structure to occupy more than the permitted area.

PREMISES AFFECTED—33-04 23rd Street and 21-04 33rd Avenue, southwest corner, Block 556, Lots 34-39 inclusive, Astoria, Borough of Queens.

APPEARANCES—

For Applicant: Carl H. Salminen.

For Opposition: None.

ACTION OF BOARD—Laid over to April 7, 1959, at 10 A. M. for inspection and decision; for applicant to file revised plan as to entrances from 33 Avenue, and for name and business of tenant; hearing previously closed.

668-58-BZ

APPLICANT—Department of Traffic, City of New York, owner.

SUBJECT—Application November 19, 1958—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a municipal parking lot for more than five (5) motor vehicles.

PREMISES AFFECTED—2869-2883 Pitkin Avenue, north side, from Sheridan to Grant Avenues, Block 4222, Lot 1, Borough of Brooklyn.

APPEARANCES—

For Applicant: Arthur Kane.

For Opposition: Carmine T. Di Giosaffatte, Joseph Gerardi, Mary Carapezza, B. Striening, Mathilda Pfeiffer, Gennaro Torckio, Frank P. Bivona, Blanche Movieau, Mrs. A. Zinna, Mrs. R. Ognihene, Clinton Behrens and Andrew Ammirati.

ACTION OF BOARD—Laid over to March 31, 1959, at 10 A.M. for inspection and decision; Traffic Department to submit construction drawings; hearing closed.

669-58-BZ

APPLICANT—Department of Traffic, City of New York, owner.

SUBJECT—Application November 19, 1958—decision of

the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a municipal parking lot for more than five (5) cars.

PREMISES AFFECTED—2885-2907 Pitkin Avenue, north side, from Grant Avenue to Elderts Lane, Block 4223, Lot 1, Borough of Brooklyn.

APPEARANCES—

For Applicant: Arthur Kane.

For Opposition: Carmine T. Di Giosaffatte, Joseph Gerardi, Mary Carapezza, B. Striening, Mathilda Pfeiffer, Gennaro Torckio, Frank Bivona, Blanche Movieau, Mrs. A. Zinna, Mrs. R. Ognihene, Clinton Behrens and Andrew Ammirati.

ACTION OF BOARD—Laid over to March 31, 1959, at 10 A.M. for inspection and decision; Traffic Department to submit working drawings; hearing closed.

673-58-BZ

APPLICANT—Hurley and Hughes, for Beverley Management Corp., owner; A. and P. Tea Co., lessee.

SUBJECT—Application November 21, 1958—decision of the Borough Superintendent, under sections 7c and 7A of the Zoning Resolution, to permit in a retail and residence use district, the erection of a one story and cellar structure for use as a retail supermarket and to provide in the residence portion of the premises, a business entrance into the rear yard for an unloading area.

PREMISES AFFECTED—300-304 West 20th Street and 189-195 8th Avenue, southwest corner, Block 743, Lots 44, 45, 47 and 49, Borough of Manhattan.

APPEARANCES—

For Applicant: Joseph V. Marino.

For Opposition: None.

ACTION OF BOARD—Taken off calendar and referred to examiner for setting a new date and new notification.

727-58-BZ

APPLICANT—Arno Fischer, for James J. and Katherine Bartley, owners.

SUBJECT—Application December 10, 1958—decision of the Borough Superintendent, under sections 7c, 7i and 7A of the Zoning Resolution, to permit in a business and residence use district, the reconstruction of an existing gasoline service station, eliminating the garage and extend the uses to include minor auto repairs, lubritorium, non-automatic auto laundry, sale of accessories, state inspection service, parking of cars awaiting service with show window and curb cuts within 75 feet of a residence use district.

PREMISES AFFECTED—27-01 to 27-11 Newtown Avenue and 26-50 to 26-56 28th Street, northwest corner, Block 573, Lot 1, Long Island City, Borough of Queens.

APPEARANCES—

For Applicant: Arno Fischer, James Bartley and Katherine Bartley.

For Opposition: Robert Cohen, Antoinette Passero, Michael Bednarz, Charles Hlinka, Vito De Nigris, Pancrazio Previti, Maria V. Onorato, Camisa Bertolotti, Joseph Bertolotti, Irene Dura and Daniel Pisimile.

ACTION OF BOARD—Laid over to March 31, 1959, at 10 A.M. for inspection and decision; hearing closed.

756-58-BZ

APPLICANT—Leonard F. Rothkrug for Jacob Morrow and Nat Chanelis, owners.

SUBJECT—Application December 24, 1958—decision of the Borough Superintendent under section 9A of the Zoning Resolution to permit in a class ½ height district, the erection of a multiple dwelling the height of a portion of which is in excess of that permitted within two miles of a designated airport.

PREMISES AFFECTED—3291-3323 Nostrand Avenue northeast corner of Avenue T, Block 7365, Lot 71, Borough of Brooklyn.

MINUTES

APPEARANCES—

For Applicant: Leonard F. Rothkrug.
For Opposition: B. H. Loizzo, Stella Menakake, Katherine Rutledge, Sophia Holinan, Mary Alcuri, Mathilde C. Mealey, Charles Ciambra, Beatrice M. Kelly, Catherine O'Sullivan and William O'Sullivan.

ACTION OF BOARD—Taken off calendar; referred to examiner to set new date for hearing; area district to be checked for all parts of plot; applicant to send new notices by regular mail.

759-58-BZ

APPLICANT—Leonard F. Rothkrug for Berkeley Plaza Corporation, owner.

SUBJECT—Application December 24, 1958—decision of the Borough Superintendent, under section 9A of the Zoning Resolution, to permit in a class one height district, the erection of a multiple dwelling of a height in excess of that permitted within two miles of a designated airport.

PREMISES AFFECTED—2111 Brown Street, southeast corner of Avenue U, Block 7365, Lot 1, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.
For Opposition: Sam Curto, Annette Gottlieb, Gussie Silverman, Morris Levy and Jean Rosen.

ACTION OF BOARD—Laid over to March 31, 1959, at 10 A.M. for inspection and decision; hearing closed.

770-58-BZ

APPLICANT—Lama, Proskauer & Prober, for Drake Bakeries, Inc., owner.

SUBJECT—Application December 30, 1958—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in an unrestricted, business and residence use district, the extension of the use of parking and storage of owners trucks, loading and unloading from the unrestricted and business portion into the residence portion of the plot.

PREMISES AFFECTED—81-85 Clinton Avenue, east side, 105 feet 4 inches south of Park Avenue and 76 Waverly Avenue, Block 1888, Lots 37, 38 and 39 Borough of Brooklyn.

APPEARANCES—

For Applicant: James E. Vassalotti.
For Opposition: James Finelli, Anthony Finelli, Fannie Casale, Vincenzo Miele, M. Serarri and Monfuon Montuori.

ACTION OF BOARD—Laid over to March 31, 1959, at 10 A.M. for inspection and decision; hearing closed.

902-52-BZ—Vol. III

APPLICANT—Charles M. Spindler, for Estate of Sadie V. Sisto; John R. Owens, Executor; owner.

SUBJECT—Application reopened July 23, 1957 as Vol. III—decision of the Borough Superintendent under sections 7c and 7e of the Zoning Resolution, to permit in a retail use district the erection and maintenance of a gasoline service station together with a motor safety inspection station, minor repairs with hand tools only and the parking within the retail use zone of cars awaiting service.

PREMISES AFFECTED—164-15 to 164-25 (164-25 official) Union Turnpike and 78-28 to 78-36 165th Street, northwest corner, Block 6972, Lot 21 Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Charles M. Spindler.
For Opposition: None.

ACTION OF BOARD—Application withdrawn at the request of the applicant.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Kleintert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox 5
Negative: 0

752-29-BZ—Vol. IV

APPLICANT—Leonard F. Rothkrug, for Walbell Real Estate Corp., owner.

SUBJECT—Application reopened November 12, 1958—as Vol. IV—decision of the Borough Superintendent, under Sections 7f, 7i and 21 of the Zoning Resolution, to permit partly in a business use and partly in manufacturing use, C area district, the extension of the accessory motor vehicle repair shop building—hand tools only, no welding or spraying, using more than the permitted area, and the maintenance of the gasoline service station—previously granted by the Board; all for a temporary term of ten (10) years.

PREMISES AFFECTED—8801-8809 4th Avenue, southeast corner of 88th Street, Block 6065, Lot 6, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.
For Opposition: None.

ACTION OF BOARD—Resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Kleintert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox 5
Negative 0

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. IV on November 12, 1958 subject to regular procedure; and

WHEREAS, a public hearing was held on this application on February 3, 1959 after due notice by publication in the Bulletin; laid over to March 3, 1959, for inspection and decision; applicant to correct plans to show that all plans are not void; hearing closed; and

WHEREAS, the district maps accompany the Zoning Resolution show that the site, 88th Street and 89th Street are in business and manufacturing use, C area, class 1¼ height districts; 4th Avenue and 5th Avenue are in a business use, C area, class 1¼ height district; that on July 25, 1916 the premises was in a business and unrestricted use district and the unrestricted portion of the premises was rezoned to manufacturing on October 15, 1954; and

WHEREAS, the decision of the Borough Superintendent, dated October 3, 1958 and amended December 8, 1958, acting on Alt. Applic. No. 1103-58, reads:

"1. Proposed extension to building and change of use from auto showroom, display and sale of auto accessories and parts, motor vehicle repair shop incidental to authorized dealers use (no welding or spraying), free parking for patrons and employees of gasoline selling station to factory, office, gasoline selling station, office and motor vehicle repair shop (no welding or spraying), hand tools only on a plot which is partly in a Business and partly in a manufacturing zone is contrary to Art. II, PP. 4a Subsections 29 and 46 of the Zoning Resolution.

2. Proposed extension to building in a "C" area zone exceeds permitted area coverage and violates Article IV, PP. 13 of the Zoning Resolution.

Note—Premises were subject of a Bd. of Standards and Appeals variance under Cal. #752-29-BZ, Vol. III." and

WHEREAS, the applicant states that the premises consist of a plot, 86.76 feet frontage by 103.98 feet in depth, on which is located a one story and mezzanine building 89.25 feet by 83 feet, irregular in area, erected under resolution of the Board, to be used as a new car salesroom, accessory motor vehicle repair shop, gasoline service station with parking of cars awaiting service, and altered when the new car agency was discontinued, under an amended resolution, so that the accessory motor vehicle repair shop portion of the building is presently used by a conforming use—plastics factory; that the premises was developed for a new car sales agency, and a large accessory motor vehicle repair shop was constructed in addition to the new car showrooms, and gasoline service station; that it is proposed to extend the building and use the new portion for minor auto repairs with hand

MINUTES

tools only, in conjunction with the gas station; that the area of the lot is 10,209 square feet; area of existing building—6,774 square feet; area of proposed building—8,423.5 square feet; permitted area coverage—7,896.3 square feet; that the excess area is 527.2 square feet; and

WHEREAS, the applicant states that this application, under Sections 7b and 7f of the Zoning Resolution, to permit partly in a business use and partly in an unrestricted use district, the parking and storage of more than five motor vehicles, was withdrawn as Vol. I on May 6, 1930; that this application, under 7h of the Zoning Resolution, to permit the parking and storage of more than five motor vehicles was granted for a term of two years under Vol. II on May 6, 1941; that this application, under Sections 7f and 7i of the Zoning Resolution, to permit the erection and maintenance of a building to be used as an automobile showroom, display and sale of auto accessories and parts and motor vehicle repair shop, incidental to authorized auto dealer's use, and to permit the outdoor parking for patrons and employees cars and to permit a gasoline service station for a term of ten years, previously granted for parking and storage of more than five motor vehicles, was granted by the Board December 20, 1949 as Vol. III; that the application was amended on July 1, 1958 to permit the accessory motor vehicle repair shop building to be used as a conforming use; and

WHEREAS, the applicant further states that the former owner found it economically impossible to maintain the premises as a new car agency, and sold it to the present owner who likewise is the owner of the adjoining premises in block 6065, lot 16; that the new owner is a plastics manufacturer and altered the large repair shop building for use in conjunction with the plastics business; that the gasoline service station is operated independently from the balance of the premises, and the one bay formerly used for used car display is now used as an office for the station; and

WHEREAS, the applicant contends that when the building was originally erected, the entire premises was used as a new car agency with an accessory large motor vehicle repair shop, gasoline service station and other customary uses; that the southerly portion of the lot was used for an exit from the repair shop building and for the parking of automobiles awaiting service; that the vacant portion is valueless and creates an undesirable alley wherein repairs can be conducted in the open; that the enclosure of this alley and vacant area will remove a nuisance and present a more attractive and desirable situation in the area; and

WHEREAS, the applicant further contends that the proposed extension is of small excess area—approximately 5% of the area of the lot; that there are only two lots adjoining the portion of the premises under consideration—lot 50 and lot No. 1; that there is an existing solid brick wall approximately 10 feet high along the common lot line, with lot 50, so that the proposed extension will not affect it; that there will be no loss of light, air or ventilation to any adjoining property owner by a grant of the variance; that the open area used as a gasoline service station is less than that customary in new stations for the reason that initially it was to be used principally as an accessory use to the new car agency; that the proposed extension will be used solely in connection with the gas station, and because of its location, does not take away from the open area; that to the contrary, the proposed extension creates a more desirable overall situation; that the proposed accessory motor vehicle repair shop uses are necessary for the economic and sound maintenance of the gas station; that the gas station must be leased to an operator and experience shows that no operator can economically maintain the station in a proper manner without the customary incidental auto servicing; that all repairs will be minor in nature and will be conducted within the premises; and

WHEREAS, the applicant states that the present owner has held title to the property since January 6, 1955; that the assessed valuation of land is \$30,000 and of the building \$45,000 making a total of \$75,000; that the building was erected in 1951; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on December 20, 1949, as thereafter amended by resolution adopted July 1, 1958, under Vol. III, by adding thereto:

"that the proposed additional building may be constructed toward the south for use as a motor vehicle repair shop with hand tools only, for use in connection with the gasoline service station, substantially as proposed for the term as stated in prior resolution and as indicated on plans filed with this application marked "Received October 15, 1958", 7 sheets, *on condition* that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto except that the proposed brand sign and post standard for supporting such sign, as previously permitted, within the building line at the corner of 88th Street and 4th Avenue may remain, without any additional sign to the south as shown; that any signs erected on the building now not part of the gasoline station shall be removed and only such signs erected as are on the gasoline service station building; that in all other respects the requirements of the resolution above cited shall be complied with; and that all permits shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

402-40-BZ

APPLICANT—Agnes M. Hall, owner.

SUBJECT—Application reopened January 20, 1959 for consideration as to extension of time to complete, expired July 24, 1957—decision of the Borough Superintendent, previously granted on condition, under Section 7c of the Zoning Resolution, permitting in a residence use, F area district, the erection and maintenance of a building to be used as an auto laundry, lubritorium, office and boiler room in conjunction with a gasoline service station on a plot previously occupied as a gasoline service station.

PREMISES AFFECTED—144-39 to 144-47 Farmers Boulevard, southeast corner of South Conduit Avenue, Block 4517, Lot 1 and part of Lot 3, Springfield, Borough of Queens.

APPEARANCES—

For Applicant: Alum J. Sondel.

For Opposition: None.

ACTION OF BOARD—Time extended to complete the work.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Kleintert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox 5

Negative: 0

THE RESOLUTION—

WHEREAS, the applicant requested reopening of this application and extension of time to obtain permits and complete the work, which had expired by time limitation July 24, 1957; and

WHEREAS, this application was reopened on January 20, 1959 and set for hearing on March 3, 1959 at 10 A.M., subject to regular procedure, waiving all requirements except a new decision of the Borough Superintendent and two publications in the Bulletin; and

WHEREAS, a public hearing was held on this application on March 3, 1959 after due notice by publication in the Bulletin; and

WHEREAS, the decision of the Borough Superintendent, dated November 10, 1958 acting on Mis. Applic. No. 340-56, reads:

"1. Extension of time for one year to perform the work of construction is contrary to the Board of Standards and Appeals Resolution Cal. #402-40-BZ, Bull. #46, Vol. 41"; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board.

MINUTES

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on December 10, 1940, only as far as it has reference to obtaining permits and completion of the work, so as amended this portion of the resolution shall read:

"that in view of the statement by the applicant that the work will be in process shortly and that the property is under contract for sale all permits shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution."

635-49-BZ—Vol. II

APPLICANT—Leonard F. Rothkrug, for Carmelo Sgarlato, owner; Ornamental Iron Works, lessee.

SUBJECT—Application reopened April 29, 1958—as Vol. II—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a residence use district, a change in occupancy from storage of fruit and two truck garage, previously granted by the Board, to ornamental iron works factory with accessory welding and garage for two trucks in the open yard, for a term of ten (10) years.

PREMISES AFFECTED—78 Butler Street, south side, 150 feet east of Smith Street, Block 409, Lot 14, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Kleiner, Commissioner Foley, Commissioner Sleeper and Commissioner Fox

Negative: 5

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on April 29, 1958 subject to regular procedure, to consider change of use; and

WHEREAS, a public hearing was held on this application on February 3, 1959 after due notice by publication in the Bulletin; and to March 3, 1959, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site is in a residence use, C area, class 1 height district; Butler Street and Douglass Street are in residence, local retail and business use, C area, class 1 height districts; Smith Street is in a business use, C area, class 1 height district; Hoyt Street is in a local retail use, C area, class 1 height district; that on July 25, 1916 the premises was in a business use district and it was rezoned to residence on November 19, 1946; and

WHEREAS, the decision of the Borough Superintendent, dated March 31, 1958 acting on Alt. Applic. No. 4130-57, reads:

"1. Proposed change of occupancy, in a Residential Zone, to ornamental iron works, welding and burning, and parking of two trucks in the open yard is contrary to Art. II, PP. 3 of the Zoning Resolution.

Note—Premises were subject of the Bd. of Standards and Appeals variance under Cal. #635-49-BZ." and

WHEREAS, the applicant states that the premises consist of a plot, 25 feet frontage by 100 feet in depth, on which is located a building 25 feet front by 45 feet 8 inches in depth, one story, 13 feet 7 inches in height, of class 3 construction, used in accordance with Certificate of Occupancy No. 129109 for the storage of fruits (bananas), and garage for two trucks, previously granted by the Board; that it is proposed to change the occupancy to ornamental iron works with accessory welding and parking for two trucks in the open yard; and

WHEREAS, the applicant states that the present building was erected in 1918 under N.B. Applic. No. 3209-18 and Certificate of Occupancy for a five car garage was issued in 1919; that on November 9, 1927, Alt. Applic. No. 14560-

27 was approved by the Building Department for a change of occupancy from five car garage to ice cream manufacturing and a five car garage; that the subject site was in a business zone until changed to a residential zone on November 19, 1946; that the change in zone was probably due to the fact that the New York City Housing Authority erected a slum clearance housing project in the immediate neighborhood, namely, along the east side of Hoyt Street; and

WHEREAS, the applicant contends that the father of the present owner purchased these premises in September, 1947 and made application to the Board under Cal. No. 635-49-BZ for a variance to use the premises for his own use, and has used the premises for his banana business until the present time; that the owner is no longer economically able to continue in this business; that this building is the only building on the plot, and on the front of the plot—building line—and on the two side lot lines there is a brick and cinder concrete block fence, eleven feet high at the sides and thirteen feet high at the front; that a grant of the variance will not adversely affect any of the surrounding property owners; that this neighborhood is one of the earliest developed areas in the Borough and all of the buildings within the affected area were erected prior to 1916, when the Zoning Resolution went into effect, and when the proposed use would have been permitted; that it is presently developed in such a manner so that there will be no way in which the use will be visual to any surrounding property owners; that the existing high lot line and building line walls completely enclose the property; that there are no openings in these walls or in the nearby adjoining buildings; that the premises adjoining to the east is vacant, and to the west is used for factory use; that the premises cannot be economically developed with a conforming use and can no longer be used by the owner in the conduct of his business; and

WHEREAS, the applicant states that the present owner has held title to the property since January 27, 1956; that the assessed valuation of land is \$2,500 and of the building \$4,500 making a total of \$7,000; that the building was erected in 1919; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board which recommended that the application be granted under certain conditions; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision e of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7e for a term of ten years, to permit the change of use previously granted by the Board to the proposed use of the building for ornamental iron works with accessory welding and parking for two trucks in the open yard, as proposed and indicated on plans filed with this application marked "Received April 3, 1958", 3 sheets, and "April 25, 1958", 1 sheet, *on condition* that such portable fire fighting appliances shall be maintained as the Fire Commissioner shall direct; that the existing anvil and forge may be permitted to continue within the building; that the open yard may be used for the parking of two trucks used in connection with the business; that the building shall not be increased in height or area and in all other respects shall comply with all laws, rules and regulations applicable thereto; and that all permits, including a new certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

178-57-BZ—Vol. II

APPLICANT—Hurley, Kearney and Lane, for Church of Our Lady of Grace at Howard Beach, owner.

SUBJECT—Application reopened October 7, 1958 as Vol. II—decision of the Borough Superintendent, under section 9A of the Zoning Resolution, to permit in a class ½ height district, the erection of an additional story to an existing two-story school building the height of which

MINUTES

exceeds that permitted within two miles of a designated airport.

PREMISES AFFECTED—158-10 101st Street, southwest corner of 158th Avenue, Block 14170, Lot 1, Howard Beach, Borough of Queens.

APPEARANCES—

For Applicant: George Lane and Rev. Joseph Hardy.

For Opposition: None.

For Administration: John J. Saunders, Board of Education.

ACTION OF BOARD—Resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Kleiert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox 5

Negative: 0

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on October 7, 1958 subject to regular procedure; and

WHEREAS, a public hearing was held on this application on March 3, 1959 after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site, 100th Street, 158th Avenue, 101st Street and 159th Avenue are in a residence use, E-1 area, class ½ height district; and

WHEREAS, the decision of the Borough Superintendent, dated August 13, 1958, as amended by decision dated November 13, 1958, acting on Alt. Applic. No. 1315-58, reads:

"1. The erection of an extension to the school structure to a height in excess of that permitted in a ½ height district at the street line when the structure is within two miles of an airport is contrary to Art. III Section 9A of the Zoning Resolution and contrary to Bd. of S & A Res. 178-57-BZ and is referred back to the Board for reconsideration."

and

WHEREAS, the applicant states that the premises consist of a plot, 560 feet frontage by 200 feet in depth; that it is proposed to erect an additional story on an existing parochial school to a total height of 44 feet; and

WHEREAS, the applicant states that the existing school structure, two stories in height, is owned by Our Lady of Grace Roman Catholic Church; that existing facilities are inadequate to accommodate all pupils in the parish and the addition of a story to the building is the only feasible way of providing the necessary additional facilities; that the Civil Aeronautics Administration, Department of Commerce, which has jurisdiction over the airport, by letter dated November 2, 1955, has stated that it has no objection to the proposed extension; and

WHEREAS, the applicant contends that there are many other streets in the area upon which the proposed structure could be built as a conforming use; that further, under Cal. No. 178-57-BZ, Vol. I, the Board previously granted approval for the erection of a convent in the same block by the same owner, although it was in excess of the permitted height; total height proposed 39'0"; that under all the circumstances, to grant the variance, would be in harmony with the general purpose and intent of section 9A of the Zoning Resolution; and

WHEREAS, the applicant states that the present owner has held title to the property since October 10, 1924 and that the assessed valuation of land is \$39,500; that the building was erected in 1925; and

WHEREAS, the premises and surrounding area were previously inspected by a committee of the Board.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 19, 1957, by adding thereto:

"that in the event the owner desires to construct a third story and make other changes as now proposed and indicated on plans filed with this application marked, "Received August 26, 1958," 8 sheets and "January 22, 1959," 2 sheets, such construction may be permitted

on condition that the previous resolution referring to the convent and as now permitted referring to the adjacent school building shall be complied with; and that all permits shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution."

635-57-BZ

APPLICANT—H. M. Cole, for 115 East 69th Street, Inc., owner.

SUBJECT—Application September 17, 1957—decision of the Borough Superintendent under section 7e of the Zoning Resolution, to permit in a residence use district, the use of the first floor as a legation for the Republic of Sudan to the United Nations and the second floor as an office for the Pharmaceutical Information Bureau.

PREMISES AFFECTED—115 East 69th Street, north side, 185 feet east of Park Avenue, Block 1404, Lot 8, Borough of Manhattan.

APPEARANCES—

For Applicant: H. M. Cole and H. G. Feinson.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Kleiert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox 5

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on December 16, 1958 after due notice by publication in the Bulletin; laid over for continuation of hearing to January 20, 1959, for applicant to obtain a new decision of the Borough Superintendent, submit revised plans and notices to be sent by regular mail, of a new date of hearing; and

WHEREAS, the applicant amended the papers and submitted a new decision of the Borough Superintendent and revised plans to limit the change in use to the second floor; and

WHEREAS, a public hearing was held on this application on January 20, 1959 after due notice by publication in the Bulletin; then laid over to February 3, 1959, for applicant to obtain new decision of the Borough Superintendent as to the use of the second floor under the Multiple Dwelling Law; then to February 10, 1959, for decision; applicant to file plan identical with that referred to in decision of the Borough Superintendent, dated November 26, 1958, showing compliance with the Multiple Dwelling Law for the second story; then to March 3, 1959, for inspection and decision; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site and Park Avenue are in a residence use, B area, class 1½ height district; East 69th Street and East 70th Street are in residence and local retail use, B area, class 1½ height districts; Lexington Avenue is in a local retail use, B area, class 1½ height district; that the zoning and height for these premises has been continuous since July 25, 1916; and

WHEREAS, the decision of the Borough Superintendent, dated August 26, 1957, as amended by decision dated December 23, 1958, acting on Alt. Applic. No. 585-57, reads:

"A-2. Use of 2nd sty. as office for Medical Research Publication not permitted in a Residence Dist. by Art. II Sec. 3, Zon. Resol."

and

WHEREAS, the applicant states that the premises consist of a plot, 20 feet frontage by 100 feet 5 inches in depth, on which is located a building of class 3, non-fireproof construction, five stories and penthouse in height, with a frontage of 20 feet and a depth of 99 feet 4 inches over all; that it is proposed to make minor alterations on the second floor, in order to adjust the premises for the proposed use; that the residential exterior and entrance to the building are to remain unchanged; and

MINUTES

WHEREAS, the applicant states that the earliest record in the Department of Buildings is Alt. Applic. No. 1330-50, when the building was converted from a private dwelling to class A multiple dwelling; that Certificate of Occupancy No. 38533 was issued for the building upon completion of the alteration; and

WHEREAS, the applicant contends that the entire building will be made to comply with the Multiple Dwelling Law and all Fire Department regulations and a new Certificate of Occupancy will be obtained; that due to the unusual character of the proposed occupancy on the second floor, it is felt that the character of the general area in which the building is located, as well as the general welfare or public health and safety, will not be affected in any detrimental manner by such occupancy within the building; and

WHEREAS, the applicant states that the present owner has held title to the property since March 9, 1956; that the assessed valuation of land is \$32,000 and of the building \$63,000 making a total of \$95,000; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended that the application be granted under certain conditions; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7 Subdivision e of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7e for a term of fifteen years, to permit the occupancy of the building as proposed except omitting the use previously requested as an office on the first floor for a legation since withdrawn, *on condition* that the building shall not be increased in height or area and in all other respects the building and occupancy as proposed shall comply with all laws, rules and regulations applicable thereto, as shown on plans filed with this application, marked "Received February 5, 1959", 3 sheets and area plan marked "Received September 17, 1957", superseding plans previously marked "Received September 17, 1957", 6 sheets; and that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

482-58-BZ

APPLICANT—Otto J. and Warren A. Sambach, for Anthony J. Amato, owner.

SUBJECT—Application August 12, 1958—decision of the Borough Superintendent, under Sections 7e, 7h and 21 of the Zoning Resolution, to permit in a residence use district, the erection of a one story building for use as a warehouse and office with the open area in front used for the parking of employees cars, the proposed structure does not provide a rear yard and exceeds the permitted area coverage.

PREMISES AFFECTED—156-08 107th Avenue, south side, 50 feet west of 157th Street, Block 10135, Lot 27, South Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Warren A. Sambach.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Kleintert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox 5

Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on January 20, 1959 after due notice by publication in the Bulletin; laid over to February 10, 1959, for inspection and decision; hearing closed; then to March 3, 1959, for inspection and decision; application to file revised plans; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site, 107th Avenue, 156th Street, 108th Avenue and 157th Street are in a residence use, D area, class 1 height district; that this whole block was zoned as

unrestricted use, A area, 1 height until January 13, 1941, at which time it was rezoned to its present residential use, D area, 1 height; and

WHEREAS, the decision of the Borough Superintendent, dated August 4, 1958 acting on N.B. Applic. No. 650-58, reads:

"1. The proposed erection of warehouse and offices, open area for parking of employees cars in a residence zone is contrary to Art. II Sec. 3 of Zoning Res.

2. Rear yard required in a residence D zone per Sec. 14 of Zoning Res.

3. Area occupancy of structure on plot is in excess of permitted area per Sec. 14 of Zoning Res."

and

WHEREAS, the applicant states that the premises consist of a plot, 75 feet frontage by 100 feet in depth; that the parcel of land is now being used as two parcels of land; that one parcel of the land has a one story and attic residence and garage, while the rest of the area is vacant land; that the residence structure and garage are to be demolished; that it is proposed to erect a structure set back off the street so that trucks will not block traffic on 107th Avenue; that the area in front of the building will be used for parking of employees' cars, and loading and unloading; that the building will be used for warehousing and general office area; and

WHEREAS, the applicant states that the vacant land has been cleaned up and a cyclone woven wire fence installed around the property to keep out undesirable people and trash; and

WHEREAS, the applicant contends that there appears to be no demand for the development of the premises for residential purposes, as directly across the street there is located a junk scrap yard where rags, cardboard, newspapers, etc. are collected and packed into bales; that the southwest corner of 107th Avenue and 157th Street, and the southeast corner of 156th Street, are occupied by grocery stores; that no building applications have been filed for this block since 1939; that at present, on lot 41, there is a series of garages that is used by a trucking concern; and

WHEREAS, the applicant states that the present owner has held title to the property since February, 1958; that the assessed valuation of land is \$2,250 and of the building \$3,500 making a total of \$5,750; that there is no date of the erection of the building; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended that the application be granted under certain conditions, as now proposed and indicated on revised plans; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivisions e and h of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Sections 7e and 7h for a term of twenty years, to permit the warehouse and parking uses as now proposed and shown on plans filed with this application, marked "Received August 12, 1958", 1 sheet and "February 25, 1959", 6 sheets, *on condition* that the building shall not be increased beyond the size now proposed and shown on revised plan marked "Received February 25, 1959"; that the space left unbuilt upon may be used for an open parking space for employees' cars only; that such space shall be leveled substantially to the grade of the street, surfaced with clean gravel or steam cinders, treated with a binder and properly rolled; that there shall be erected on all lot lines where masonry walls of adjoining buildings do not occur, fences of the chain link woven wire type, as now substantially existing and with no opening therein to 107th Avenue except one not over 15 feet in width, equipped with gates which shall normally be kept closed when the premises is not in operation; and *withdrawn* as to Objections 2 and 3 to comply; and that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

MINUTES

539-58-BZ

APPLICANT—Norman Lederer and Leonard Joseph, for Nugget Properties, Inc., owner.

SUBJECT—Application September 17, 1958—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a local retail use district, in an existing two story and cellar structure, the change in occupancy of one store on the first floor to a printing shop—factory.

PREMISES AFFECTED—147-57 41st Avenue and 41-02 149th Street, northwest corner, Block 5027, Lot 1, Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Leonard Joseph.

For Opposition: None.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative: 0

Negative: Chairman Murdock, Vice Chairman Kleinert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox 5

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on February 3, 1959 after due notice by publication in the Bulletin; laid over to March 3, 1959, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site is in a local retail use, C area, class 1 height district; 149th Street and 41st Avenue are in local retail and residence use, C area, class 1 height districts; 14th Street and Roosevelt Avenue are in a residence use, C area, class 1 height district; and

WHEREAS, the decision of the Borough Superintendent, dated August 25, 1958 acting on Alt. Applic. No. 2147-58, reads:

"1. The proposed use of factory in a local retail district is contrary to Art. 2, Sec. 4c of the Zone Res."

and

WHEREAS, the applicant states that the premises consist of a plot, 18 feet frontage by 97 feet in depth, on which is located a building containing two apartments on the second floor and two stores on the first floor, one on the corner and one on 41st Street; that Certificate of Occupancy No. 16271 was issued, showing stores on the first floor and dwelling on the second floor; that it is proposed to occupy the corner store as a job printing establishment; and

WHEREAS, the applicant states that the Department of Buildings has placed a violation against the building designating the printing shop as a factory, not permitted under the Zoning Resolution in a local retail use district; and

WHEREAS, the applicant contends that while the use of the premises as a printing plant does not conform to the Zoning Ordinance, it is conducted in such a manner as not to be a nuisance in any respect, either to the other tenants of the building or to the residents of the neighborhood; that the printing business, as carried on in this building constitutes far less of a nuisance than would the printing of a newspaper which is permitted on these premises under Section 4c of the Zoning Resolution, and it is therefore requested that the Board grant a variance permitting the use of the store on the subject premises as a printing establishment to be continued; and

WHEREAS, the applicant states that the present owner has held title to the property since 1955; that the assessed valuation of land is \$4,000 and of the building \$15,000 making a total of \$19,000; that the building was erected in 1925; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application should not be granted; and

WHEREAS, section 4c states only that the printing of a newspaper shall not be deemed manufacturing; such use and the use here proposed are subject to section 4d prohibiting a use that is offensive because of noise as is the

current use as found by the Committee which inspected the premises; and

WHEREAS, the Board found that there was no justification for the exercise of discretion to grant a zoning variance under Section 7, Subdivision e of the Zoning Resolution.

Resolved, that the decision of the Borough Superintendent, acting on Alt. App. 2147-58, Objection No. One be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

540-58-A

APPLICANT—Norman Lederer and Leonard Joseph, for Nugget Properties, Inc.; Erwin M. Gilbert, Inc., lessee.

SUBJECT—Application September 17, 1958—Appeal from a decision of the Borough Superintendent—factory in frame building.

PREMISES AFFECTED—147-57 41st Avenue and 41-02 149th Street, northwest corner, 1st floor, Block 5027, Lot 1, Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Leonard Joseph.

ACTION OF BOARD—Appeal denied.

THE VOTE TO GRANT—

Affirmative: 0

Negative: Chairman Murdock, Vice Chairman Kleinert, Commissioner Foley, Commissioner Fox and Commissioner Sleeper 5

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated August 25, 1958 on Alt. Applic. 2147/58 reads:

"2—The use of a frame bldg. for a factory is contrary to Sec. 4.1.3. of B.C."

and

WHEREAS, the applicant states that the building is 2 stories, 19 feet high, 18 feet by 72 feet in area, of class 4 construction, erected in 1925, located in a local retail use, C area, class 1 height district, used since 1954 as follows: Cellar—boiler and storage; 1st floor—stores, 25 persons; 2nd floor—dwellings; and

WHEREAS, the use of the corner store as a printing establishment with an occupancy of five (5) persons; and

WHEREAS, the applicant contends that the store is on street level and has adequate exits; that this establishment uses no materials that can be considered a fire hazard; that such stocks of paper as are kept on the premises would not be considered a hazard in connection with other permitted uses; that printing inks and various other materials used in the operation of this business do not constitute a fire hazard; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the appeal should not be granted in accordance with its recommendation as to 539-58-BZ.

Resolved, that the decision of the Borough Superintendent, acting on Alt. App. 2147-58, Objection No. 2 be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

552-58-BZ

APPLICANT—Frederick A. Ketcher and Charles Karsch, for 2574 7th Avenue Corp., owner; Eli Zelikoff and Zion Nelson, lessees.

SUBJECT—Application September 22, 1958—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a local retail use district, the continuance of a non-flashing, illuminated sign located above the first floor of the building and is not over the subject store.

PREMISES AFFECTED—200 West 149th Street and 2574 7th Avenue, southwest corner, Block 2034, Lot 36, Borough of Manhattan.

APPEARANCES—

For Applicant: Frederick A. Ketcher.

For Opposition: None.

MINUTES

ACTION OF BOARD—Application granted on condition.
THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Klei-
ert, Commissioner Foley, Commissioner Sleeper and
Commissioner Fox 5
Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on January 13, 1959 after due notice by publication in the Bulletin; laid over to February 10, 1959, for inspection and decision; hearing closed; then to February 25, 1959 for applicant to submit a letter for the Alcohol Beverage Control Board indicating their approval or disapproval of proposed sign; then to March 3, 1959, for applicant to obtain letter from the Alcoholic Beverage Control Board; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site and 7th Avenue are in a local retail use, B area, class 1½ height district; West 149th Street and West 150th Street are in local retail and residence use, B area, class 1½ height districts; that the premises was in a business use district until November 4, 1940 when it became local retail; that there has been no change in height or area since 1916; and

WHEREAS, the decision of the Borough Superintendent, dated September 12, 1958 acting on E.S. Applic. No. 377-58, reads:

"1. Sign is not over occupied store thus constituting an 'advertising sign', which is contrary to Sec. 4(a) (49) Z.R.

"2. Sec. 4-c of Z.R. restricts uses of building above the level of the 1st story ceiling to those permitted in a Residence District."

and

WHEREAS, the applicant states that the premises consist of a plot, 24.9 feet frontage by 100 feet in depth; that it is proposed to continue the maintenance of the existing, non-flashing, illuminated sign, which is located on the corner of the building in which the store is located; and

WHEREAS, the applicant states that the sign was erected in 1953; that Zone Violation No. 2 of 1958 was filed June 3, 1958; that Electric Sign Applic. No. 377-58 was filed June 5, 1958 and disapproved June 12, 1958; that at present this is a vertical sign attached to the corner of the building; that it is 16 feet long, starts 12 feet above the sidewalk and has three 18-inch wide faces; that the area of each side is 24 square feet; that it is located directly above the corner store, which is occupied as an ignition-carburetor service and tire repair shop; that the total wall area is 7200 square feet and the total sign area is 72 square feet; that there are four stores in this building and this sign attracts business to the most westerly store; that this sign does not advertise any national brands, but merely identifies the business which is in this building; that the sign cannot be construed as an advertising sign as it does not direct business elsewhere; that for all purposes, with no exceptions, it is an accessory use to a store on the same premises, and any benefit from this specific use is definitely limited to the premises; that besides, this premise is on one tax lot and one zone lot; and

WHEREAS, the applicant contends that when the sign was erected, neither the owner nor the lessee was aware of the specific zoning regulations pertaining to signs; that the area of the sign is only 1% the area of the building; that it cannot be objectionable as records in the Department indicate that there has been no neighborhood complaint since it was erected in 1953; that by placing the sign at the corner, it locates it 100 feet east of the residence district; that it is dark after midnight and is not used Sundays, is non-flashing and the letters are a soft yellow amber color; that along the east side of 7th Avenue, within the affected area, there are no dwellings at all—only the Interborough car repair shops; that it is not out of character for the neighborhood; and

WHEREAS, the applicant contends that this sign is a vital part of the business and the business cannot function with-

out it; that it is the only place on the premises where a sign could be placed, which can be seen, and which would attract some business; that it would be an extreme financial hardship to compel the lessee to remove this sign; that inasmuch as there are less than three years to go on the lease, it is requested that the Board grant a temporary variation for three years, to permit the maintenance of the existing non-flashing illuminated sign as an accessory use to the store; and

WHEREAS, the applicant states that the present owner has held title to the property since November 16, 1928; that the assessed valuation of land is \$16,500 and of the building \$21,500 making a total of \$38,000; that the building was erected in 1898; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended that the application be granted under certain conditions; and

WHEREAS, the Alcohol Beverage Board advised by letter that such a sign is not now approved but that the sign in question could remain as it was erected before the rule prohibiting such as sign was adopted; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision e of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7e for a term running with the term of the lease of the liquor store, said to be two-and-a-half years, to permit the continuance of the existing sign as proposed and indicated on plans filed with this application, marked "Received September 22, 1958", 5 sheets and "November 26, 1958", 1 sheet, *on condition* that the existing sign shall be non-flashing and not increased in height or area; that no additional sign shall be erected unless lawfully permitted in connection with the premises actually occupied by the liquor store; and that all permits, including a certificate of occupancy for such sign shall be obtained and all work completed within six months from the date of this resolution.

579-58-BZ

APPLICANT—Samuel Carr, for Frank and Joseph Imbriale, owners.

SUBJECT—Application October 7, 1958—decision of the Borough Superintendent, under sections 7c and 21 of the Zoning Resolution, to permit in a manufacturing and residence use district, in the existing one story building occupied as a junk yard with storage and garage for two cars and one truck, the installation of loading and unloading facilities in the open area.

PREMISES AFFECTED—264-268 Bay Ridge Avenue, south side, 124 feet, 10⅞ inches west of 3rd Avenue, Block 5871, Lot 40, Borough of Brooklyn.

APPEARANCES—

For Applicant: Samuel Carr.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.
THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Klei-
ert, Commissioner Foley, Commissioner Sleeper and
Commissioner Fox 5
Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on February 3, 1959 after due notice by publication in the Bulletin; laid over to March 3, 1959, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site and Bay Ridge Place are in manufacturing and residence use, C area, class 1¼ height districts; Bay Ridge Avenue is in manufacturing and retail use, C area, class 1¼ height districts; Ovington Avenue is in retail and residence use, C area, class 1¼ height districts; Third Avenue is in a retail use, C area, class 1¼ height district; and

MINUTES

WHEREAS, the decision of the Borough Superintendent, dated October 3, 1958 acting on Alt. Applic. No. 2930-57, reads:

"Obj. #3. Proposed loading and unloading area on a lot partly in a mfg. and partly in a residence use district in conjunction with a junk shop is contrary to Sec. 3 and 4-F of Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 53 feet 8½ inches frontage by 130 feet 6 inches in depth, upon which is located a one story brick, class 3 constructed building covering 22 feet 8 inches frontage by full depth, on a lot previously designated as lot 41, and contains office for the business indicated on this site and known as Building No. 1; that to the rear of the plot and east on part of the adjacent plot, which is 31 feet ½ inches in width, is a one story, class 3 building used for storage only, known as Building No. 3, in front of which is a class 3, one story building known as Building No. 2; that buildings No. 2 and No. 3 were constructed 27 years ago; that adjacent to Building No. 3 and east thereof is a narrow one story, class 3 building, now used as a garage and built at the same time as buildings No. 2 and No. 3; that this is known as Building No. 4 and was extended towards the front of the lot so that its entire depth is 51 feet 10 inches, during the year 1947 under Permit No. Alt. 4890 of 1947; including a curb cut under B.N. 377; that this alteration as of now has not been signed off; that immediately in front of Building No. 2 was a two story dwelling which was removed under Permit No. 659 of 1955, issued December 7, 1955; 27 feet by 55 feet, on Lot 40; that under Certificate of Occupancy—Alt. No. 1815-40—No. 101-11 of June 9, 1941, on lot 40, block 5871, the first floor occupancy was a junk shop; that under Certificate of Occupancy No. 101-11 superseded by No. 119527 for Buildings No. 1 and No. 2 dated January 13, 1948 the occupancy was on the first floor, junk shop use conjunctively; that it is proposed to use the open area, extending from the building line at the front, 31 feet by 60 feet approximately, for loading and unloading; and

WHEREAS, the applicant contends that such uses are permissible in a manufacturing area for the first 100 feet depth from the building line at Bay Ridge Avenue, under the Zoning Law; that in this area, because of the nature of its business, the owners have been at this location for 11 years; that because of the expansion of the business and because it is better for him and for the neighborhood that the curb be not blocked by trucks, this use is requested; that this requested use may be considered non-conforming extension because part of the owners lot to the rear is in residence; that access to the garage is necessary and therefore the area involved here becomes, instead of 30 x 60, 17 feet wide by 60 feet deep, and it is this additional space that must be considered in this variance; and

WHEREAS, the applicant states that the present owners have held title to the property since August, 1947; that the assessed valuation of land is \$7,000 and of the buildings \$12,000 making a total of \$19,000; that the buildings were erected in 1900 and 1940; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application should be granted on condition; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision c of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is granted under Section 7c to permit the extension of use as proposed and as indicated on plans filed with this application marked "Received October 7, 1958", one sheet and "January 14, 1959", 3 sheets, on condition that the building and use shall comply with all laws, rules and regulations applicable thereto; that on the side lot line where masonry walls of adjoining buildings

do not occur there shall be constructed a suitable fence to the satisfaction of the Borough Superintendent; that along the street building line of Bay Ridge Avenue there shall be a fence as proposed, with present and new gates therein which shall normally be kept closed when the premises are not being operated and with an existing curb continued opposite one gate and a new curb cut opposite the other gate and not over 15 feet in width; that all roof signs shall be removed and not replaced; that such portable fire-fighting appliances shall be maintained as the Fire Commissioner shall direct; and that all permits shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

620-58-BZ

APPLICANT—Coscia Realty Corp., through De Rose and Cavaliere, for Theresa Caravella and Carmine Luongo, owners.

SUBJECT—Application October 29, 1958—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit for a stated term of five (5) years, the parking and storage of more than five (5) pleasure type motor vehicles on a plot located partly in a residence and partly in a local retail use district.

PREMISES AFFECTED—408 East 116th Street, south side and 411-413 East 115th Street, north side, 95 feet east of 1st Avenue, Block 1709, Lots 5, 6 and 43, Borough of Manhattan.

APPEARANCES—

For Applicant: George J. Cavaliere.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Kleintert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox 5

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on February 3, 1959 after due notice by publication in the Bulletin; laid over to March 3, 1959, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site is in residence, local retail and retail use, B area, class 1½ height districts; East 115th Street is in residence and local retail use, B area, class 1½ height district; East 116th Street is in residence and retail use, B area, class 1½ height districts; Pleasant Avenue is in a residence use, B area, class 1½ height district; First Avenue is in retail and local retail use, B area, class 1½ height districts; that the premises are within a residence use district, except the westerly portion, 5 feet wide, within 100 feet of First Avenue, is located in a retail and local retail use district, respectively; that as of July 25, 1916 the entire property was zoned as a business district; that on May 28, 1938 that portion more than 100 feet from First Avenue was placed in its present residence designation, and on June 15, 1956 the portion within 100 feet of First Avenue was changed from its business designation to the present retail and local retail designation, respectively; that the height and area designations have not been changed since July 25, 1916; and

WHEREAS, the decision of the Borough Superintendent, dated October 7, 1958 acting on amendment to Alt. Applic. No. 1122-58, reads:

"1. The proposed parking lot for parking and storage of more than five (5) pleasure type motor vehicles located partially in a Residence Use & Local Retail Use Districts is contrary to Article II Section 3, 4, 4-c of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 37.3 feet and 50 feet frontage by 100 feet 11 inches and 100 feet 11 inches in depth, presently vacant; that there now exist concrete block or stone fence walls along lot lines, closing off this plot from adjoining yards,

MINUTES

with a wire fence and gate along the East 115th Street frontage; that part of the distance along the center line of the block between the two areas is closed off with a concrete block fence wall and the entire site is level with the sidewalk grade and surfaced with an impervious pavement; that according to the owner, the above improvements were erected and completed in 1947, but the records of the Department of Buildings fail to reveal any supporting information whatsoever; that from 1948 to 1957, the site was used as a playground by the Police Athletic League for a rental of one dollar per year; that it is proposed to remove the concrete block fence wall running along the center line of block; erect wire fence and gate along the East 116th Street frontage; construct a driveway across the sidewalk of each street frontage and comply in whatever other detail with the latest rules and regulations of the Department of Buildings relating to the use of vacant land for the parking and storage of motor vehicles; and

WHEREAS, the applicant contends that numerous former garages in the neighborhood have been demolished as the result of condemnation for public improvements and uses; that no provisions for tenant parking are available in the surrounding multiple or private dwellings; that spaces for parking and storage will be available only on a monthly basis, and for pleasure type motor vehicles only; that the gate at each street frontage will be kept locked at all times when not in use; that the proposed use would help to alleviate street congestion caused by the overflow of motor vehicles; that the principals in corporate vendee under contract are experienced operators of parking lots, which assures proper maintenance and policing at all times; that until June 12, 1958 the principals in corporate vendee under contract owned and operated licensed parking lots at locations as follows: 331-333 East 117th Street; 326 East 118th Street and 343 East 117th Street in the Borough of Manhattan; that while they are still continuing to operate same, they are doing so on a monthly rental basis, with The City of New York as landlord; that title was vested in the City on June 12, 1958 and now in process of condemnation for public educational purposes; that due to the size and shape of the plot, the character of the neighborhood and that a conforming use would not be economically sound at this time nor in the near future, the proposed use is the highest and best; and

WHEREAS, the applicant states that the present owners have held title to the property since March 21, 1946 and December 20, 1957 and that the assessed valuation of land is \$16,500; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and revised plan was filed by the applicant on February 6, 1959, showing no opening for entrance or exit through the premises on East 115th Street; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision h of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7h for a term of five years, to permit the premises to be occupied for the parking and storage of motor vehicles of the pleasure car type only, as proposed and indicated on plans filed with this application, marked "Received October 29, 1958", 2 sheets, and revised plan marked "Received February 6, 1959", 1 sheet, *on condition* that the premises shall be leveled substantially to the grade of the abutting streets, surfaced with clean gravel or steam cinders and treated with a binder and properly rolled; that along all lot lines there shall be erected a woven wire fence of the chain link type, to a height of not less than 5 feet, 6 inches, except that where block walls occur not less than 5 feet, 6 inches in height, such walls may be retained and at those points the woven wire fence need not be constructed; that such fences as required shall be erected along yards and courts so as to make a complete enclosure; that there shall be no opening to East 115th Street; that entrance and exit shall be solely from

East 116th Street; that during the term of this variance the premises shall be used for no other use and no building shall be erected thereon; that tenants of the parking lot shall have their car spaces assigned and be furnished with a key to the gates, which shall be locked at all times when cars are not moving in and out; that opposite the entrance of East 116th Street there may be a curb cut not exceeding 15 feet in width; that signs shall be restricted to a permanent sign attached to the fence on East 116th Street, advertising the parking and storage use, rates charged and such other information as the Commissioner of Licenses may require; that such sign shall not exceed 5 square feet shall not be illuminated nor extend beyond the building line; that such portable fire-fighting appliances shall be maintained as the Fire Commissioner shall direct; and that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

671-58-BZ

APPLICANT—Gustave Goldman, for Congregation Talmud Torah, R. Morris Kevelson, owners.

SUBJECT—Application November 20, 1958—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in an E-1 area district, the construction of a second story extension to the east end and a two story extension to the south end of the present two story community building occupying more than the permitted area.

PREMISES AFFECTED—1379-1387 East 96th Street, east side, 100 feet north of Avenue L, Block 8242, Lot 15, Borough of Brooklyn.

APPEARANCES—

For Applicant: Gustave Goldman.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Kleiner, Commissioner Foley, Commissioner Sleeper and Commissioner Fox 5
Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on February 3, 1959 after due notice by publication in the Bulletin; laid over to March 3, 1959, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site, Rockaway Parkway and East 96th Street are in business and residence use, D and E-1 area, class ½ height districts; Avenue K is in a residence use, E-1 area, class ½ height district; Avenue L is in a business use, D area, class ½ height district; that the E-1 district area portion of the site was changed on January 12, 1954 from a D area district; and

WHEREAS, the decision of the Borough Superintendent, dated October 20, 1958 acting on Alt. Applic. No. 2710-58 as amended December 18, 1958, reads:

"1. The area of the proposed extension within the limits of the E-1 district exceeds that permitted by Art. IV Sect. 15-A of the Zoning Resolution.

"2. Sect. 15, Art. IV of the Zoning Resolution requires a 25'-0" rear yard along the rear lot line in the E-1 area district.

"3. At least one 5'-0" side yard in the E-1 district is required by Sect. 15-A, Art. IV of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 108 feet frontage by 125 feet in depth, irregular, presently developed with Synagogue community building and caretakers' building; that the Synagogue and caretakers' buildings are class 4 type construction; that the community building is two stories in height and of class 3 construction; that it is proposed to alter the community building, class 3 type construction, by the addition of a two story extension on the rear and on two story wing to the

MINUTES

south; that it is also proposed to change the entrance stoops on the Synagogue and Community buildings as indicated on plans; and

WHEREAS, the applicant states that the present use of first floor is auditorium and kitchen, and second floor is class rooms; that the proposed use will be the same as the existing, except that the building will be larger in area; that the south wing will contain a kitchen on the first floor and library on the second floor; and

WHEREAS, the applicant further states that when the community buildings were erected in 1954, the correct area of the lot was complied with; that the proposed extension increases the occupied space of the lot; that the proposed computations are as follows:

Size of plot E-1 area.....	108'-0" x 161'-5" irregular
Area of plot E-1 area.....	14732 sq. ft.
Permitted area coverage when in D area	7334.80 sq. ft. or 55%
Permitted area coverage when in E-1 area	5892.00 sq. ft. or 40%
Area covered by present build- ings:	
Caretakers House	820 sq. ft.
Synagogue	2310 sq. ft.
Community Building ...	3045 sq. ft.
Vestibule	80 sq. ft.
Area coverage left remaining in D area	1084 sq. ft.
Area of portion purchased Nov. 1958	1059 sq. ft. 31'-6" x 36'-5"
Area of New Extension in E-1 area	757 sq. ft.
Total coverage	8001.56 sq. ft.
Excess coverage	2108.64 sq. ft. or 40%
Size of Plot in D area	20'-0" x 100'-0"
Existing Area of Vestibule ...	80 sq. ft.
Proposed area of Vestibule & stairs	187 sq. ft.
Size of Plot in D area	2000 sq. ft.
Permitted area to be used	1100 sq. ft. or 55%
Area of Extension	1200 sq. ft.
Excess of permitted area	100 sq. ft.
New Rear Extension Area	1726.50 sq. ft. in E-1
New Addition on side Area ..	1200.00 sq. ft. in D
Total	2926.50 sq. ft.

that the erection of the Community building was completed in 1951; that the Building Department inspectors signed for the completion inspection but the Certificate of Occupancy was not issued as shown in Building Department records; and

WHEREAS, the applicant also states that within the past two years, additional parcels of land have been acquired; that a 25 foot rear yard is not indicated and there are no required 5 foot side yards; that no light or air will be disturbed from the adjoining property; that at the north side and rear of the proposed extension is a 5 foot yard; and

WHEREAS, the applicant contends that the population of this section of Brooklyn has increased very rapidly and still more homes are being erected, and therefore a larger auditorium and more class rooms are necessary; that the building is to be used for religious school and religious functions; and

WHEREAS, the applicant states that the present owners have held title to the property since November 15, 1954; that the assessed valuation of land is \$35,000 and of the building \$75,000 making a total of \$110,000; that the building was erected November 15, 1954; and

WHEREAS, the premises and surrounding area were in-

spected by a committee of the Board and the committee recommended that the application should be granted; and

WHEREAS, the Board found that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21 of the Zoning Resolution, and is therefore entitled to relief as to area on the grounds of practical difficulty.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the area district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 21 as to area to permit the extensions of the building as proposed and as indicated on plans filed with this application marked "Received January 8, 1959", 11 sheets, *on condition* that the building shall not be further increased in height or area and in all other respects shall comply with all laws, rules and regulations applicable thereto; and that all permits shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

755-58-BZ

APPLICANT—Lama, Proskauer and Prober for Richard Zirinsky, owner.

SUBJECT—Application December 23, 1958—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a D area district, the extension of a present building covering more than the permitted area coverage.

PREMISES AFFECTED—72-25 Woodhaven Boulevard, 90-01 to 90-19 73rd Avenue, northeast corner, and 90-22 to 90-26 Metropolitan Avenue, Block 3884, Lot 2, Middle Village, Borough of Queens.

APPEARANCES—

For Applicant: James E. Vassalotti.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Klei-
ert, Commissioner Foley and Commissioner Sleeper.. 4

Negative: Commissioner Fox 1

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on March 3, 1959 after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site, Woodhaven Boulevard, Metropolitan Avenue, Trotting Court Lane and 73rd Avenue are in a business use, D area, class 1 height district; that as of July 25, 1916 the premises were in an unrestricted use district and received the present use designation on May 15, 1941; that as of July 25, 1916 the premises were in a class A area district and received the present area designation on February 5, 1940; and

WHEREAS, the decision of the Borough Superintendent, dated December 1, 1958 acting on N.B. Applic. No. 1698-58, reads:

"1. The proposed extension of the structure exceeds the allowable area permitted in a "D" area district and is contrary to Art. IV Sec. 14 (c) of Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 304.89 feet frontage by 189.99 feet in depth, presently being developed with a one story building of class 1 construction, having a frontage of 240 feet and a depth of 155 feet 4 inches and proposed to be occupied as bowling alleys, dining room, cocktail bar, snack bar, lounge, locker rooms, toilets, storage and boiler rooms; that the open area is proposed for parking of patrons cars, with no fee to be charged; that it is proposed to extend the present building and uses by erecting a new extension one story in height, of class 1 construction, 26 feet 10 inches by 240 feet, which will exceed the allowable area in a D area district; and

WHEREAS, the applicant states that the area of the plot is 66,784 square feet, the proposal is 43,513 square feet, the allowable area permitted to be occupied is 37,481 square

MINUTES

feet and therefore the proposal is 6,032 square feet in excess of the allowable area permitted in a D area district; and

WHEREAS, the applicant contends that the site is adjoined on the east by a one story office and warehouse building which is set 60 feet 9 inches east of the easterly line of the site, making the distance between the proposed extension and the adjoining building 67 feet 7¾ inches; that it can therefore readily be seen that the small excess area of 6,032 square feet cannot possibly have an adverse effect upon the adjoining property; that the assessed value of the land has been assumed at \$50,000; that the site, lot 2, and adjoining lot 34 are now taxed as one lot for a total of \$200,000 for land only; and

WHEREAS, the applicant states that the present owner has held title to the property since June 23, 1958; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that the owner's practical difficulty is set forth in his statement explaining the need for additional area because of the size and length of the alleys; that under the decision in the matter of Francis vs the Village of Bronxville the Board finds that this adjustment as to area is justified; and

WHEREAS, the Board found that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21 of the Zoning Resolution, and is therefore entitled to relief as to area on the grounds of practical difficulty.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the area district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 21 to permit the extension in area for the present building as to area coverage as proposed and indicated on plans filed with this application marked, "Received December 23, 1958," 7 sheets, *on condition* that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; and that all permits shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

Adjourned: 3:20 P.M.

JOSEPH J. DOYLE, *Chief Clerk*.

REGULAR MEETING

TUESDAY AFTERNOON, MARCH 3, 1959, 2 P.M.

Present: Chairman Murdock, Vice Chairman Kleinert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox.

637-58-A

APPLICANT—Lama, Proskauer and Prober, for Louis Kotler, owner; Surf Avenue Boys' Club, lessee.

SUBJECT—Application November 6, 1958—Appeal from a decision of the Borough Superintendent re use of frame building—business to public occupancy (Club rooms).

PREMISES AFFECTED—3523-3531 Surf Avenue, northeast corner of West 36th Street, Block 7046, Lot 43, Borough of Brooklyn.

APPEARANCES—

For Applicant: James E. Vassalotti.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Kleinert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox 5

Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated October 23, 1958 on Alt. Applic, 3586/58, reads:

"1. Proposed change of occupancy from business use

to a public building (Club Rooms) is contrary to 4.2.1 of Code."

and

WHEREAS, the applicant states that the building is 1 story, 13 feet high, non-fireproof construction, 85 feet 5½ inches by 31 feet 6¼ inches, irregular in area, located in retail use, C area, class 1 height district, built in 1914 for store use, altered under Alt. Applic, 3317/45 to stores and 2 families, for which Certificate of Occupancy 114903/46 was issued, used and occupied since 1954 as follows: Club room, 50 persons and 2 families; that the Building Department issued a violation for a change in occupancy from a use stated in the certificate of occupancy; that the owner was fined \$10 in the City Magistrates' Court for this violation of the Administrative Code; and

WHEREAS, the applicant proposes to re-hang present doors to improve exit facilities; that the proposed use is of a non-hazardous nature.

Resolved, that the decision of the Borough Superintendent, dated October 23, 1958, acting on Alt. Applic, 3586/58, Objection 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted*, to permit the change of occupancy from business use to club rooms, as proposed and shown on plans filed with this appeal, marked "Received November 6, 1958", 2 sheets, *on condition* that an additional door exit shall be constructed to West 36th Street from such section of the building as proposed to be used for a club; and that the building in all other respects shall comply with all laws, rules and regulations applicable thereto.

675-58-A

APPLICANT—Samuel Kaplan, for 57th Street Maspeth Realty Corp., owner; Kings Automatic Plating Co., lessee.

SUBJECT—Application November 24, 1958—Appeal from an order and a decision of the Fire Commissioner, re screened windows, 1st floor.

PREMISES AFFECTED—58-96 57th Street, west side, 431 feet, 6⅛ inches south of Grand Avenue, and 58-97 56th Street, Block 2631, Lot 19, Maspeth, Borough of Queens.

APPEARANCES—

For Applicant: Samuel Kaplan.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Kleinert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox 5

Negative: 0

THE RESOLUTION—

WHEREAS, the decision and order of the Fire Commissioner, dated September 25, 1958, on Order No. 6755-8, reads:

"1. Arrange all screens on windows on 1st story so as to be readily movable or removable from inside in such a manner as to afford the free and unobstructed use of such windows for the purpose of egress and to be left unlocked during working hours, Section 272 of the Labor Law."

and

WHEREAS, the applicant states that the premises consist of a lot 125 feet by 196 feet 5 inches in area, located in an unrestricted use, A area, class 1½ height district, upon which there is a 1 story 24.75 feet high, class 3 building, 100 feet by 194 feet in area, fronting on both 57th and 56th Streets; that the present use and occupancy is as follows: Factory (metal plating), 60 persons, for which Certificate of Occupancy 8745/53 was issued against N.B. Applic. 5496/51; and

WHEREAS, the applicant contends that there are 5 swinging door exits; that 3 of these, leading directly to the street, are 5 feet 4 inches wide; that the other 2 which lead to an exterior loading platform with access to 2 streets through a 22 foot wide driveway, are 5 feet wide; that there are also 3 overhead doors, of which two, 8 feet wide, lead to the exterior loading platform, the other, 10 feet wide directly

MINUTES

to street; that in addition there are two horizontal exits in the dividing fire wall, each 10 feet wide and each provided with a fireproof self-closing door; that there are a total of 28 windows on all 4 sides of the building; that these windows are approximately 6 feet above the floor; that since 1953, there have been 5 robberies committed on these premises; that access was gained through these windows in all cases; that there have also been an unusually large number of windows broken by vandals; that the building is equipped with a one-source sprinkler system; that considering the number of exits and the existence of an approved sprinkler system, the lives of the employees are properly safeguarded in event of fire.

Resolved, that the decision of the Fire Commissioner, dated September 25, 1958, acting on Order #6755-8, Objection #1, be and it hereby is *modified* and that the appeal be and it hereby is *granted* on condition that the building shall not be increased in height or area and that all the openings as proposed for exit to 57th Street and to driveways leading thereto shall be maintained openable at all times while the factory is in operation, as shown on plans filed with this appeal, marked "Received November 24, 1958", 1 sheet; and that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto.

25-59-A

APPLICANT—Steve Zedlovich, owner.

SUBJECT—Application January 13, 1959—filed pursuant to Section 35 General City Law, re relocation of building into bed of mapped street—proposed widening of Cryders Lane.

PREMISES AFFECTED—14-73 155th Street, northeast corner Cryders Lane, Block 4563, Lot 1, Beechhurst, Borough of Queens.

APPEARANCES—

For Applicant: Steve Zedlovich and Anna Zedlovich.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Kleintert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox 5
Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated January 12, 1959, on Alt. Applic. 3019/58, reads:

"1. Proposed location of structure in the bed of a mapped street is contrary to Sec. 35 of the General City Law."

and

WHEREAS, the applicant states that the building is one story, 12 feet 6 inches high, 24 feet by 41 feet 4 inches in area, of class 4 construction, erected in 1954 at another location to be moved to this location in a residence use, G-1 Area, class ½ height district; that the proposed use is a one family residence; and

WHEREAS, the applicant contends that the building is for his own use and is not intended for sale; that the size of the lot is such that in order to comply with the present required setbacks, the building will encroach upon the proposed 20 feet widening of Cryders Lane; and

WHEREAS the President of the Borough of Queens has advised this Board that there is an indicated widening of about 20 feet on the north side and about 5 feet on the south side of the dedicated area which is in private ownership; that there is no proceeding now pending to acquire the proposed widening; and

WHEREAS, the premises were inspected by a committee of the Board, which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, acting on Alt. App. 3019/58, Objection No. 1, be and it hereby is *modified* under the powers vested in the Board by Section 35 of the General City Law, and that the appeal be and it hereby is *granted*, to permit the continuance of the

one-story building in the location as shown on plans marked "Received January 13, 1959", 2 sheets, *on condition* that the building shall not be increased in height or area and shall continue as existing except; that in the event portion of the premises is acquired by the city for street widening of Cryders Lane, payment therefor shall be in accordance with the decision of the court and including the cost of altering the building to comply with the requirements so that the building will be inside the new street line.

746-57-A

APPLICANT—Samuel Rosenblum, for Alma G. Roos.

SUBJECT—Application October 10, 1957—Appeal from a decision of the Borough Superintendent—re egress.

PREMISES AFFECTED—147-149 West 22nd Street, north side, 249 feet, 6 inches east of 7th Avenue, Block 798, Lot 17, Borough of Manhattan.

APPEARANCES—

For Applicant: Samuel Rosenblum and Fritz Ordmann.

ACTION OF BOARD—Laid over to March 31, 1959, at 2 P. M. for inspection and decision; hearing closed.

90-59-A

APPLICANT—Goldwater and Flynn for Kimberly Arms, Incorporated, owner.

SUBJECT—Application February 13, 1959—re Disapproval for Tax Abatement and Tax Exemption re extensive alteration.

PREMISES AFFECTED—523-525 East 88th Street, north side, 270 feet 8½ inches west of East End Avenue, Block 1585, Lots 14 and 15, Borough of Manhattan.

APPEARANCES—

For Applicant: Richard Goldwater, Max Wechsler and Murray Steinberg.

For Opposition: T. V. Burke, M. F. Coti, Jack Linker and Solomon Sheer.

ACTION OF BOARD—Laid over to March 10, 1959, at 2 P. M. for inspection and decision; hearing closed.

98-59-A

APPLICANT—Goldwater and Flynn for Metsch Construction Corporation, owner.

SUBJECT—Application February 18, 1959—Tax Exemption and Abatement; Scope of work performed under Alteration so extensive as to constitute New Building.

PREMISES AFFECTED—435-443 East 85th Street, north side, 94 feet west of York Avenue, Block 1565, Lots 17, 18, 19, 20 and 21, Borough of Manhattan.

APPEARANCES—

For Applicant: Richard Goldwater, Bernard Metsch and Max Wechsler.

For Opposition: N. F. Coti, T. V. Burke, Jack Linker and Solomon Sheer.

ACTION OF BOARD—Laid over to March 10, 1959, at 2 P. M. for inspection and decision; hearing closed.

660-26-BZ

APPLICANT—Morris Kweller, for Nathan Drigand, owner.

SUBJECT—Application for consideration—reopening for amendment of resolution—re Application, decision of the Borough Superintendent; previously granted on condition, under section 7b of the Zoning Resolution, to permit the extension from an unrestricted district into a residence district of a proposed garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—769-783 Sheridan Avenue, west side, 198.22 feet south of East 158th Street, Block 2458, Lot 118, Borough of The Bronx.

APPEARANCES—

For Applicant: Morris Kweller.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Klein-

MINUTES

ert, Commissioner Foley, Commissioner Sleeper and
Commissioner Fox 5
Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on December 7, 1926, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on December 7, 1926, by adding thereto:

"that in the event the owner desires to maintain welding equipment with an electric or acetylene torch, such electric or acetylene torch may be provided as it is maintained only within the portion of the premises zoned for unrestricted use, and shall be subject to proper permit issued by the Fire Commissioner; and that a new Certificate of Occupancy shall be obtained." (Alt. Applic. 1047/58, Obj. December 15, 1958.)

145-36-BZ—Vol. II

APPLICANT—Frederick A. Ketcher, for Kesbec, Inc., owner; Alvin Kurbin, lessee.

SUBJECT—Application for consideration—reopening for amendment of resolution for curb cuts—re Application, decision of the Borough Superintendent; previously granted on condition, under sections 7c, 7i and 7h of the Zoning Resolution, to permit in a unrestricted and business use district, the extension for a permanent variation from the Zoning Resolution to present legal gasoline station; to replace the legal one story metal accessory building by a one story masonry accessory building at a different location, with the existing legal uses of lubritorium, motor vehicle repair shop with hand tools and parking and storage of more than 5 motor vehicles; and to permit the additional uses of office and sales, car wash and sale of used cars; and for a permanent variation for the continuing use of the present metal accessory building now used as a gasoline station and motor vehicle repair shop; temporary variation for the parking and storage of more than five (5) motor vehicles.

PREMISES AFFECTED: 3515 Webster Avenue and 413 Gun Hill Road, northwest corner, Block 3356, Lots 214 and 220, Borough of The Bronx.

APPEARANCES—

For Applicant: Frederick A. Ketcher.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Kleintert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox 5
Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on July 23, 1957 on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on October 27, 1956 as thereafter *amended* by resolutions adopted through July 23, 1957, only so far as it has reference to curb cuts, so that as *amended* this portion of the resolution shall read:

"that there may be four curb cuts along Webster Avenue in place of the three curb cuts as previously permitted; that such curb cuts shall be in accordance with the revised plans marked 'Received February 18, 1959', two sheets, showing present and proposed conditions as to such curb cuts; that the building heretofore permitted as attached to the accessory building toward the north formerly used for office for sales and storage may be used as an extension to the motor vehicle repair shop in the larger section of the building as passed by the Borough Superintendent under NB App. 1872-56, disapproved December 11, 1958 and that in all other

respects the resolution above cited shall be complied with." (Alt. App. 1021/56)

837-41-BZ

APPLICANT—Prebensam Realty Corp., owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which has expired January 26, 1959—re Application, decision of the Borough Superintendent; previously granted on condition, under section 7h of the Zoning Resolution, permitting in a residence use district, for a term of years, the parking and storage of motor vehicles.

PREMISES AFFECTED—156 Beach 68th Street, east side, 440 feet south of Rockaway Beach Boulevard, Block 360, Lot 29, Arverne, Borough of Queens.

APPEARANCES—

For Applicant: Sam Preffer.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Kleintert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox 5
Negative: 0

THE RESOLUTION—

Whereas, this application was granted by the Board on April 28, 1942, on certain conditions; and

WHEREAS, the term of variance was extended from time to time and last extended on January 26, 1954; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on April 28, 1942, and *amended* by resolutions adopted through January 26, 1954, only so far as it refers to the term of variance, so that as *amended* this portion of the resolution shall read:

"... granted under Section 7, Subdivision h for a term of 5 years from the date of this *amended* resolution, to permit; that other than as herein *amended* the resolution above cited shall be complied with in all respects; and that all permits, including a new Certificate of Occupancy, shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution." (Misc. Applic. 7059/47)

348-46-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Claire Turkel, Bertha and Hilda Zaudrer, owners.

SUBJECT—Application for consideration—reopening for extension of time to complete—re Application, decision of the Borough Superintendent; previously granted on condition, under section 7c of the Zoning Resolution, to permit in a business use district, the use of an existing four story Class 1 building for the storage of motor vehicles (no gasoline in cars) shipping and receiving, storage of cars and parts, office and packaging, preparation of cars for distribution, body and fender work, incidental painting and spraying, and technical instructions.

PREMISES AFFECTED—255-261 18th Street, north side, 150 feet east of 5th Avenue, Block 873, Lot 69, Borough of Brooklyn.

APPEARANCES—

For Applicant: James E. Vassalotti.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Kleintert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox 5
Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. II, on October 1, 1957 on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on March 4, 1958; and

MINUTES

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on October 1, 1957, as thereafter *amended* by resolution adopted on March 4, 1958 only as to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that all permits required, including a certificate of occupancy, shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution." (Alt. App. 823/57)

402-52-BZ—Vol. II

APPLICANT—Charles M. Spindler, for Edward Lehr, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which has expired February 11, 1959—re Application, decision of the Borough Superintendent; previously granted on condition, under sections 7e, 7f, 7h and 7i of the Zoning Resolution, permitting in a business and residence use district, the erection and maintenance of a building to be used as auto safety inspection station, motor vehicle repair shop and 21 one car garages, also proposed extension to extension of existing building partly in a business and partly in a residence use district for use as auto showroom, in conjunction with existing uses of gasoline service station, auto washing, lubrication, office, sale of auto accessories, minor repairs with hand tools only, parking and storage for more than five motor vehicles and outdoor sale and display of more than five motor vehicles on the unbuilt upon portion of the lot as granted by the Board.

PREMISES AFFECTED—572-590 Wyckoff Avenue, and 1444-1460 Hancock Street, southeast corner and 407-413 Weirfield Street, Block 3400, Lot 46, Borough of Brooklyn.

APPEARANCES—

For Applicant: Charles M. Spindler.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Kleintert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox 5
Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. II, on February 7, 1956 on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended from time to time and last extended on February 11, 1958; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on February 7, 1956, only as to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that plans have been approved by the Department of Buildings, work is under way that all permits required, including a certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution." (Alt. App. 3532-55 Objection dated Feb. 17, 1959.)

585-52-BZ—Vol. IV

APPLICANT—Henry J. Nurick, for Eisner and Lubin, owners.

SUBJECT—Application for consideration—reopening for amendment of resolution—re Application, decision of the

Borough Superintendent; previously granted on condition, under section 7h of the Zoning Resolution, to permit in a restricted retail use district, the maintenance of a public parking lot for the parking of more than 5 motor vehicles for a stated term of five years.

PREMISES AFFECTED—809-817 1st Avenue, west side, 40.5 feet north of East 45th Street and 339-341 East 45th Street, Block 1338, Lots 21, 25, 26, 27, 28 and 124, Borough of Manhattan.

APPEARANCES—

For Applicant: Henry J. Nurick.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Kleintert, Commissioner Foley and Commissioner Fox 4
Negative: 0
Absent: Commissioner Sleeper 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. IV, on June 24, 1958, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 24, 1958, by adding thereto:

"that there may be an additional curb cut, 20 feet in width along First Avenue, as passed on by the Borough Superintendent under Alt. App. 645/57, objection dated February 2, 1959; on condition that in all other respects the resolution above cited shall be complied with."

484-53-BZ

APPLICANT—Frank J. Ross, for Thomas and Louis Filomio, owners.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired March 2, 1959—re Application, decision of the Borough Superintendent; previously granted on condition, under sections 7e and 7A of the Zoning Resolution, to permit in a residence and business use district, the erection and maintenance of an automobile laundry (principal business) with an entrance nearer to the residence use district than is permitted.

PREMISES AFFECTED—3816 Boston Road, southwest corner of DeKemper Avenue, Block 5257, Lot 7, Borough of The Bronx.

APPEARANCES—

For Applicant: Frank J. Cafaro.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Kleintert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox 5
Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on March 2, 1954, on certain conditions; and

WHEREAS, the applicant requested an extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on March 2, 1954 only so far as it refers to the term of variance, so that as *amended* this portion of the resolution shall read:

"... granted under Section 7, Subdivisions e and h for a term of five years from the date of this *amended* resolution, to permit.....; that other than as herein *amended* the resolution above cited shall be complied with in all respects; and that all permits, including a new Certificate of Occupancy, shall be obtained and all work completed within the requirements of

MINUTES

Section 22A of the Zoning Resolution from the date of this *amended* resolution." (N.B. Applic. 619/53)

202-54-BZ—Vol. II

APPLICANT—Leonard F. Rothkrug, Herbst and Rus-
ciano for Fanni Di Lello and Steven Letizia, owners.

SUBJECT—Application for consideration—reopening for
amendment of resolution—re Application, decision of the
Borough Superintendent; previously granted on condition,
under sections 7c and 7e of the Zoning Resolution, to
permit in a local retail use district, a three-bay extension
to the existing gasoline service station building with ac-
cessory uses of lubritorium, car wash, motor vehicle
repairs and office, the plot also contains a two-story dwell-
ing

PREMISES AFFECTED—3020 Eastchester Road, east
side 100.06 feet north of Adea Avenue, Block 4766, Lots
41 and 43, Borough of The Bronx.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

ACTION OF BOARD—Application reopened and resolu-
tion amended.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Klein-
ert, Commissioner Foley, Commissioner Sleeper and
Commissioner Fox 5

Negative: 0

THE RESOLUTION—

WHEREAS, this application was amended by the Board as
Vol. II, on December 16, 1958 on certain conditions; and

WHEREAS, the applicant requested an amendment of the
resolution.

Resolved, that the Board of Standards and Appeals does
hereby *amend* the resolution adopted on December 16, 1958,
by adding thereto:

"that in the event the owner desired to increase the
depth of the accessory building from 31 feet, 8 inches
to 42 feet, 8 inches, for a portion of the building toward
the south as now indicated on revised plans marked,
'Received February 13, 1959,' 2 sheets, such change
may be permitted provided the extension of the building
in depth toward the rear is as shown, and the height is
in agreement with the adjoining section; that if the
owner desires to reface the front of the building
throughout with face brick, such refacing may be done;
and that in all other respects the resolution above cited
shall be complied with." (Alt. 1166/57)

583-56-BZ

APPLICANT—Leonard F. Rothkrug, for Sam Rose Realty
Corp., owner.

SUBJECT—Application for consideration—reopening for
extension of time to complete which has expired Febru-
ary 18, 1959—re Application, decision of the Borough
Superintendent; previously granted on condition, under
section 7a of the Zoning Resolution, permitting in a busi-
ness use district, for a term of 15 years, the erection
and maintenance of a gasoline service station, lubritorium,
car washing (non-automatic) minor motor vehicle repairs,
hand tools only.

PREMISES AFFECTED—3106-3116 Voorhies Avenue and
2702-2712 Knapp Street, southwest corner, Block 7510,
Lot 6, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

ACTION OF BOARD—Application reopened and time to
complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Klein-
ert, Commissioner Foley, Commissioner Sleeper and
Commissioner Fox 5

Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on
February 13, 1957 on certain conditions; and

WHEREAS, time to obtain permits and complete the work
was extended on February 18, 1958; and

WHEREAS, the applicant requested a further extension of
time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does
hereby *amend* the resolution adopted on February 13, 1957
only as to the time within which to obtain permits and
complete the work, so that as *amended* this portion of the
resolution shall read:

"that all permits required, including a certificate of
occupancy, shall be obtained and all work completed
within the requirements of Section 22A of the Zoning
Resolution from the date of this *amended* resolution."
(N.B. App. 1627/56)

732-57-BZ

APPLICANT—Reginald S. Hardy, for Miriam Mandel and
Marion Kroll, Equitable Owners; City of New York
owner as of filing date.

SUBJECT—Application for consideration—reopening for
extension of time to complete—re Application, decision of
the Borough Superintendent; previously granted on con-
dition, under sections 7f, 7i and 7e of the Zoning Resolu-
tion, to permit in a business use district, the erection and
maintenance of a gasoline service station, lubritorium,
auto laundry (non-automatic), minor repairs with hand
tools only and parking of motor vehicles awaiting service
for a stated term of fifteen (15) years.

PREMISES AFFECTED—157-05 Cross Bay Boulevard
and 93-02 to 93-10 157th Avenue, southeast corner, Block
14152, Lot 60, Howard Beach, Borough of Queens.

APPEARANCES—

For Applicant: R. S. Hardy.

ACTION OF BOARD—Application reopened and time to
complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Klein-
ert, Commissioner Foley, Commissioner Sleeper and
Commissioner Fox 5

Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on
May 13, 1958 on certain conditions; and

WHEREAS, the applicant requested an extension of time to
obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does
hereby *amend* the resolution adopted on May 13, 1958 only
as to the time within which to obtain permits and complete
the work, so that as *amended* this portion of the resolution
shall read:

"that all permits required, including a certificate of
occupancy, shall be obtained and all work completed
within the requirements of Section 22A of the Zoning
Resolution from the date of this *amended* resolution."
(N.B. App. 2850/57)

327-22-BZ—Vol. II

APPLICANT—Robert Gottlieb, for Dulgreen Holding
Corporation, owner.

SUBJECT—Application for consideration—reopening as
Vol. II subject to regular procedure—re Application, or-
der of the Fire Commissioner; previously granted on
condition, to permit the maintenance of three metal
garages, for five cars.

PREMISES AFFECTED—1224 Hoe Avenue, east side,
125 feet south corner of Freeman Street, Block 2986,
Lots 12 and 13, Borough of The Bronx.

APPEARANCES—

For Applicant: Robert Gottlieb.

ACTION OF BOARD—Application reopened as Vol. II,
subject to the regular procedure.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Klein-
ert, Commissioner Foley, Commissioner Sleeper and
Commissioner Fox 5

Negative: 0

MINUTES

164-46-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Joseph P. Clavin, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired October 8, 1958—re Application, decision of the Borough Superintendent; previously granted on condition, under section 7e of the Zoning Resolution, to permit in a residence use district, the proposed enlargement of undertaker's establishment and proposed extension of business use in excess of that granted by the Board.

PREMISES AFFECTED—7722-7736 4th Avenue and 375-379 78th Street, northwest corner, Block 5960, Lot 50, Borough of Brooklyn.

APPEARANCES—

For Applicant: James E. Vassalotti.

ACTION OF BOARD—Application reopened and set for hearing on April 14, 1959, at 10 A. M., subject to the regular procedure.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Kleintert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox 5

Negative: 0

911-47-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Jewel Plumbing and Heating Company, Inc., owner.

SUBJECT—Application for consideration—reopening as Vol. II subject to regular procedure—re Application, decision of the Borough Superintendent; previously granted on condition, under section 7c of the Zoning Resolution, to permit in a residence use district, the change in occupancy from garage for more than 5 motor vehicles, to garage for 5 trucks, storage of plumbing supplies, plumbing and heating shop and cutting and pipe threading.

PREMISES AFFECTED—474 Hemlock Street, west side, 125 feet south of Liberty Avenue, Block 4198, Lot 17, Borough of Brooklyn.

APPEARANCES—

For Applicant: James E. Vassalotti.

ACTION OF BOARD—Application reopened as Vol. II, subject to the regular procedure.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Kleintert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox 5

Negative: 0

191-53-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Socony Mobil Oil Co., owner.

SUBJECT—Application for consideration—reopening as Vol. II subject to regular procedure—re Application, decision of the Borough Superintendent; previously granted on condition, under sections 7c, 7i and 7A of the Zoning Resolution, permitting in the business use district portion of a lot located in a residence and business use district, the extension and change in use of five car garage and store-room to include auto upholstery shop, car wash, motor vehicle repairs and wheel alignment and five car garage; and the change of use of accessory building of existing gasoline station from stores, lubritorium, office and office on 2nd floor to gasoline station, lubritorium stores, office and auto showroom for sale of motor vehicles, and office on 2nd floor; and to permit the parking and storage of motor vehicles on unbuilt portion of lot, with a curb cut nearer to residence use district than is permitted.

PREMISES AFFECTED—42-02 to 45-18 Queens Boulevard, south side, from 42nd to 43rd Streets; 45-01 to 45-09 42nd Street, and 45-02 to 45-10 43rd Street, Block 169, Lot 22, Long Island City, Borough of Queens.

APPEARANCES—

For Applicant: James E. Vassalotti.

ACTION OF BOARD—Application reopened as Vol. II, subject to the regular procedure.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Kleintert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox 5

Negative: 0

613-54-BZ—Vol. II

APPLICANT—Tufaro Realty Corporation, owner.

SUBJECT—Application for consideration—reopening as Vol. II subject to regular procedure—re Application, decision of the Borough Superintendent; previously denied, under section 7h of the Zoning Resolution, to permit in a residence use district the parking and storage of motor vehicles for patrons only—no fee to be charged.

PREMISES AFFECTED—111-04 41st Avenue, southeast corner of 111th Street, Block 2014, Lot 5, Corona, Borough of Queens.

APPEARANCES—

For Applicant: Joachim Titolo.

ACTION OF BOARD—Application reopened as Vol. II, subject to the regular procedure.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Kleintert, Commissioner Foley and Commissioner Fox 4

Negative: 0

Absent: Commissioner Sleeper 1

200-58-BZ—Vol. II

APPLICANT—Lama, Proskauer & Prober, for Naneld Realty Corp., owner.

SUBJECT—Application for consideration—reopening as Vol. II subject to regular procedure—re Application, decision of the Borough Superintendent; previously denied—under section 7e of the Zoning Resolution, to permit in a residence use district, in a one-story and basement building now under construction for use as a medical center, the change in use of the doctor's office number one, located in the basement, to a pharmacy with a business sign on the face of the building.

PREMISES AFFECTED—10-16 162nd Street and 160-35 to 160-39 11th Avenue, northwest corner, Block 4579, Lot 1, Beechhurst, Borough of Queens.

APPEARANCES—

For Applicant: James E. Vassalotti.

ACTION OF BOARD—Application reopened as Vol. II subject to regular procedure.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Kleintert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox 5

Negative: 0

147-38-SM

APPLICANT—Johns-Manville Sales Corporation, owner.

SUBJECT—Application for consideration—reopening for report as to additional use—re Transite Flue Pipe; previously approved.

APPEARANCES—

For Applicant: W. L. Keplinger and O. V. Mallek.

ACTION OF BOARD—Application reopened for report as to additional use.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Kleintert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox 5

Negative 0

799-47-SM

APPLICANT—Kohler Company, owner.

SUBJECT—Application for consideration—reopening for report as to change of construction—re Kohler Co. Sink and Lavatory Fitting, Models K-8605 and K-8245; previously approved.

APPEARANCES—

For Applicant: K. Hasselbrink.

3

University of Illinois Library
Serials Dept.
Urbana, Ill.

MINUTES

ACTION OF BOARD—Application reopened for report as to change of construction and test if necessary.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Kleinert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox. 5
Negative 0

552-50-SA—Vol. III

APPLICANT—Bowser, Inc., owner.

SUBJECT—Application for consideration—reopening for amendment of resolution as to additional models—re Bowser Self-Contained Gasoline Pumps, Models 520-A, 521, 525, 530, 575-A, 585, 595, 596 with or without suffix K, KR and R, Models 1100, 1100R 1101R, 1102 and 1500 Series; previously approved.

APPEARANCES—

For Applicant: R. E. Kruse.

ACTION OF BOARD—Application reopened as to amendment in connection with additional models.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Kleinert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox. 5
Negative 0

912-52-SM

APPLICANT—The Dow Chemical Company, owner.

SUBJECT—Application for consideration—reopening for test and report as to additional use and trade name—re Styrofoam No. 22 and No. 33 (insulation); previously approved.

APPEARANCES—

For Applicant: Henry Barish.

ACTION OF BOARD—Application reopened for test and report as to additional use and trade name.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Kleinert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox 5
Negative: 0

364-55-SM

APPLICANT—Fullerton Manufacturing Corp., owner.

SUBJECT—Applicaton for consideration—reopening for amendment as to additional trade name—re—Flur-O-Lux Luminous Ceilings, plastic light diffuser, previously approved.

APPEARANCES—

For Applicant: Lawson Fullerton and Patrick Fegan.

ACTION OF BOARD—Application reopened to amend as to additional trade name.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Kleinert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox 5
Negative: 0

951-57-SA

APPLICANT—Ducane Heating Corporation, owner.

SUBJECT—Application for consideration—reopening for test and report, additional model, trade name, and use—re—Ducane Oil-fired Forced Warm Air Furnace, Models HS-84, CS-95, CS-110, S-140, S-180, S-250, C-84, HB-95, MB-110, LB-95, LB-110, LB-150, and LB-180, previously approved.

APPEARANCES—

For Applicant: H. S. Woodruff.

ACTION OF BOARD—Application reopened for test and report, in connection with the proposed additional model, trade name and use.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Kleinert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox 5
Negative: 0

Adjourned: 5:10 P.M.

JOSEPH J. DOYLE, *Chief Clerk.*

BULLETIN

OF THE

BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

Issued under authority of Chapter 27, Section 665 of the Charter of the City of New York
Published weekly by the Board of Standards and Appeals at its office, 80 Lafayette Street, 9th Floor, Manhattan,
New York 13, N. Y.

Vol. XLIV

Subscription
\$15.00 a year

March 17, 1959

Single Copies, 25 cents
By Mail, 30 cents

No. 11

DIRECTORY

BOARD OF STANDARDS AND APPEALS

HARRIS H. MURDOCK, Chairman

EDWIN W. KLEINERT, Vice Chairman

MAX H. FOLEY

HAROLD R. SLEEPER

HUGH P. FOX

SAMUEL L. BECKER, Director

JOSEPH J. DOYLE, Chief Clerk

OFFICE—80 Lafayette Street, 9th Floor, Manhattan, New
York 13, N. Y.

TELEPHONE—WHitehall 3-3600, Extensions 2600-2609, 2769-
2770 and 3020-3024.

Address all communications to the Chairman

CONTENTS

Docket.

Notice of Hearing Calender.

Minutes of Regular Meeting, Tuesday Morning, March
10, 1959, Affecting Calendar Numbers 144-19-BZ—Vol.
IV, 18-37-BZ—Vol. IV, 630-38-BZ—Vol. III, 206-42-
BZ—Vol. II, 19-57-BZ, 125-57-BZ, 157-57-BZ, 222-
57-BZ—Vol. II, 565-57-BZ, 292-58-BZ, 672-58-A, 300-
58-BZ, 450-58-BZ, 477-58-BZ, 525-58-BZ, 584-58-BZ,
585-58-BZ, 593-58-BZ, 633-58-BZ, 666-58-BZ, 678-58-
BZ, 690-58-BZ, 712-58-BZ, 763-58-BZ, 764-58-BZ, 774-
58-BZ, 554-58-A, 468-27-BZ—Vol. II, 479-39-BZ—Vol.
III, 82-40-BZ—Vol. III, 514-45-BZ—Vol. II, 515-45-A
—Vol. II, 189-52-BZ—Vol. II, 663-54-BZ, 881-54-BZ—
Vol. II, 302-55-BZ, 137-56-BZ, 117-58-BZ, 501-58-BZ,
514-58-BZ, 553-58-BZ, 557-58-BZ, 572-58-BZ, 573-58-
BZ, 606-58-BZ, 609-58-BZ, 659-58-BZ, 663-58-BZ, 664-
58-A and 703-58-BZ.

Minutes of Regular Meeting, Tuesday Afternoon, March
10, 1959, Affecting Calendar Numbers, 725-49-SA, 272-
55-SA, 123-56-SA, 454-58-SA, 342-39-SM—Vol. II,
627-57-A, 559-58-A, 90-59-A, 98-59-A, 1238-23-S—Vol.
II, 963-54-A, 86-55-A—Vol. II, 305-58-A, 430-58-A,
586-58-A, 639-58-A, 1187-23-BZ—Vol. II, 313-33-BZ—
Vol. III, 318-34-BZ—Vol. II, 27-40-BZ—Vol. II, 588-

HOURS OF CONSULTATION

10 A.M. to 1 P.M.

Any person desiring to consult the chairman, director or
the engineers, pertaining to the work of the board, will be
seen only between the hours of ten in the morning and one
in the afternoon—Saturdays excepted.

PUBLIC HEARINGS

Tuesdays at 10 a.m. and 2 p.m.

Special meetings as published in this Bulletin.

All hearings are held at 80 Lafayette Street, 9th Floor,
Borough of Manhattan.

NOTICE TO APPELLANTS AND APPLICANTS

No appeal or application will be entertained in connection
with which court proceedings are pending or in progress,
unless exception is granted by the chairman, nor accepted
which is not filed within thirty days from the date of the
action of the Administrative Official.

Any communication purporting to be an appeal or appli-
cation shall be regarded as a mere notice of intention to seek
relief until it is filed on the form required by the rules of
this board.

Upon receipt of any such communication the writer will
be supplied with the official forms for presenting his appeal
or application.

At the time of filing an appeal or application, the appel-
lant or applicant shall forward a signed notice of appeal
addressed to the Administrative Official either Borough
Superintendent of Buildings or Fire Commissioner and file
with this board a duplicate of said notice.

Appellants and applicants are advised that their plans must
indicate the points of the compass so as to establish the true
location and position of the property, the subject of the
appeal or application.

Appeals and applications will be simplified and disposition
of same expedited by conforming to these directions.

HARRIS H. MURDOCK, *Chairman.*

41-BZ, 676-41-BZ, 346-47-BZ—Vol. II, 201-48-BZ, 45-
53-BZ—Vol. II, 849-53-BZ, 889-55-BZ—Vol. II, 584-
56-BZ, 634-56-BZ, 107-57-BZ, 27-58-BZ, 937-27-BZ—
Vol. II, 372-47-BZ, 870-55-BZ—Vol. II, 148-56-BZ and
910-57-BZ.

CALENDAR

DOCKET

New Cases filed up to March 10, 1959

Cal. No. Dept. Premises Affected

126-59-A—B.Q.—100-20 Northern Boulevard, southwest corner of 101st Street, Block 1715, Lot 10, Corona, Borough of Queens; under section 35, General City Law re building partially in the bed of a mapped street—proposed widening of 101st Street, Alt. 3001-58.

127-59-BZ—B.Bx.—413-415 East 152nd Street, north side, 120 feet east of Melrose Avenue, Block 2374, Lot 100, Borough of The Bronx, Alt. 480-58—re change in use to manufacturing, storage and office, etc.—residence use district.

128-59-A—B.Bx.—413-415 East 152nd Street, north side, 120 feet east of Melrose Avenue, Block 2374, Lot 100, Borough of The Bronx, Alt. 480-58—re factory use in non-fireproof construction.

129-59-SA—Ogden Water Purifiers, Models A, AB, AL, B, manufactured by Water Purifier, Inc., Appliance.

130-59-BZ—B.Q.—45-17 Little Neck Parkway, northeast corner of Pembroke Avenue, Block 8260, Lot 98, Little Neck, Borough of Queens, Alt. 2962-58—re parking and storage for more than 5 motor vehicles—restricted retail use district.

131-59-SA—Bilton Pumps, Figures 1025 and 1125 Pumps, manufactured by Byron Jackson Pumps, Inc., Appliance.

132-59-SA—AFCO Gas-Fired Air Conditioning Units, Models SH-75, SH-90, SH-105, SH-135, 12-GC-2, 23-GC, 28-GC, 33-GC, 50-UH, 100-UH, 160-UH, 250-UH, manufactured by American Furnace Co., Appliance.

133-59-SA—Hauck Liquid Propane Burner, Models LAK, LSL, LSM, LDZ and LSW, manufactured by Hauck Manufacturing Co., Appliance.

134-59-BZ—B.Bx.—1151-Paulding Avenue, southwest corner of Poplar Street, Block 4063, Lots 1 and 40, Borough of The Bronx, N.B. 401-58—re gasoline service station, lubritorium, minor repairs, parking of motor vehicles, etc.—retail use district.

135-59-BZ—B.B.—20-32 Caton Avenue and 282-286 McDonald Avenue, southwest corner, Block 5323, Lots 5 and 6, Borough of Brooklyn, N.B. 2621-58—re gasoline service station, lubrication, autowashing—non-automatic, parking and storage of motor vehicles, etc.—business and residence use district.

136-59-BZ—B.B.—1630-1640 Bushwick Avenue, southeast corner of Conway Street, Block 3476, Lot 25, Borough of Brooklyn, N.B. 2583-58—re gasoline service station, auto washing, lubritorium, parking and storage of cars awaiting service, etc.—business use district.

137-59-BZ—B.M.—10-18 East 112th Street, south side and 21 East 111th Street, Block 1617, Lots 10, 61, 62, 63, 64 and 65, Borough of Manhattan, Alt. 1550-58—re parking and storage for more than 5 motor vehicles—residence use district.

138-59-A—B.B.—474 Hemlock Street, west side, 125 feet south of Liberty Avenue, Block 4198, Lot 17, Borough of Brooklyn, Alt. 4125-58—re garage use in non-fireproof construction.

139-59-SA—HY-LO Oil-Burning Heater, Standard Model, manufactured by Scheu Products Co., Appliance.

140-59-BZ—B.Q.—14-24 118th Street, west side, 100.01 feet north of 14th Road, Block 4052, Lot 24, College Point, Borough of Queens, Alt. 2887-58—re change in use to machine shop, storage and offices, etc.—residence use district.

Restored to Docket

1238-23-A—Vol. II—B.M.—31 West 54th Street, north side, 535 feet west of 5th Avenue, 5th floor, Block 1270, Lot 16, Borough of Manhattan, Amendment to Alt. 1477-57—re use of 5th floor for an apartment.

342-39-SM—Vol. II—Gold Bond Metal Lath and Lathing Accessories—for use in plastering operations, manufactured by National Gypsum Company; reopened for report as to added channels, Material.

148-56-BZ—B.Bx.—1437 Longfellow Avenue, west side, 150 feet south of Jennings Street, Block 2999, Lots 31 and 32, Borough of The Bronx, Amendment to Alt. 93-56—reopened for consideration as to extension of time to complete—re parking lot for more than 5 motor vehicles—residence use district.

870-55-BZ—Vol. II—B.B.—5402-5412 Church Avenue and 261-271 East 54th Street, southeast corner, Block 4702, Lot 1, Borough of Brooklyn, N.B. 239-59—re auto showroom, gasoline service station, lubritorium, car washing, parking and storage of motor vehicles, etc.—retail use district.

910-57-BZ—B.M.—2309-2319 8th Avenue and 301-315 West 124th Street, northwest corner, Block 1951, Lot 29, Borough of Manhattan, N.B. 121-57—reopened and restored to docket re gasoline service station, lubritorium, car washing, parking and storage of motor vehicles—business use district.

937-27-BZ—Vol. II—B.B.—5338-5342 Kings Highway and 5215-5225 Farragut Road, northwest corner, Block 7948, Lot 22, Borough of Brooklyn, Alt. 3916-58—re gasoline selling station, lubritorium, laundry, auto repair shop, parking and storage of more than 5 motor vehicles, etc.—business and partly unrestricted use district.

DESIGNATIONS: B.—Department of Buildings; B.B.—Department of Buildings, Brooklyn; B.M.—Department of Buildings, Manhattan; B.Q.—Department of Buildings, Queens; B.R.—Department of Buildings, Richmond; B.Bx.—Department of Buildings, Bronx; H.D.—Health Department; F.D.—Fire Department, and M. and A.—Dept. of Marine and Aviation.

RULES

Last Publication

Arc and Gas Welding and Oxygen Cutting	Nov. 27, 1956.
Carbon Dioxide Liquefier, Rules..	Mar. 18, 1947—Vol. 32, No. 11
Cements, Air Entraining Portland, Rules for Approval and Use of.	April 12, 1955.
Cements, Blended, Rules for Testing and Use of	Mar. 15, 1955—Vol. 40, No. 11
Certificate of Occupancy, approved form	Dec. 28, 1943—Vol. 28, No. 52A

CALENDAR

Last Publication

Concrete Flat Slabs, Rules	July 13, 1937—Vol. 22, No. 28
Concrete Masonry Units, Rules for Manufacture, Testing and Use of	April 24, 1951—Vol. 36, No. 7A
Dry Cleaning Establishments, Rules Covering	Sept. 15, 1955.
Concrete Rules (Hydrated Lime) ..	Aug. 3, 1937—Vol. 22, No. 31
Elevator Rules	Mar. 3, 1936—Vol. 21, No. 9
Erection, Alteration, Repair, Excavation for and Demolition of Buildings	Feb. 1, 1956.
Exit Rules (Revolving Doors) ...	June 15, 1937—Vol. 22, No. 24
Exterior Veneering Materials, Rules for	Mar. 11, 1952—Vol. 37, No. 11A
Factory Exit Rules	Feb. 22, 1955.
Fire Alarm Rules (Interior)	April 15, 1958.
Fire Drill Rules	April 15, 1958.
Fire Resistive, Flameproof Materials, etc., Rules for Testing of Fire Retarding Rules for Garages, Motor Vehicle Repair Shops and Oil Selling Stations	Jan. 8, 1957.
Fireproof Wood, Testing of	Apr. 22, 1952—Vol. 37, No. 17
Gas Shut-Off Rules	Apr. 13, 1937—Vol. 22, No. 15
Hatchway Protection	Apr. 7, 1925—Vol. 10, No. 14
Insulating Fibre Board Rules	June 5, 1928—Vol. 13, No. 23
Methyl Chloride Rules for Class B and C Refrigerating Systems...	Mar. 25, 1952—Vol. 37, No. 13A
Oil Burner Rules	Feb. 11, 1947—Vol. 32, No. 6
Opening Protective Assemblies, Rules for Inspection of	Nov. 20, 1956.
Parking and Storage of Motor Vehicles—Rules of Commissioner of Housing and Buildings	May 27, 1954.
Plumbing Rules	Sept. 7, 1948—Vol. 33, No. 36
Plumbing Rules (Submerged Inlets; Protective Methods to Prevent Contamination of Water Supply) ..	Aug. 3, 1937—Vol. 22, No. 31
Procedure, Rules of	Nov. 13, 1956.
Smoking in Factories, Rules for ..	Sept. 7, 1937—Vol. 22, No. 36
Spraying and Drying of Paints, Varnishes, Lacquers, etc.	April 15, 1958.
Sprinkler, Rules	Mar. 4, 1958.
Standpipe Fireline Rules	June 29, 1937—Vol. 22, No. 26
Structural Alterations, Reporting ..	June 8, 1937—Vol. 22, No. 23
Wire Glass Rules (Amendment to Rule 505 of Industrial Code) ..	June 7, 1932—Vol. 17, No. 23
Zoning Resolution, Rule to Supplement Section 19-A—July 11, 1958.	Sept. 3, 1946—Vol. 31, No. 36

Section I, List of Approved Gas Fired Heating Equipment, Gas Burner and Heater Accessories. Oil Fired Heating Equipment and Oil Burner and Heater Accessories, issued June 1, 1955, listing all approvals through May 24, 1955.

Section II, List of Approved Concrete and Clay Products, issued June 27, 1958, listing all approvals through July 2, 1957.

These pamphlets may be purchased at 80 Lafayette Street, Manhattan. Single Copies \$1.25; By Mail—\$1.50.

Further Sections will be published, containing other approved materials and appliances.

MARCH 17, 1959, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, March 17, 1959, at 10 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:

645-58-BZ

APPLICANT—Leonard F. Rothkrug, for Yerna J. Kauffman, owner.

SUBJECT—Application November 12, 1958—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot (non-transient)—pleasure type only for daily use by officers and employees of the Kings Highway Savings Bank and for evening use by the officers of the Avenue "R" Temple for a term of five (5) years.

PREMISES AFFECTED—1717 East 16th Street, east side, 120 feet south of Quentin Road, Block 6799, Lot 85, Borough of Brooklyn.

Laid over from February 25, 1959, to March 17, 1959, at the request of an objector, for hearing.

618-58-BZ

APPLICANT—Michael A. Cardo, for Gasper Guzzetta, owner.

SUBJECT—Application October 28, 1958—decision of the Borough Superintendent, under sections 7c and 21 of the Zoning Resolution, to permit in a retail use district, the erection of a second floor addition to an existing one story building for use as a factory using a greater floor area for manufacturing than permitted.

PREMISES AFFECTED—582 East 188th Street and 2429-2431 Arthur Avenue, southwest corner, Block 3066, Lot 18, Borough of The Bronx.

742-58-BZ

APPLICANT—Robert Gottlieb for AFKO Associates, owner; M. Rosenstock, (Midas Mufflers) Lessee.

SUBJECT—Application December 18, 1958—decision of the Borough Superintendent, under section 7i of the Zoning Resolution, to permit in a business use district, the change in use of an existing building from office and garage to office and store and motor vehicler repairs limited to the installation of mufflers only, for a stated term of ten (10) years.

PREMISES AFFECTED—2510 Boston Road, southeast corner of Wallace Avenue, Block 4435, Lot 1, Borough of The Bronx.

769-58-BZ

APPLICANT—Lama, Proskauer and Prober, for Vidia Land Corp., owner.

SUBJECT—Application December 30, 1958—decision of the Borough Superintendent, under sections 7e, 7f and 7i of the Zoning Resolution, to permit in a retail and residence use district, the erection and maintenance of a gasoline service station, lubritorium, car wash, minor auto repairs, office and sales, parking and storage of motor vehicles for a stated term of fifteen (15) years.

PREMISES AFFECTED—8001-8023 Flatlands Avenue, north side, from East 80th to East 81st Streets, 765-775 East 80th Street and 766-776 East 81st Street, Block 8001, Lots 1, 3 and 9, Borough of Brooklyn.

648-58-BZ

APPLICANT—Leonard Lazarus, for Ferdinand Castagna, Janet Hess, Hanna Hess and J. Louis Lazarus, owners.

SUBJECT—Application November 13, 1958—decision of the Borough Superintendent, under section 9A of the Zoning Resolution, to permit in a Class 3/4 height district, the erection of a six story and cellar multiple dwelling on a plot with another multiple dwelling and garage, the proposed structure exceeds the permitted height and within two (2) mile of a designated airport.

PREMISES AFFECTED—31-65 138th Street, northeast corner of 32nd Avenue, and 31-90 140th Street, Block 4411, Lot 1, Flushing, Borough of Queens.

649-58-BZ

APPLICANT—Leonard Lazarus, for Ferdinand Castagna, Janet Hess, Hanna Hess and J. Louis Lazarus, owners.

SUBJECT—Application November 13, 1958—decision of the Borough Superintendent, under section 9A of the Zoning Resolution, to permit in a Class 3/4 height district, the erection of a six story and cellar multiple dwelling on a plot with two similar structures connected by garages, the proposed building exceeds the permitted height and is located within two (2) miles of a designated airport.

PREMISES AFFECTED—29-10, 29-30 and 29-50 137th Street, southwest corner of Whitestone Avenue, Block 4371, Lot 8, Flushing, Borough of Queens.

726-58-BZ

APPLICANT—Leonard F. Rothkrug, for Jalm Realty Inc., doing business as John J. McManus and Sons, Inc., owner.

SUBJECT—Application December 11, 1958—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the main-

CALENDAR

tenance of a parking lot in conjunction with the McManus Funeral Chapels at 1997-1999 Flatbush Avenue, Block 7840, Lots 10 and 12 for a temporary term of five (5) years.

PREMISES AFFECTED—3833 Flatlands Avenue, north side, 200 feet $\frac{3}{8}$ inches west of Flatbush Avenue, Block 7817, Lot 10, Borough of Brooklyn.

962-28-BZ—Vol. II

APPLICANT—Unger and Unger, for Sinclair Refining Co., owner.

SUBJECT—Application reopened October 7, 1958—as Vol. II—decision of the Borough Superintendent, under sections 7c, 7i and 21 of the Zoning Resolution, to permit in a business and residence use district, at an existing gasoline service station with office, grease pits and auto laundry the extension of the uses to include sale of accessories, minor auto repairs and the parking and storage of motor vehicles and to have the present pump islands remain in their present location.

PREMISES AFFECTED—714 Jamaica Avenue, southwest corner of Richmond Street, Block 4102, Lot 27, Borough of Brooklyn.

736-58-BZ

APPLICANT—De Rose and Cavalieri, for Vincent J. Vella and Dr. Frank A. Manzella, owners.

SUBJECT—Application December 16, 1958—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, for a stated term of five (5) years, the parking and storage of more than five (5) pleasure-type motor vehicles.

PREMISES AFFECTED—414 East 120th Street, south side, 175 feet east of First Avenue, Block 1807, Lot 42, Borough of Manhattan.

634-58-BZ

APPLICANT—Gilbert Lazarus, for Morris A. Goodman and Raymond Shuster, owners.

SUBJECT—Application November 6, 1958—decision of the Borough Superintendent, under sections 7f, 7i and 7e of the Zoning Resolution, to permit in a retail use district, the erection and maintenance for a term of fifteen (15) years as a gasoline service station with incidental car washing (non-automatic), lubritorium, motor vehicle repair service with hand tools only (no welding or spraying), office and sales and storage of accessories and parking of more than five (5) motor vehicles awaiting service or have been serviced.

PREMISES AFFECTED—1955 Williamsbridge Road, west side, 175 feet south of Neill Avenue, Block 4273, Lots 13, 15 and 17, Borough of The Bronx.

743-58-BZ

APPLICANT—N. K. Winston Management Corp., owner.

SUBJECT—Application December 18, 1958—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the erection of a one-story non-storage garage of class 3 construction to accommodate 32 motor vehicles.

PREMISES AFFECTED—77-11 21st Avenue, northeast corner of 77th Street, Block 946, Lot 41, Jackson Heights, Borough of Queens.

744-58-A

APPLICANT—N. K. Winston Management Corp., owner.

SUBJECT—Application December 18, 1958—appeal from a decision of the Borough Superintendent—re Class 3 construction, area excessive.

PREMISES AFFECTED—77-11 21st Avenue, northeast corner of 77th Street, Block 946, Lot 41, Jackson Heights, Borough of Queens.

950-40-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Waldwin Holding Corp., owner.

SUBJECT—Application reopened November 5, 1958 as Vol. III—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the construction of a one story and basement extension to the present building and extend the present use of funeral home.

PREMISES AFFECTED—7610-7618 4th Avenue, west side, 59 feet south of 76th Street, Block 5950, Lot 47, Borough of Brooklyn.

735-58-BZ

APPLICANT—Leonard F. Rothkrug, for Orak Realty Corp., owner.

SUBJECT—Application December 16, 1958—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a business and residence use district, the extension of a retail supermarket with accessory patron and employee parking, loading and unloading.

PREMISES AFFECTED—1902 Mott Avenue, north side, 124 feet west of Beach 18th Street, 1111 Foam Place, south side, 93 feet west of Beach 18th Street, Block 40, Lots 8 and 62, Far Rockaway, Borough of Queens.

753-58-BZ

APPLICANT—Robert Gottlieb for Sta-Jax Realty Corp., owner.

SUBJECT—Application December 23, 1958—decision of the Borough Superintendent, under sections 7f and 7i of the Zoning Resolution, to permit in a business and unrestricted use district, the erection and maintenance of a gasoline service station, lubritorium, car wash (non-automatic), motor vehicle repairs (hand tools only), parking and storage of more than five (5) motor vehicles, and used car sales lot for a stated term of fifteen (15) years.

PREMISES AFFECTED—1720 Boone Avenue, and 1020 East 174th Street, southeast corner, Block 3015, Lot 19, Borough of The Bronx.

589-58-BZ

APPLICANT—Carl H. Salminen, for Brancato Iron Works, owner.

SUBJECT—Application October 15, 1958—decision of the Borough Superintendent, under sections 7e and 21 of the Zoning Resolution, to permit in a residence use district, the erection of a one story building for use as an ornamental iron shop with welding and forging facilities and to provide loading and unloading and parking in conjunction with the existing one-story structure used as an office.

PREMISES AFFECTED—157-11 Linden Boulevard and 148-44 158th Street, northwest corner, Block 12175, Lots 83, 86, 88 and 182, Jamaica, Borough of Queens.

60-59-A

APPLICANT—Carl H. Salminen for Brancato Iron Works, Incorporated, owner.

SUBJECT—Application February 2, 1959—filed pursuant to Section 35 of the General City Law re proposed utilization of the portion of lot which is in bed of mapped street for business entrance.

PREMISES AFFECTED—157-11 Linden Boulevard and 148-44 158th Street, northwest corner, Block 12175, Lots 83, 86, 88 and 182, Jamaica, Borough of Queens.

68-36-BZ—Vol. IV

APPLICANT—Lama, Proskauer and Prober, for 10 Brighton 11th Street Corp. and New York City Transit Authority, owners; Waldbaum 21, Inc., lessee.

SUBJECT—Application reopened January 6, 1959 as Vol. IV—re decision of the Borough Superintendent, under Section 7c of the Zoning Resolution, to permit in a business and residence use district, the change in use of an existing public garage, motor repairs, lubritorium, and parking in the open area to a supermarket, stores, loading and unloading area, parking of patrons and employees cars—no fee to be charged, and a sign in the residential portion of the plot.

CALENDAR

PREMISES AFFECTED—14-48 Brighton 11th Street, west side, 59 feet, 9½ inches south of Neptune Avenue, Block 7516, Lots 2375 and part of 2370, Borough of Brooklyn.

Laid over from February 17, 1959, to February 25, 1959, for hearing, at the request of one objector for additional objectors to be present; then to March 17, 1959, for inspection and decision and for consideration of an Administrative Appeal in connection therewith; which has been filed; hearing closed.

29-59-A

APPLICANT—Lama, Proskauer and Prober for 10 Brighton 11th Street Corporation and New York City Transit Authority, owners; Waldbaum 21 Incorporated, lessee.

SUBJECT—Application December 12, 1958—Appeal from a decision of the Borough Superintendent re excessive area of building.

PREMISES AFFECTED—14-48 Brighton 11th Street, west side, 59 feet 9½ inches south of Neptune Avenue, Block 7516, Lot 2375 and part of 2370, Borough of Brooklyn.

492-27-BZ—Vol. II

APPLICANT—Ingram S. Carner, for Howard Realty Corporation, owner.

SUBJECT—Application reopened January 27, 1959 for consideration as to amendment of resolution and extension of time to complete—expired December 11, 1957—decision of Borough Superintendent, previously granted on condition under sections 7c and 21 of the Zoning Resolution, permitting in a business use district, the change in occupancy from gasoline service station to gasoline service station, sales office, lubritorium, brake testing, wheel alignment and extension of existing structure.

PREMISES AFFECTED—1134-1144 East New York Avenue and 2-12 East 98th Street, southwest corner, Block 4600, Lot 7, Borough of Brooklyn.

844-47-BZ

APPLICANT—Ingram S. Carner, for Max Kirsch, owner.

SUBJECT—Application reopened January 27, 1959 for consideration as to extension of term of variance—expired December 16, 1957—decision of the Borough Superintendent, previously granted on condition, under section 7f of the Zoning Resolution, permitting in a business use district, for a term of years, the erection and maintenance of a gasoline service station, lubritorium and auto laundry.

PREMISES AFFECTED—9701-9715 Ditmars Avenue and 731-739 Rockaway Parkway, northeast corner, Block 8115, Lots 6 and 8, Borough of Brooklyn.

135-49-BZ—Vol. II

APPLICANT—Leonard A. Swarthe, for Krekor and Pauline Selian, owners.

SUBJECT—Application reopened February 10, 1959 for consideration as to extension of time to complete—expired June 11, 1958—decision of the Borough Superintendent, previously granted on condition, under Sections 7c, 7e, 7f and 7i of the Zoning Resolution, permitting in a business use district, the proposed extension of an existing gasoline and oil service station previously granted by the Board.

PREMISES AFFECTED—1773 East Gun Hill Road, north side, 125 feet east of Wickham Avenue, Block 4806, Lot 44, Borough of The Bronx.

352-53-BZ

APPLICANT—Charles M. Spindler, for Gerard Henigin, owner.

SUBJECT—Application reopened February 10, 1959 for consideration as to extension of term of variance—expired December 15, 1958—decision of the Borough Superintendent, previously granted on condition, under Section 7h of the Zoning Resolution, permitting in a residence use district the parking and storage of motor vehicles for a term of years.

PREMISES AFFECTED—402-434 Euclid Avenue and 1015-1023 Glenmore Avenue, northwest corner, Block 4194, Lots 27-36, Borough of Brooklyn.

470-57-BZ

APPLICANT—Lama, Proskauer and Prober, for Sparkling Realty Co., Inc., owner.

SUBJECT—Application reopened February 10, 1959 for consideration as to extension of time to complete—expired December 17, 1958—decision of Borough Superintendent, previously granted on condition, under Sections 7c, 7h and 7A of the Zoning Resolution, permitting in a local retail and residence use district, the erection and maintenance of a gasoline service station, lubritorium, office, storage, minor auto repairs, car wash, parking and storage of motor vehicles, with show windows, curb cuts and signs within 75 feet of a residence use district.

PREMISES AFFECTED—91-97 Sumner Avenue and 273-299 Vernon Avenue, northeast corner, Block 1585, Lot 1, Borough of Brooklyn.

711-56-BZ

APPLICANT—Paul Friedman, for Felnor Realty Corp., owner.

SUBJECT—Application October 19, 1956—re decision of the Borough Superintendent, under Sections 7e, 7h and 7i of the Zoning Resolution, to permit in a local retail use district, the erection and maintenance of a gasoline service station, lubritorium, minor repairs with hand tools only, office, storage and sales of auto accessories, parking of more than five (5) motor vehicles waiting to be serviced and a post standard ground sign for a stated term of fifteen (15) years.

PREMISES AFFECTED—101-02 to 101-10 (101-06 official) Astoria Boulevard, 101-01 to 101-09 31st Avenue and 28-01 to 28-13 101st Street, southwest corner of Astoria Boulevard, Block 1688, Lot 30, East Elmhurst, Borough of Queens.

Laid over from March 5, 1957, to April 9, 1957, for applicant to file lay-out plan and inspection and decision; hearing closed; then placed on the reserve calendar pending erection of church on adjacent property; then set for hearing on October 1, 1957; then to October 8, 1957 for further inspection and decision; then to November 6, 1957, for further inspection and decision; then to December 10, 1957, at request of the applicant, to file revised plans; then to June 10, 1958, for further consideration by Board; inspected by committee of the Board, which is of the opinion that the application should be laid over further in order to give the church proposed to be erected on the adjoining plot more time to determine whether they can proceed with the development for church or school; then to October 7, 1958, for report from objecting property owner; then to December 9, 1958, for applicant to report to the Board as to adjacent property proposed for church and school which are in objection; then to January 13, 1959, for further consideration as to the progress of construction of the church building on the plot adjacent; then to February 10, 1959, for inspection and decision; to March 17, 1959, for further inspection and decision.

782-56-BZ Vol. II

APPLICANT—Lama, Proskauer and Prober, for David Minkin, Sigmund S. Briger and Elias Thall, owners.

SUBJECT—Application reopened April 22, 1958 as Vol. II—decision of the Borough Superintendent, under sections 7f, 7i, 7e and 7A of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs, car washing, storage, office and sales, parking and storage of motor vehicles with show window and sign less than 75 feet from a residence use district for a stated term of fifteen (15) years.

CALENDAR

PREMISES AFFECTED—195-06 to 195-24 (195-20 official) Northern Boulevard, south side, from 195th to 196th Streets, 43-01 to 43-09 195th Street and 43-02 to 43-10 196th Street, Block 5519, Lot 1, Flushing, Borough of Queens.

Laid over from February 3, 1959, to February 25, 1959, at the request of the applicant to permit attendance of owner; no further requests for adjournment; then to March 17, 1959, for inspection and decision; hearing closed.

78-58-BZ

APPLICANT—Gilbert Lazerus, for Helen Kraft, Morris Maran and Billiou Corp., owners.

SUBJECT—Application February 24, 1958—decision of the Borough Superintendent, under sections 7e and 7h of the Zoning Resolution, to permit in a residence use district, the construction and maintenance, for a term of fifteen (15) years, of a gasoline service station with lubritorium, incidental car washing (non-automatic), minor motor vehicle repairs with hand tools only—no welding or spraying, office, sale and storage of auto accessories and parking of more than five (5) motor vehicles awaiting service with incidental ground signs.

PREMISES AFFECTED—142-02 to 142-14 (142-10) Horace Harding Expressway, 61-13 to 61-19 Main Street, southeast corner and 142-01 to 142-09 61st Road, Block 6411, Lot 34, Kew Gardens Hills, Borough of Queens.

Laid over from February 25, 1959, to March 17, 1959, for inspection and decision; applicant to file revised plans showing conditions on Horace Harding Expressway, the service streets, bridge across Main Street, etc.; hearing closed.

749-58-BZ

APPLICANT—Samuel Rosenblum for Eva M. Trytell, owner.

SUBJECT—Application December 19, 1958—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the erection of a one story building for use as a day camp in conjunction with a proposed nursery school.

PREMISES AFFECTED—166-33 Powells Cove Boulevard, north side 1034.87 feet east of 161st Street, Block 4574, Lot 103, Whitestone, Borough of Queens.

Laid over from February 25, 1959, to March 17, 1959, for inspection and decision; hearing closed.

603-58-BZ

APPLICANT—Anthony M. Salvati, for Burgerama, Inc., owner.

SUBJECT—Application October 20, 1958—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a business and residence use district, at an existing drive-in restaurant, the extension of employee and patron parking into the residence portion of the premises.

PREMISES AFFECTED—4-26 Dahill Road and 3301-3313 Fort Hamilton Parkway, southwest corner, Block 5303, Lot 59, Borough of Brooklyn.

Laid over from February 25, 1959, to March 17, 1959, for inspection and decision; hearing closed.

563-58-BZ

APPLICANT—Henry Nordheim, for Max Steinberg, Jacob Greenman, Robert Grundt and Andrew Catapano, owners.

SUBJECT—Application September 29, 1958—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot for parking and storage of more than five (5) motor vehicles.

PREMISES AFFECTED—341-349 East 34th Street, north side, 110 feet west of 1st Avenue, Block 940, Lots 24, 25, 26, 27 and 28, Borough of Manhattan.

Laid over from February 25, 1959, to March 17, 1959, for inspection and decision; hearing closed.

537-58-BZ

APPLICANT—Lama, Proskauer and Prober, for Atlas Holding Corp., owner.

SUBJECT—Application September 11, 1958—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a retail use district, in an existing two story structure presently occupied by a movie theatre and eleven stores, the use of two stores for a wholesale dry cleaning establishment.

PREMISES AFFECTED—32-34 West Mt. Eden Avenue, southwest corner of Inwood Avenue, Block 2865, Lot 53, Borough of The Bronx.

Laid over from February 25, 1959, to March 17, 1959, for inspection and decision; hearing closed.

660-58-BZ

APPLICANT—Charles M. Spindler, for Amato Racine, owner.

SUBJECT—Application November 18, 1958—decision of the Borough Superintendent, under sections 7f, 7i and 7e of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, auto washing (non-automatic), office, sale of accessories, minor repairs with hand tools only, safety inspection station and the parking and storage of motor vehicles all for a temporary term of fifteen (15) years.

PREMISES AFFECTED—3540 Boston Road and 3520 Mickle Avenue, southeast corner, Block 4724, Lot 61, Borough of The Bronx.

Laid over from February 25, 1959, to March 17, 1959, for inspection and decision; hearing closed.

605-58-BZ

APPLICANT—Tobias Goldstone, for Anthony Sessa, Executor and Trustee of Estate of Gaetano Farina, owner; Walbaums Inc., lessee.

SUBJECT—Application October 23, 1958—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a business and residence use district, in an existing one story building occupied as a retail food market, the use of that portion located in the residence use district for the storage of packaged merchandise.

PREMISES AFFECTED—1694 Church Avenue, south side, 215 feet, 9 inches east of Buckingham Road, Block 5097, Lot 76, Borough of Brooklyn.

Laid over from February 25, 1959, to March 17, 1959, for inspection and decision; objectors to send in written objections properly certified; hearing closed.

653-58-BZ

APPLICANT—Leonard F. Rothkrug, for Rocco and Concetta Migliorelli, owners; Gulf Oil Co., lessee.

SUBJECT—Application November 14, 1958—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station with accessory minor auto repairs, car washing (non-automatic), office, sale and parking of cars awaiting servicing all for a temporary term of fifteen (15) years.

PREMISES AFFECTED—2985 Edson Avenue, southwest corner of Adeo Avenue, Block 4797, Lot 1, Borough of The Bronx.

Laid over from February 25, 1959, to March 17, 1959, for inspection and decision; hearing closed.

594-58-BZ

APPLICANT—Lama, Proskauer and Prober, for 533 Remsen Realty Corp., owner.

SUBJECT—Application October 16, 1958—decision of the Borough Superintendent, under sections 7e and 21 of the Zoning Resolution, to permit in a business use district, on a plot with an existing one story garage for five (5) trucks, storage of fuel tanks, oil burner parts tanks, gasoline for occupants use and the parking of employees cars, the erection of a new one story structure for use as a

CALENDAR

motor vehicle repair shop with body and fender work, incidental painting and spraying, wheel alignment and brake testing, the proposed new building will exceed the permitted area coverage.

PREMISES AFFECTED—523-533 Remsen Avenue, east side, 240 feet north of Church Avenue, Block 4687, Lot 19, Borough of Brooklyn.

Laid over from February 25, 1959, to March 17, 1959, for inspection and decision; hearing closed.

602-58-BZ

APPLICANT—Anthony M. Salvati, for Gelray Corporation, owner.

SUBJECT—Application October 20, 1958—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the change in occupancy of an existing one story building from public garage to bowling alleys with cocktail lounge, luncheonette and snack bar.

PREMISES AFFECTED—2425-2435 Cropsey Avenue, northeast corner of Bay 37th Street, Block 6892, Lot 7, Borough of Brooklyn.

Laid over from February 25, 1953, to March 17, 1959, for applicant to file new decision of Borough Superintendent; inspection and decision; hearing closed.

595-58-BZ

APPLICANT—Henry C. Brucker, for Nichola and Santa Todero, owners.

SUBJECT—Application October 17, 1958—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a residence use, G-1 area district, the change in occupancy of an existing dwelling from one family to two families.

PREMISES AFFECTED—111-07 225th Street, east side, 41.64 feet south of 111th Avenue, Block 11209, Lot 15, Queens Village, Borough of Queens.

Laid over from February 25, 1959, to March 17, 1959, for inspection and decision; and for applicant to furnish list of homes within five hundred feet occupied for two families; hearing closed.

1051-21-BZ—Vol. IV

APPLICANT—Lama, Proskauer and Prober for D & L Truck Renting Corporation, owner.

SUBJECT—Application reopened July 1, 1958 as Vol. IV—decision of the Borough Superintendent under section 7e and 7i of the Zoning Resolution, to permit on a plot partly in business and partly in residence use district, the erection and maintenance of a one story extension to an existing building and extend the present use of garage for trucks and repair shop to include body and fender work, incidental painting and spraying, welding and storage of parts.

PREMISES AFFECTED—1820-1832 Cropsey Avenue and 231-245 Bay 19th Street, southwest corner, Block 6464, Lot 16, Borough of Brooklyn.

Laid over from February 25, 1959, to March 17, 1959, for applicant to file revised plans eliminating door to welding room, if such arrangement is possible, and inspection and decision; hearing closed.

186-53-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober for Jacob Stein, owner.

SUBJECT—Application reopened July 29, 1958 as Vol. II—decision of the Borough Superintendent under section 7e of the Zoning Resolution to permit in a local retail and residence use district, the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs, storage, office and sales and the parking of cars waiting to be serviced for a stated term of fifteen (15) years.

PREMISES AFFECTED—216-06 Hillside Avenue and 88-10 to 88-13 216th Street, southeast corner, Block 10676, Lot 17, Hollis, Borough of Queens.

Laid over from January 20, 1959, to February 3, 1959,

for inspection and decision; hearing closed; then to February 10, 1959, for completion of vote; then to February 25, 1959, for decision by full membership of the Board; then to March 17, 1959, for inspection by the members of the Board who have not inspected the area, and for decision.

763-58-BZ

APPLICANT—Samuel Rosenblum for Louis Denberg and Alexander Hirsch, owners.

SUBJECT—Application December 30, 1958—decision of the Borough Superintendent under sections 19B(d) of the Zoning Resolution, to permit in a retail use, B area, district, the erection of a nineteen (19) story multiple dwelling without the required garage or parking space, the proposed structure exceeds the permitted area coverage.

PREMISES AFFECTED—1-3 East 14th Street and 69 5th Avenue, northeast corner, Block 842, Lots 1, 5 and part of Lot 7, Borough of Manhattan.

Laid over from February 25, 1959, to March 10, 1959, for inspection and continued hearing; applicant to file plan of garage in corner building and garage in proposed building; then to March 17, 1959, for further consideration after applicant has filed required agreement with the Board; hearing closed.

300-58-BZ

APPLICANT—Charles M. Spindler, for Reo Properties, Inc., owner; Socony Mobil Oil Co., Inc., lessee.

SUBJECT—Application May 15, 1958—decision of the Borough Superintendent, under sections 7e, 7f, 7i and 7A of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station with accessory uses of lubritorium, auto washing—non automatic, office, sale of accessories, minor repairs with hand tools only, safety inspection station and the parking and storage of motor vehicles with business sign and show windows within 75 feet of a residence use district all for a temporary term of fifteen (15) years.

PREMISES AFFECTED—7214-7224 20th Avenue and 1773-1783 73rd Street, northwest corner, Block 6195, Lots 43 and 48, Borough of Brooklyn.

Laid over from December 9, 1958, to December 16, 1958, for inspection and decision; hearing closed; then to January 13, 1959, at request of applicant to file revised plans and for decision; the premises were inspected by a committee of the Board; then to February 10, 1959, at the request of the applicant for possible rearrangement of the layout; then to March 10, 1959, for further inspection and decision; then to March 17, 1959, for revised plans, showing accessory building moved forward.

584-58-BZ

APPLICANT—Lama, Proskauer and Prober, for Menora Caterers Inc.

SUBJECT—Application October 10, 1958—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution to permit in a residence use district, the maintenance of a parking lot for the parking of patrons' cars in conjunction with the Masonic Temple located on the corner plot.

PREMISES AFFECTED—1362-1364 50th Street, south side, 140 feet west of 14th Avenue, Block 5649, Lots 32 and 33, Borough of Brooklyn.

Laid over from February 17, 1959, to March 10, 1959, for inspection and decision; applicant to give additional information to the Board as to use of Masonic Temple located on the site; hearing closed; then to March 17, 1959, for inspection and decision; applicant to furnish the Board with additional information as to the present use of the Masonic Temple as requested.

157-57-BZ

APPLICANT—Fred C. Dahlem and Victor E. Block, for Jacob Starr, owner.

SUBJECT—Application March 1, 1957—decision of the Borough Superintendent, under section 7h of the Zoning

CALENDAR

Resolution, to permit in a residence use district, the maintenance of a parking lot for the parking and storage of more than five (5) motor vehicles.

PREMISES AFFECTED—1191-1195 Woodcrest Avenue, west side, 140 feet north of West 167th Street, Block 2515, Lot 53, Borough of The Bronx.

Laid over from February 17, 1959, to March 10, 1959, for inspection and decision; hearing closed; then to March 17, 1959, for owner to file corrected affidavit as to his address.

HARRIS H. MURDOCK, Chairman.

MARCH 17, 1959, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, March 17, 1959, at 2 o'clock at 80 Lafayette Street 9th floor, New York 13, N. Y., on the following matters:

499-56-SM

APPLICANT—United States Steel Corp., American Bridge Division, owner.

SUBJECT—Application June 25, 1956—USS Ambridge Standard Steel Joists, approval of.

278-57-SM

APPLICANT—D. V. Borell, for Kentile, Inc., owner.

SUBJECT—Application March 27, 1957—Kentile Solid Vinyl Tile, .08 inch and 1/8 inch gauge, approval of.

65-58-SA

APPLICANT—A. O. Smith Corporation, owner.

SUBJECT—Application February 3, 1958—Burkay Copper Coil Commercial Gas-fired Water Heaters, Models 417, 618, 718, 610A, 10, 10D, 20, 20D and 40, approval of.

390-58-SM

APPLICANT—Phillips Drill Company, owner.

SUBJECT—Application June 18, 1958—Phillips Red Head Self Drilling Concrete Fastener, approval of.

506-58-SA

APPLICANT—The Ohio Foundry & Mfg. Company, owner.

SUBJECT—Application August 26, 1958—Brilliant Fire, Ohio, Radiant, Model 1025, 1025-M, 1035 and 1035-M, approval of.

748-58-SA

APPLICANT—Wells Manufacturing Company, owner.

SUBJECT—Application December 19, 1958—Wells Triple-pass Oil Line Preheater, Model TP-600, approval of.

568-50-SA

APPLICANT—Norman Products Company, owner.

SUBJECT—Application reopened December 16, 1958 for amendment of resolution as to additional trade names, Frigidaire Div. of General Motors Corporation—re Norman Southerner Horizontal Designed Forced Air Gas-fired Central Furnace (various models); previously approved.

211-53-SA

APPLICANT—Speed Queen, Corporation, owner.

SUBJECT—Application reopened December 9, 1958 for amendment of resolution as to additional models, namely A26—re Speed Queens Automatic Washer (domestic type) Models A10, A11, A12, A18, A19, A20, A21, A22, A21W, A22W, A20F, A20A, A20C, A20CF, A24, A24W, A25, A25F and A201, A201G; previously approved.

409-54-SA

APPLICANT—Johnson Heater Corporation, owner.

SUBJECT—Application reopened January 13, 1959 for amendment of resolution as to additional models of gas-fired warm air furnaces—re Johnson Gas-fired Heaters,

Models JA15, JA20, JA25, JA30, JA35, JA40, JA50, HB75, HB1, HB2, HB3, HB4, HB5, JAS1, JAS1E, JAS15, JAS2, JAS2E, JAS3E, JAS4, JAS5, JA.75, JA1, JA.2, JA1.5, JA3, JA4, JA5, JA6, JA7, JA8, JA2, JA10 and JA12; previously approved.

367-54-SA

APPLICANT—Johnson Heater Corporation, owner.

SUBJECT—Application reopened January 13, 1959 for amendment of resolution as to models of oil-fired warm air heater—re Johnson Forced Warm Air Heaters, oil-fired, Models JA75, JA1, JA1.5, JA2, JA2.5, JA3, JA4, JA5, JA6, JA7, JA8, JA1.2, JA35, JA40, JA50, HB75, HB1, HB2, HB3, HB4, HB5, JAS1, JAS1E, JAS1.5, JAS2, JAS2E, JAS3, JAS3E, JAS4, JAS5, JA10, JA12, JA15, JA20, JA25, and JA30; previously approved.

682-56-SM

APPLICANT—Bestwall Gypsum Company, owner.

SUBJECT—Application reopened January 13, 1959 for amendment of resolution as to additional trade name—re Bestwall Gypsum Wallboard, Bestwall Insulating Gypsum Wallboard, Bestwall Wood Grain Gypsum Wallboard, interior wall surfacing material; previously approved.

531-56-SM

APPLICANT—Russell, Burdsall & Ward Bolt & Nut Company, owner.

SUBJECT—Application reopened January 27, 1959 for amendment of resolution as to bolt marking—re Empire (E) High Strength Bolts for Structural Steel Connections; previously approved.

1037-57-SA

APPLICANT—Ackerman Gas Boiler Corporation, owner.

SUBJECT—Application reopened January 13, 1959 for amendment of resolution as to change of ownership, Hook Mfg. Company, old owner—re Hook Gas Boiler, Series 20,000 and Series 30,000 for heating and volume hot water supply; previously approved.

436-58-SA

APPLICANT—Tokheim Corporation, owner.

SUBJECT—Application reopened January 13, 1959 for amendment of resolution as to additional model and trade name—re Tokheim, Models 448, 452 Pumps with or without suffixes P, PEH, RC, TWIN, 1 and 2; previously approved.

140-49-A—Vol. III

APPLICANT—Burke, Green and Groh, for George and Sonia Cullinen, owners; Les Clochettes, lessee.

SUBJECT—Application reopened October 15, 1958 as Vol. III—Appeal from a decision of the Borough Superintendent; re extension of Day Nursery use to cellar.

PREMISES AFFECTED—35-45 223rd Street, east side, 152.8 feet north of 37th Avenue, Block 6192, Lot 68, Bay-side, Borough of Queens.

122-56-A

APPLICANT—Ludwig Hanauer, for Eleanor Glickman, Owner.

SUBJECT—Application February 15, 1956—Appeal from a decision of the Borough Superintendent, re egress.

PREMISES AFFECTED—5 East 3rd Street, north side, 104 feet 4 inches east of Bowery, Block 459, Lot 47, Borough of Manhattan.

528-57-A

APPLICANT—Leonard F. Rothkrug, for Manufacturers Trust Co., owner; Lillie Rubin, Inc., lessee.

SUBJECT—Application July 15, 1957—Appeal from a decision of the Borough Superintendent re exits.

PREMISES AFFECTED—2015 Church Avenue, and 515-519 Ocean Avenue, northeast corner, Block 5081, Lot 43, Borough of Brooklyn.

CALENDAR

639-58-A

APPLICANT—Lee Schoen, for A. E. A. Realty Corp., owner.

SUBJECT—Application November 6, 1958—Appeal from a decision of the Borough Superintendent, re exits, entrance to fire tower, etc.

PREMISES AFFECTED—224-226 West 47th Street, south side, 141 feet. 3½ inches west of Broadway, Block 1018, Lot 44, Borough of Manhattan.

586-58-A

APPLICANT—Abraham Grossman, for Seymour Nathan, owner.

SUBJECT—Application October 10, 1958—Appeal from a decision of the Borough Superintendent, re egress, fire escape, etc.

PREMISES AFFECTED—101-103 Wooster Street, west side, 125 feet north of Spring Street, Block 501, Lot 28, Borough of Manhattan.

963-54-A

APPLICANT—Robert Gottlieb, for Meprin Realty Corp., owner.

SUBJECT—Application December 15, 1954—Appeal from a decision of the Borough Superintendent—re egress.

PREMISES AFFECTED—369 3rd Avenue, east side, 49 feet 4½ inches south of East 27th Street, Block 907, Lot 57, Borough of Manhattan.

112-56-A

APPLICANT—Grand Central Apartments Inc., owner.

SUBJECT—Application February 7, 1956—Appeal from orders of the Fire Commissioner re Certificate of Fitness.

PREMISES AFFECTED—252-09 to 252-17 72nd Avenue; 251-27 to 251-45 71st Avenue; 251-35 to 251-61 71st Road; 251-05 to 251-33 71st Road and 71-02 Little Neck Parkway; Block 8401, Lots 350 and 675, Bellerose, Borough of Queens.

1009-57-A

APPLICANT—Aaron Halpern, for Salvatore Cantone, owner.

SUBJECT—Application December 30, 1957—Appeal from a decision of the Borough Superintendent, re frame structure, factory use, re exits, stairs, etc.

PREMISES AFFECTED—77-03 101st Avenue, north side, 20.11 feet east of 77th Street, Block 9049, Lot 38, Woodhaven, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

MARCH 31, 1959, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, March 31, 1959, at 10 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:

222-57-BZ—Vol. II

APPLICANT—J. G. L. Molloy, for Park Drive East Holding Corp., owner.

SUBJECT—Application reopened November 12, 1958 as Vol. II—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in a residence use, F area district, the erection of a six (6) story multiple dwelling that exceeds the permitted area coverage.

PREMISES AFFECTED—87-01 to 87-11 Midland Parkway and 180-02 to 180-16 Wexford Terrace, southeast corner, Block 9944, Lot 1, Jamaica, Borough of Queens.

Laid over from March 10, 1959, to March 31, 1959, for hearing, at request of objector; no further requests for adjournments.

684-58-BZ

APPLICANT—Frederick A. Ketcher, for Jack Treulieb, owner; Rayco Auto Seat Covers, Inc., lessee.

SUBJECT—Application November 24, 1958—decision of the Borough Superintendent, under section 7c and 7i of the Zoning Resolution, to permit in a business and residence use district, a permanent variance to maintain the legal conforming use of store, storage and installation of auto seat covers and for the additional use of minor motor vehicle repairs limited to the installation and service of mufflers with the use of acetylene torch, the parking of more than five (5) motor vehicles for patrons only and the erection of a roof sign.

PREMISES AFFECTED—81-15 Queens Boulevard, northwest corner 51st Avenue, Block 1540, Lots 3 and 6, Elmhurst, Borough of Queens.

717-58-BZ

APPLICANT—Lama, Proskauer and Prober, for Virver Atlantic Realty Corp., owner.

SUBJECT—Application December 8, 1958—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot for more than five (5) motor vehicles for a temporary term of ten (10) years.

PREMISES AFFECTED—244-262 Hendrix Street, west side, 105 feet, 11 inches south of Atlantic Avenue, Block 3962, Lot 24, Borough of Brooklyn.

698-58-BZ

APPLICANT—George H. Colin, for Cities Service Oil Co., owner.

SUBJECT—Application December 1, 1958—decision of the Borough Superintendent, under sections 7c and 21 of the Zoning Resolution, to permit in a business use district, the reconstruction of an existing gasoline service station, lubritorium, car wash, accessory sales, minor motor repairs and parking and storage of more than five (5) motor vehicles, the proposed reconstruction to provide a new accessory building, additional gasoline tanks and eliminate two existing curb-cuts.

PREMISES AFFECTED—457 Southern Boulevard, northeast corner of Tinton Avenue, Block 2582, Lot 1, Borough of The Bronx.

745-58-BZ

APPLICANT—Leonard F. Rothkrug for Joseph and Edna Ragozini, owner.

SUBJECT—Application December 19, 1958—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot with accessory caretaker's dwelling for a temporary term of five (5) years.

PREMISES AFFECTED—2556-2558 East 14th Street west side, 125 feet north of Avenue Z, Block 7434, Lots 30, 31 and 32, Borough of Brooklyn.

670-58-BZ

APPLICANT—Gustave Goldman, for James Nugent, owner.

SUBJECT—Application November 20, 1958—decision of the Borough Superintendent under sections 7e, 19A (i) and 21 of the Zoning Resolution, to permit in a local retail use C area district, the construction of a one story extension to the rear of an existing building, use the first and second floors as funeral chapels as an extension to the funeral chapel in the adjoining building and use the third floor for caretaker's apartment, the proposed extension to occupy more than the permitted area and the elimination of the required loading and unloading berth.

PREMISES AFFECTED—2721 Avenue D, north side, 20 feet west of East 28th Street, Block 5193, Lot 41, Borough of Brooklyn.

CALENDAR

685-58-A

APPLICANT—Gustave Goldman, for James Nugent, owner

SUBJECT—Application December 1, 1958—Appeal from a decision of the Borough Superintendent, re construction.

PREMISES AFFECTED—2721-2723 Avenue D, north side, 20 feet west of East 28th Street, 1st floor; Block 5193, Lots 40 and 41, Borough of Brooklyn.

627-58-BZ

APPLICANT—Morris Kweller, for East Park Realty Co., owner.

SUBJECT—Application October 30, 1958—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the erection of two buildings for use as gasoline service station and diner, the gasoline service station will include lubricatorium, car wash, minor repairs with hand tools, sale of accessories and parking of cars awaiting service, the diner will have kitchen facilities, office and patron parking.

PREMISES AFFECTED—2347-2369 Linden Boulevard, northeast corner of Shepherd Avenue, Block 4476, Lot 22, Borough of Brooklyn.

724-58-BZ

APPLICANT—Paul Friedman, for Peter J. Houser, owner; Houser Buick, Inc., lessee.

SUBJECT—Application December 9, 1958—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit for a term of ten (10) years the outdoor display and sale of more than five (5) motor vehicles, office, parking of more than five (5) motor vehicles for tenants or its employees, customers and patrons and business ground sign in a local retail use district.

PREMISES AFFECTED—218-18 Hempstead Avenue, south side, 150.16 feet west of 218th Place, Block 11106, Lots 43, 46 and 49, Queens Village, Borough of Queens.

56-59-BZ

APPLICANT—Reginald S. Hardy for Stockman Holding Corporation, owner; H. C. Bohack Company, Inc., lessee.

SUBJECT—Application January 30, 1959—Appeal from a decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a D area district, the extension of the cellar and first floor of an existing two story building occupying more than the permitted area and without the required rear yard.

PREMISES AFFECTED—72-50 Austin St., south side, 101.17 feet west of Ascan Avenue, Block 3255, Lot 65, Forest Hills, Borough of Queens.

95-59-A

APPLICANT—Reginald S. Hardy for Stockman Holding Corporation, owner; H. C. Bohack Company, Incorporated, lessee.

SUBJECT—Application February 17, 1959—Appeal from a decision of the Borough Superintendent re Egress; provide two means of egress from cellar area.

PREMISES AFFECTED—72-50 Austin Street, south side, 100.17 feet west of Ascan Avenue, Block 3255, Lot 65, Forest Hills, Borough of Queens.

697-58-BZ

APPLICANT—Frederick A. Ketcher, for Charles E. Fletcher, owner.

SUBJECT—Application December 1, 1958—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a local retail use D area district, the erection of a one story building for use as seven (7) stores, the proposed structure exceeds the permitted area coverage.

PREMISES AFFECTED—285 West 231st Street, and 3103 Corlear Avenue, northwest corner, Block 3406, Lot 83, Borough of The Bronx.

1283-18-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober for Socony Mobil Oil Company, owner.

SUBJECT—Application reopened July 22, 1958 as Vol. II—decision of the Borough Superintendent under section 7c of the Zoning Resolution to permit in a business, residence and local retail use district, the reconstruction of the present gasoline service station and extend the uses to include lubricatorium, minor auto repairs, car washing, store utility room, parking and storage of motor vehicles and discontinue the uses of public garage, repair shop and brake repairs.

PREMISES AFFECTED—1702-1714 Neptune Avenue and 2802-2814 West 17th Street, southwest corner, Block 7020, Lot 6, Borough of Brooklyn.

374-37-BZ—Vol. III

APPLICANT—James J. Lyons, Jr. and John J. Lynch, for Lucie Blaesius, owner; Kesbec, Inc., Lessee.

SUBJECT—Application reopened November 25, 1958 as Vol. III—re decision of the Borough Superintendent under sections 7f, 7e and 7i of the Zoning Resolution, to permit in a business use district the erection and maintenance of a gasoline and oil service station, lubricatorium, facilities for car washing and minor repairs, an office and salesroom, and the parking and storage of more than five (5) motor vehicles.

PREMISES AFFECTED—2165-2175 Southern Boulevard and 820 East 182nd Street, southwest corner, Block 3111, Lot 59, Borough of The Bronx.

707-58-BZ

APPLICANT—Leonard F. Rothkrug, for George and Witali Federow, doing business as Four Brothers Repair Shop, owners.

SUBJECT—Application December 2, 1958—decision of the Borough Superintendent, under sections 7e, 7f and 7i of the Zoning Resolution, to permit in a business use district the rebuilding and extension of a motor vehicle repair shop (completely destroyed by fire) with accessory welding, painting and spraying and the additions of gasoline pumps and tanks (not for sale), car washing (non-automatic) parking and used car sales, all for a temporary term of ten (10) years.

PREMISES AFFECTED—858-862 Bedford Avenue, west side, 232 feet, 9 inches north of Myrtle Avenue, Block 1900, Lots 53 and 54, Borough of Brooklyn.

619-58-BZ

APPLICANT—Kenneth W. Milnes, for Garabed S. Papazian, owner.

SUBJECT—Application October 29, 1958—decision of the Borough Superintendent, under sections 7f and 7i of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubricatorium, car wash, minor repairs and office and sales.

PREMISES AFFECTED—333 Forest Avenue, northeast corner of Hart Boulevard, Block 131, Lot 242, West Brighton, Borough of Richmond.

673-58-BZ

APPLICANT—Hurley and Hughes, for Beverly Management Corp., owner; A. and P. Tea Co., lessee.

SUBJECT—Application November 21, 1958—decision of the Borough Superintendent, under sections 7c and 7A of the Zoning Resolution, to permit in a retail and residence use district, the erection of a one story and cellar structure for use as a retail supermarket and to provide, in the residence portion of the premises, a business entrance into the rear yard for an unloading area.

PREMISES AFFECTED—300-304 West 20th Street and 189-195 8th Avenue, southwest corner, Block 743, Lots 44, 45, 47 and 49, Borough of Manhattan.

CALENDAR

132-58-BZ

APPLICANT—Lama, Proskauer and Prober, for Ken-Isle Inc., owner.

SUBJECT—Application March 18, 1958—decision of the Borough Superintendent, under sections 7e and 7h of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs, car wash, storage, office and sales and the parking and storage of motor vehicles for a stated term of fifteen (15) years.

PREMISES AFFECTED—17-39 to 17-61 (17-55 official) Francis Lewis Boulevard, 157-63 to 157-71 18th Avenue, northeast corner, 157-52 to 157-64 17th Road and 17-38 to 17-48 160th Street, Block 4747, Lot 31, Whitestone, Borough of Queens.

Laid over from July 15, 1958, to September 30, 1958, at the request of the applicant; then to October 21, 1958, for inspection and decision; hearing closed; attorney in opposition permitted to file objection within ten days, then to November 12, 1958, for further inspection by members of the Board, and decision; then to December 9, 1958 for further inspection and decision; then to January 6, 1959, for decision at the request of the applicant to acquire additional lot; then to January 13, 1959, for inspection and decision; for full vote of the Board; then laid over, date to be set; for full vote of the Board; then set for March 31, 1959.

587-58-BZ

APPLICANT—John F. Fitzsimons, for George and Eugene Capuozzo, owners.

SUBJECT—Application October 14, 1958—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in an unrestricted use, D area district, an extension to an existing building so as to cover more than the permitted area.

PREMISES AFFECTED—95-14 Sutphin Boulevard, west side, 100 feet south of Atlantic Avenue, Block 10026, Lot 12, Jamaica, Borough of Queens.

Laid over from February 25, 1959 to March 31, 1959, for inspection and decision; hearing closed.

555-56-BZ—Vol. III

APPLICANT—Carl H. Salminen, for Charles J. Erthal, owner.

SUBJECT—Application October 28, 1958—decision of the Borough Superintendent, under Sections 7f, 7i and 7A of the Zoning Resolution, to permit in a retail use district, the change in use of the present building, public garage, store, and gasoline station to gasoline station, lubritorium, car wash, minor motor vehicle repairs with hand tools only, curb cuts and show window within 75 feet of a residence use district.

PREMISES AFFECTED—22-50 122nd Street and 121-11 23rd Avenue, northwest corner, Block 4197, Lot 40, College Point, Borough of Queens.

Laid over from March 3, 1959, to March 31, 1959, for inspection and decision; applicant to file revised plans; hearing closed.

377-57-BZ—Vol. II

APPLICANT—Carl H. Salminen, for Edgersam Corporation, owner.

SUBJECT—Application reopened October 21, 1958, as Vol. II—decision of the Borough Superintendent, under Sections—7a, 7e and 21 of the zoning resolution, to permit in a retail use, D area district, the erection of an extension to an existing structure occupying more than the permitted area and extend the use of light manufacturing of incombustible plastic novelties, office, storage, storage of carboard containers and incombustible plastics, parking and loading area.

PREMISES AFFECTED—45-22 to 45-30 162nd Street, west side, 200 feet south 45th Avenue, Block 5440, Lots 51 and 54, Flushing, Borough of Queens.

Laid over from March 3, 1959, to March 31, 1959, for inspection and decision; applicant to file revised plans and new decision of the Building Dept.; hearing closed.

727-58-BZ

APPLICANT—Arno Fischer, for James J. and Katherine Bartley, owners.

SUBJECT—Application December 10, 1958—decision of the Borough Superintendent, under Sections 7c, 7i and 7A of the Zoning Resolution, to permit in a business and residence use district, the reconstruction of an existing gasoline service station, eliminating the garage and extend the uses to include minor auto repairs, lubritorium, non-automatic auto laundry, sale of accessories, state inspection service, parking of cars awaiting service with show window and curb cuts within 75 feet of a residence use district.

PREMISES AFFECTED—27-01 to 27-11 Newtown Avenue and 26-50 to 26-56 28th Street, northwest corner, Block 573, Lot 1, Long Island City, Borough of Queens.

Laid over from March 3, 1959, to March 31, 1959, for inspection and decision; hearing closed.

604-58-BZ

APPLICANT—Andrew Di Camillo, for Joseph Azara, owner.

SUBJECT—Application October 22, 1958—decision of the Borough Superintendent, under Section 7c of the Zoning Resolution, to permit in a residence use district, the change in occupancy of an existing one story and cellar structure from blacksmith shop to the storage and light repairing of air conditioning equipment.

PREMISES AFFECTED—1342 65th Street, south side, 340 feet east of 13th Avenue, Block 5734, Lot 24, Borough of Brooklyn.

Laid over from March 3, 1959, to March 31, 1959, for inspection and decision; applicant to report to the Board as to second means of exit for both buildings; hearing closed.

592-58-BZ

APPLICANT—Edith Glennon, for Estate of Edward J. Glennon, owner.

SUBJECT—Application October 16, 1958—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a residence use district, the construction and maintenance of a non-transient parking lot for pleasure-type vehicles only for a term of ten (10) years.

PREMISES AFFECTED—276 Bedford Park Boulevard (East 200th Street), south side, 36.33 feet west of Bainbridge Avenue, Block 3297, Lot 19, Borough of The Bronx.

Laid over from March 3, 1959, to March 31, 1959, for inspection and decision; hearing closed.

770-58-BZ

APPLICANT—Lama, Proskauer & Prober, for Drake Bakeries, Inc., owner.

SUBJECT—Application December 30, 1958—decision of the Borough Superintendent, under Section 7c of the Zoning Resolution, to permit in an unrestricted, business and residence use district, the extension of the use of parking and storage of owners trucks, loading and unloading from the unrestricted and business portion into the residence portion of the plot.

PREMISES AFFECTED—81-85 Clinton Avenue, east side, 105 feet 4 inches south of Park Avenue and 76 Waverly Avenue, Block 1888, Lots 37, 38 and 39, Borough of Brooklyn.

Laid over from March 3, 1959, to March 31, 1959, for inspection and decision; hearing closed.

911-57-BZ

APPLICANT—Charles M. Spindler, for Sarah Burick, owner.

SUBJECT—Application December 13, 1957—decision of the

CALENDAR

Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station with accessory uses of lubritorium, auto washing (non-automatic), office, sale of accessories, minor repairs with hand tools only, safety inspection station and parking and storage of motor vehicles for a temporary term of fifteen (15) years.

PREMISES AFFECTED—80-14 to 80-24 (80-20 official) Pitkin Avenue, southwest corner of 81st Street, Block 9139, Lot 340, Ozone Park, Borough of Queens.

Laid over from March 3, 1959, to March 31, 1959, for inspection and decision; and decision by the Board as to whether this application can be accepted in its present form as it overlaps the previous application; hearing closed.

345-58-BZ

APPLICANT—Leo Kornblath, for Geray Comp, and Ethel Latt, owners.

SUBJECT—Application May 27, 1958, decision of the Borough Superintendent, under Sections 7c and 7f of the Zoning Resolution, to permit in a business use district, on a plot presently used for the parking of more than five (5) motor vehicles, the installation of gasoline tanks and pumps to be used in conjunction with the existing gasoline service station located on the adjoining lot.

PREMISES AFFECTED—2125 Jerome Avenue, west side, 70.65 feet, south of West 181st Street, Block 3192, Lots 46 and 42, Borough of Bronx.

Laid over from March 3, 1959, to March 31, 1959, for inspection and decision; hearing closed.

787-55-BZ—Vol. III

APPLICANT—J. G. L. Molloy, for B. Kerner and Son, Inc., and Padula Service Station, Inc., owners.

SUBJECT—Application reopened October 28, 1958 as Vol. III—decision of the Borough Superintendent, under Sections 7e, 7f and 7i of the Zoning Resolution, to permit in a business use district, the enlargement in area of a gasoline service station by the addition of an adjoining lot and to relocate and add curb cuts and gasoline pumps.

PREMISES AFFECTED—160-168 Ridge Street and 339-345 East Houston Street, southeast corner, Block 345, Lots 44, 48, 49 and 50, Borough of Manhattan.

Laid over from March 3, 1959, to March 31, 1959, for inspection and decision; hearing closed.

759-58-BZ

APPLICANT—Leonard F. Rothkrug for Berkeley Plaza Corporation, owner.

SUBJECT—Application December 24, 1958—decision of the Borough Superintendent, under Sections 9A and 21 of the Zoning Resolution, to permit in a class one height district, the erection of a multiple dwelling of a height in excess of that permitted within two miles of a designated airport.

PREMISES AFFECTED—2111 Brown Street, southeast corner of Avenue U, Block 7365, Lot 1, Borough of Brooklyn.

Laid over from March 3, 1959, to March 31, 1959, for inspection and decision; hearing closed.

668-58-BZ

APPLICANT—Department of Traffic, City of New York, owner.

SUBJECT—Application November 19, 1958—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a municipal parking lot for more than five (5) motor vehicles.

PREMISES AFFECTED—2869-2883 Pitkin Avenue, north side, from Sheridan to Grant Avenues, Block 4222, Lot 1, Borough of Brooklyn.

Laid over from March 3, 1959, to March 31, 1959, for inspection and decision; Traffic Department to submit construction drawings; hearing closed.

669-58-BZ

APPLICANT—Department of Traffic, City of New York, owner.

SUBJECT—Application November 19, 1958—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a municipal parking lot for more than five (5) cars.

PREMISES AFFECTED—2885-2907 Pitkin Avenue, north side, from Grant Avenue to Elderts Lane, Block 4223, Lot 1, Borough of Brooklyn.

Laid over from March 3, 1959, to March 31, 1959, for inspection and decision; Traffic Department to submit working drawings; hearing closed.

289-58-BZ

APPLICANT—Leo Kornbluth, for Allwyn Contracting Co., Inc., owner.

SUBJECT—Application May 9, 1958—decision of the Borough Superintendent, under Sections 7e, 7f, 7i and 7A of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, minor repairs with hand tools only, non-automatic auto laundry, office, storage and sales of auto accessories, parking of more than five (5) motor vehicles waiting for service for a stated term of (15) years.

PREMISES AFFECTED—398-410 Kings Highway, southwest corner of Kings Place, Block 6678, Lots 73, 75 and 77, Borough of Brooklyn.

Laid over from September 30, 1958, to October 15, 1958, for inspection and decision; hearing closed; then to December 16, 1958, at request of applicant to investigate possible conforming use, which might result in withdrawal of this application; premises have been inspected; then to January 13, 1959, at the request of the applicant; then to March 3, 1959, at the request of applicant pending negotiation for the sale of the property; then to March 31, 1959, for inspection and decision; hearing closed.

707-56-BZ Vol. II

APPLICANT—Charles M. Spindler, for William Galvin, owner.

SUBJECT—Application reopened November 18, 1958 as Vol. II—decision of the Borough Superintendent, under sections 7f and 7i of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubrication, auto washing—non automatic, office, sale of accessories, minor repairs with hand tools only, safety inspection station and the parking and storage of motor vehicles, all for a temporary term of fifteen (15) years.

PREMISES AFFECTED—1500-1510 Williamsbridge Road and 1601-1611 Eastchester Road, northeast corner, Block 4082, Lots 5 and 10, Borough of The Bronx.

Laid over from February 3, 1959, to March 3, 1959, for inspection and decision; hearing closed; then to March 31, 1959, for further inspection and decision.

702-58-A

APPLICANT—Charles M. Spindler, for William Galvin, owner.

SUBJECT—Application October 23, 1958—filed pursuant to section 35, General City Law proposed sign within bed of a mapped street—proposed widening of Williamsbridge Road.

PREMISES AFFECTED—1500-1510 Williamsbridge Road, northeast corner of Eastchester Road, Block 4082, Lots 5 and 10, Borough of The Bronx.

125-57-BZ

APPLICANT—James E. Vassalotti, for Max Kirsch, Inc., owner.

SUBJECT—Application February 18, 1957—decision of the Borough Superintendent, under sections 7e and 7h of the Zoning Resolution, to permit in a residence use district, the

CALENDAR

erection and maintenance of a gasoline service station, lubricatorium, minor auto repairs, storage, offices and sales, car washing and parking and storage of motor vehicles.

PREMISES AFFECTED—9501-9515 Sea View Avenue and 1645-1655 East 95th Street, northeast corner, Block 8298, Lot 7, Borough of Brooklyn.

Laid over from February 17, 1959, to March 10, 1959, for inspection and decision; hearing closed; then to March 31, 1959, at request of the applicant, to furnish Board with information previously requested.

HARRIS H. MURDOCK, *Chairman.*

MARCH 31 1959, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, March 31, 1959, at 2 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:*

388-52-SM

APPLICANT—American Bilrite Rubber Company, owner.
SUBJECT—Application May 23, 1953—Amtico Rubber Tile Flooring, approval of.

664-53-SM

APPLICANT—The Peelle Company, owner.
SUBJECT—Application August 28, 1953—Peelle Metal Clad Counter Balanced Door, approval of.

159-55-SM

APPLICANT—Certain-teed Products Corporation, owner.
SUBJECT—Application February 16, 1955—Metro-Mix (gypsum concrete used for poured roof deck), approval of.

98-56-SM

APPLICANT—J. H. Thorp & Company, Inc., owner.
SUBJECT—Application January 24, 1956—48 Inch Saravel, Model 2926, approval of.

442-57-SM

APPLICANT—B. F. Goodrich Flooring Company, owner.
SUBJECT—Application May 28, 1957—B. F. Goodrich Koroseal Vinyl Floor Tile, approval of.

574-57-SA

APPLICANT—Sears, Roebuck & Co., for Temco, Inc., owner.
SUBJECT—Application July 25, 1957—E-Z Vent Wall Heater (gas-fired), Model 138.527-020, approval of.

673-57-SA

APPLICANT—Temco, Inc., owner.
SUBJECT—Application July 9, 1957—Temco Pre-Vent Gas-fired Wall Heaters, Models 208-3 and 308-3, approval of.

760-57-SM

APPLICANT—Simplex Ceiling Corporation, owner.
SUBJECT—Application October 11, 1957—Simplex Flush Metal Panel Ceilings; approval of.

806-57-SA

APPLICANT—The Blackstone Corporation, owner.
SUBJECT—Application October 17, 1957—Blackstone Convertible Washing Machine, Model 251, Automatic Washer & Model 252 Semi-Automatic Washer, approval of.

1013-57-SM

APPLICANT—Gustin-Bacon Manufacturing Company, owner.
SUBJECT—Application December 17, 1957—Gustin-Bacon Ultracoustic Ceiling Board, approval of.

35-58-SM

APPLICANT—Joseph Platzker, for Dow Chemical Company, owner.
SUBJECT—Application January 29, 1958—Saraloy-400 (shower pan installation), approval of.

110-58-SM

APPLICANT—Wilkinson Chutes, Inc., owner.
SUBJECT—Application February 19, 1958—Wilkinson Hand or Foot Operated Intake Door, Models W01B, W1B, W3B, W5B, W7B and Wilkinson Discharge Doors, Models 28" x 36", 24" x 30", 20" x 30", 18" x 30", 15" x 24" and 12" x 24", approval of.

113-58-SM

APPLICANT—E. I. du Pont de Nemours & Company (Inc.), owners.
SUBJECT—Application February 20, 1958—DuPont "Tontine" Flame Resistant Vinyl Drapery Material, traversing window draperies, etc., approval of.

250-58-SA

APPLICANT—Ray Oil Burner Sales, Inc., for Ray Burner Company, owner.
SUBJECT—Application February 3, 1958—Ray Conversion Oil Burner, Model PD, approval of.

516-58-SA

APPLICANT—Komline-Sanderson Engineering Corporation, owner.
SUBJECT—Application September 4, 1958—Pneumatic Sewage Ejector Systems, Single & Duplex, Models 30, 50, 75, 100, 150, 200, 250, 300, 350 and 400 GPM, approval of.

596-58-SM

APPLICANT—Imperial Damper Company, Inc., owner.
SUBJECT—Application October 17, 1958—Automatic Louvred Fire Damper, Model VWNVT-1, approval of.

646-58-SA

APPLICANT—The Peelle Company, owner.
SUBJECT—Application October 31, 1958—Peelle Type UA-3 Interlock & Type, UA-4, Lock & Contact, approval of.

650-58-SM

APPLICANT—The Gamewell Company, owner.
SUBJECT—Application November 13, 1958—Flexalarm Fire Line Telephone System as addition to Flexalarm Fire Alarm System, approval of.

720-58-SA

APPLICANT—Per-Fab Company, Inc., owner.
SUBJECT—Application December 9, 1958—Per-Fab Heat Transfer System, approval of.

758-58-SA

APPLICANT—General Automatic Products Corporation, owner.
SUBJECT—Application December 26, 1958—General Automatic Gas-fired Hot Water Domestic Heating Boilers, Models L-4, L-5, L-6, L-7, L-8, L-9 and L-10, approval of.

301-38-SM

APPLICANT—Syre & Fisher Company, owner.
SUBJECT—Application reopened December 9, 1958 for amendment of resolution as to additional size brick—re S. & F. Colonial Veneer Brick, previously approved.

888-40-SA

APPLICANT—Bethlehem Foundry & Machine Company, owner.
SUBJECT—Application reopened January 13, 1959 for amendment of resolution as to additional models of oil-fired Boiler Units, namely Dynatherm Models 48/32 and 100 and the Crusade-A-Therm, Model 36—re Bethlehem-Dynatherm Oil Burner; previously approved.

CALENDAR

58-49-SA

APPLICANT—Superior Combustion Industries, Inc., owner.

SUBJECT—Application reopened January 13, 1959 for amendment of resolution as to additional models of rotary oil burners—re Superior Rotary Burners (various models); previously approved.

126-51-SM

APPLICANT—National Gypsum Company, owner.

SUBJECT—Application reopened May 28, 1957 for amendment of Gold Bond Poured-In-Place Gypsum Roof Deck construction to include additional bulb tees, additional method of construction and fire endurance ratings—re Gold Bond Poured-In-Place Gypsum Roof Deck, previously approved.

647-55-SM

APPLICANT—The Celotex Corporation, owner.

SUBJECT—Application reopened December 9, 1958 for amendment of resolution as to additional size acoustical tile—re Celotex Steelacoustic Ceiling Panels (ceiling finish that provides acoustical absorption); previously approved.

405-56-SM—Vol. II

APPLICANT—The Gamewell Company, owner. E. S. Roth, Agent.

SUBJECT—Application reopened December 9, 1958 as Vol. II for amendment of resolution—re Flexalarm (fire alarm system); previously approved.

900-56-SA

APPLICANT—Pyrotronics, Division of Baker Industries, Inc., owner.

SUBJECT—Application for amendment of resolution adopted December 17, 1957—re Pyr-A-Larm, Type C-A Fire Detector & Alarm with Controls; previously approved.

83-57-SA

APPLICANT—Sunstrand Engineering Company, owner.

SUBJECT—Application reopened January 13, 1959 for amendment of resolution as to additional trade name, namely Thermo Products Oil Burner—re Sunstrand Oil Burner, Models SS, XA2, XB4, XB5 & XC6 to be also marketed as Atlantic, Bard, Hess, Ingersoll, Jackson & Church, Inland, Sure, Comfort, Waterbury, Moderne, Meridian, Gyrosopic, Premier, Radiation, Fitzgibbons, Thatcher, Burnham, Weil-McLain, Patten, Spi-ro-fin & Bendix Oil Burner; previously approved.

746-57-A

APPLICANT—Samuel Rosenblum, for Alma G. Roos.

SUBJECT—Application October 10, 1957—Appeal from a decision of the Borough Superintendent—re egress.

PREMISES AFFECTED—147-149 West 22nd Street, north side, 249 feet, 6 inches east of 7th Avenue, Block 798, Lot 17, Borough of Manhattan.

718-58-A

APPLICANT—S. Walter Katz, for Twenty-Third Operating Corp., owner.

SUBJECT—Application December 8, 1958—filed pursuant to section 35, General City Law re extension of existing building in bed of a mapped street—approach to Queensboro Bridge.

PREMISES AFFECTED—244 East 60th Street, south side, 135 feet west of 2nd Avenue, Block 1414, Lot 30, Borough of Manhattan.

337-52-A—Vol II.

APPLICANT—Irving P. Marks, for Bernard, Hermand and Minnie Feuer, owners.

SUBJECT—Application reopened November 25, 1958 as

Vol. II—Appeal from a decision of the Borough Superintendent—re erection of extension to existing nursing home, increase in area.

PREMISES AFFECTED—115-49 118th Street, east side, 240 feet north of Sutter Avenue, Block 11711, Lot 18 and 62, South Ozone Park, Borough of Queens.

425-53-A—Vol. II

APPLICANT—John F. Fitzsimons, for Anthony E. and Mary C. Schneider, owners.

SUBJECT—Application reopened November 18, 1958—as Vol. II—Appeal from a decision of the Borough Superintendent, extension and increase in area of frame building for business purposes.

PREMISES AFFECTED—103-45 Lefferts Boulevard, east side, 132.59 feet north of Liberty Avenue, 1st floor; Block 9557, Lot 48, Richmond Hill, Borough of Queens.

611-57-A

APPLICANT—Lama, Proskauer and Prober, for New York Central and Hudson River Railroad Co., owner; Herbert Kerkow, Inc., lessee.

SUBJECT—Application August 1, 1957—Appeal from an order of the Fire Commissioner—re sprinkler system.

PREMISES AFFECTED—480 Lexington Avenue, west side, from East 46th to East 47th Streets, 6th floor, Block 1301, Lot 6, Borough of Manhattan.

654-58-A

APPLICANT—Hyman H. Smith, for Shelbert Homes Realty Corp., owner; Shore Front Taxpayers, Association, Inc.; lessee.

SUBJECT—Application November 17, 1958—Appeal from a decision of the Borough Superintendent, re frame construction, public use.

PREMISES AFFECTED—2924-2926 West 22nd Street, west side, 210 feet, 7 inches south of Mermaid Avenue, Block 7057, Lot 20, Borough of Brooklyn.

778-58-A

APPLICANT—Arnold W. Lederer for Pauline Farber, owner.

SUBJECT—Application December 29, 1958—filed pursuant to section 310 of the Multiple Dwelling Law for variation of section 187, sub. div. 1e, of the Multiple Dwelling Law re egress.

PREMISES AFFECTED—1588 Carroll Street, south side, 225 feet west of Schenectady Avenue, 2nd floor, Block 1413, Lot 28, Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

APRIL 7, 1959, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning*, April 7, 1959, at 10 o'clock, at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:

622-58-BZ

APPLICANT—Fred C. Dahlem and Victor E. Block, for Anthony Monaco, owner.

SUBJECT—Application October 29, 1958—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubricatorium, car wash, office, sale of accessories, minor repairs with hand tools only and the parking and storage of more than five (5) motor vehicles.

PREMISES AFFECTED—3850-3852 Bronxwood Avenue and 904-908 East 222nd Street, southeast corner, Block 4692, Lots 40, 42 and 43, Borough of The Bronx.

Laid over from March 3, 1959, to April 7, 1959, at the request of the objectors for hearing.

CALENDAR

192-24-BZ—Vol. II

APPLICANT—Frederick A. Ketcher, for Jerome Evander Corp., owner; Jack Grotzky, lessee.

SUBJECT—Application reopened December 9, 1958 as Vol. II—decision of the Borough Superintendent, under sections 7c and 7i of the Zoning Resolution, to permit in a business use district, in an existing two story building occupied as a Public garage, the use of the store area on the first floor as a motor vehicle repair shop with hand tools only and incidental welding.

PREMISES AFFECTED—2359-2369 Jerome Avenue, west side, 60.26 feet south of West 184th Street, Block 3198, Lot 18, Borough of The Bronx.

149-57-BZ—Vol. II

APPLICANT—Jerome W. Perlstein for Butcher Knitting Mills, Inc., owner.

SUBJECT—Application reopened October 28, 1958 as Vol. II—decision of the Borough Superintendent, under sections 7c and 21 of the Zoning Resolution, to permit in a business and residence use, D area district, the erection of a one and two story structure occupying more than the permitted area and used for the manufacture of knitwear, retail sales, office and parking of employees and customers cars.

PREMISES AFFECTED—71-45 Metropolitan Avenue, north side, 69.74 feet west of Pleasantview Street, Block 3055, Lot 16, Middle Village, Borough of Queens.

150-57-A—Vol. II

APPLICANT—Jerome W. Perlstein, for Butcher Knitting Mills, Inc., owner.

SUBJECT—Application reopened October 28, 1958 as Vol. II—filed pursuant to section 35, General City Law re proposed parking lot in bed of mapped street—proposed widening of Metropolitan Avenue.

PREMISES AFFECTED—71-45 Metropolitan Avenue, north side, 69.74 feet west of Pleasantview Street, Block 3055, Lot 16, Middle Village, Borough of Queens.

125-52-BZ

APPLICANT—Edmund H. Franz, for Marion V., Raymond V., and Edmund H. Franz, owners.

SUBJECT—Application—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a retail and residence use district, the maintenance of a garage for fourteen (14) motor vehicles.

PREMISES AFFECTED—71-34 to 71-50 Myrtle Avenue, southwest corner of 72nd Street, Block 3710, Lot 22, Glendale, Borough of Queens.

214-27-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Socony Mobil Oil Co., Inc., owner.

SUBJECT—Application reopened September 23, 1958 as Vol. II—decision of the Borough Superintendent, under sections 7c and 7a of the Zoning Resolution, to permit in a manufacturing and residence use district, the reconstruction of an existing gasoline service station with the additional accessory uses of lubritorium, minor auto repairs, car washing, utility room, store and parking and storage of more than five (5) motor vehicles with show windows and signs within 75 feet of a residence use district.

PREMISES AFFECTED—296 West Fordham Road, southeast corner of Major Deegan Expressway, Block 3233, Lot 55, Borough of The Bronx.

24-34-BZ—Vol. II

APPLICANT—Anthony M. Salvati, for D and S Holding Corporation, owner.

SUBJECT—Application reopened November 5, 1958 as Vol. II—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a retail and residence use district, the erection and an extension to the second floor in an existing three story building and changing the use from theatre, stores and apartments for two

families to bowling alleys, stores and apartments for two families.

PREMISES AFFECTED—3117-3127 Surf Avenue, northeast corner of West 32nd Street, Block 7049, Lot 51, Borough of Brooklyn.

757-58-BZ

APPLICANT—Leonard F. Rothkrug for Doody Holding Corp., owner.

SUBJECT—Application December 24, 1958—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a manufacturing and residence use district the extension of an existing building used for the storage of building materials to be used for retail sales and storage of building materials, equipment and tools with accessory lumber storage and power saws of low horsepower and accessory customer and employee parking, no fee to be charged.

PREMISES AFFECTED—2475-2483 East 17th Street and 1701-1717 Avenue Y, northeast corner, Block 7419, Lot 45, Borough of Brooklyn.

691-58-BZ

APPLICANT—Burke, Green and Groh, for James Newell, Dominick Miranda and Frederick M. Silva, owners; Research Shopping Centers, Inc., vendee.

SUBJECT—Application November 26, 1958—decision of the Borough Superintendent, under sections 7e and 7h of the Zoning Resolution, to permit in a business and residence use district, the erection and maintenance of a gasoline service station, auto washing, non-automatic, lubrication, office, sales, minor repairs with hand tools only and the parking and storage of cars awaiting service.

PREMISES AFFECTED—131-25 20th Avenue, northwest corner of 132nd Street, Block 4137, Lot 55, College Point, Borough of Queens.

692-58-A

APPLICANT—Burke, Green and Groh, for Dominick Miranda and Frederick M. Silva, owners; Research Shopping Centers, Inc., vendee.

SUBJECT—Application November 26, 1958—filed pursuant to section 35, General City Law re utilization of portion or lot in bed of a mapped street—20th Avenue.

PREMISES AFFECTED—131-25 20th Avenue, northwest corner of 132nd Street, Block 4137, Lot 55, College Point, Borough of Queens.

693-58-BZ

APPLICANT—Burke, Green and Groh, for James Newell, Dominick Miranda and Frederick M. Silva, owners; Research Shopping Centers, Inc., vendee.

SUBJECT—Application November 26, 1958—decision of the Borough Superintendent, under sections 7e and 7h of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, minor repairs with hand tools only, auto washing, office and sales and the parking of cars awaiting service.

PREMISES AFFECTED—132-08 20th Avenue, southeast corner of 132nd Street, Block 4178, Lot 22, College Point, Borough of Queens.

694-58-A

APPLICANT—Burke, Green and Groh, for James Newell, Dominick Miranda and Frederick M. Silva, owners; Research Shopping Centers, Inc., vendee.

SUBJECT—Application November 26, 1958—filed pursuant to section 35, General City Law re utilization of portion of lot in bed of a mapped street—20th Avenue.

PREMISES AFFECTED—132-08 20th Avenue, southeast corner of 132nd Street, Block 4178, Lot 22, College Point, Borough of Queens.

777-58-BZ

APPLICANT—Charles M. Spindler for Louis C. Duro, owner.

CALENDAR

SUBJECT—Application December 31, 1958—decision of the Borough Superintendent, under sections 7f, 7i, 7e and 21 of the Zoning Resolution, to permit in a retail and residence use, D and E-1 area district, the erection and maintenance of a gasoline service station, lubrication, non-automatic car wash, office, sale of accessories, minor repairs with hand tools only, safety inspection station and parking and storage of motor vehicles all for a temporary term of fifteen (15) years, the proposed building encroaches on the required rear yard.
PREMISES AFFECTED—180-06—180-14 (180-10 official) Linden Boulevard, south side, 125.42 feet west of Montauk Street, Block 12406, Lots 320 and 321, St. Albans, Borough of Queens.

137-27-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Socony Mobil Oil Co., owner.
SUBJECT—Application reopened January 20, 1959—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a business district, the reconstruction of an existing gasoline service station and extend the uses to include lubricatory, minor auto repairs with hand tools only, utility room and store and the parking and storage of motor vehicles on the open area.
PREMISES AFFECTED—2103-2121 Webster Avenue, west side, 280 feet north of East 180th Street, Block 3143, Lot 113, Borough of The Bronx.

882-56-BZ—Vol. II

APPLICANT—Frederick A. Ketcher for John Poth, owner; Esso Standard Oil Company, lessee.
SUBJECT—Application reopened January 13, 1959 as Vol. II—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a retail use district, the extension of the open area of the existing gasoline service station by adding that portion occupied by a one story frame building, to be demolished and open the rear wall of the car wash bay, extend the east curb cut on East 101st Street and add an additional curb cut on First Avenue.
PREMISES AFFECTED—1962-1970 First Avenue and 401 East 101st Street, northeast corner, Block 1695, Lots 1 and 50, Borough of Manhattan.

341-43-BZ—Vol. IV

APPLICANT—Leonard F. Rothkrug, for 3319 Realty Corp., owner and conditional vendee doing business as Riteway Laundry.
SUBJECT—Application reopened January 6, 1959 as Volume IV—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a residence use district the extension of a laundry with accessory dry cleaning previously granted by the Board into an existing public garage, the public garage use to be discontinued with the addition of accessory laundry truck storage use and the extension of the garage building for accessory laundry storage use.
PREMISES AFFECTED—3319-3335 Atlantic Avenue, northeast corner of Euclid Avenue, Block 4145, Lot 1, 13 and 23, Borough of Brooklyn.

737-58-BZ

APPLICANT—Kenneth W. Milnes for F. D. Koehler Co., Inc., owner.
SUBJECT—Application December 16, 1958—decision of the Borough Superintendent, under section 7c and 7A of the Zoning Resolution, to permit in a retail and residence use district, the reconstruction of an existing gasoline service station, lubricatorium, sales room, minor auto repairs and car washing, the proposed reconstruction to provide a new accessory building, additional gasoline tanks and pumps, the relocation of the existing pumps and curb cuts within 75 feet of residence use district.
PREMISES AFFECTED—717 Richmond Road, northwest corner of Price Street, Block 631, Lot 1, Concord, Borough of Richmond.

630-58-BZ

APPLICANT—Milton P. Miller, for Brooklyn Jenapo Federal Credit Union, owner.
SUBJECT—Application November 3, 1958—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit retail and residence use district, the maintenance of a parking lot for use in conjunction with the federal credit union in an adjoining lot for a term of five years, no fee to be charged.
PREMISES AFFECTED—4904 Church Avenue, south side, 20 feet east of East 49th Street and 431 East 49th Street, Block 4697, Lots 2 and 56, Borough of Brooklyn.

581-58-BZ

APPLICANT—Kelly and Schwartz, for Giroloma Le Brutto, owner.
SUBJECT—Application October 8, 1958—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a business and residence use district, the continuance of a three car, non-accessory, garage located on the residence portion of the premises.
PREMISES AFFECTED—23-13 Broadway, north side, 125.31 feet east of 23rd Street, Block 567, Lot 19, Long Island City, Borough of Queens.

710-58-BZ

APPLICANT—Ziegler, Gill and Clabby, for 45th Street Realty Corp., owner, F. X. R., Inc., lessee.
SUBJECT—Application December 5, 1958—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot for employees of F. X. R. Inc.
PREMISES AFFECTED—25-70 Old Bowery Bay Road, 50th Street, west side, 170 feet north of 28th Avenue and 25-81 49th Street, Block 745, Lots 9, 22, 10, 65-70 inclusive and Lot 72, Woodside, Borough of Queens.

711-58-A

APPLICANT—Ziegler, Gill and Clabby, for 45th Street Realty Corp., owner; F. X. R., Inc., lessee.
SUBJECT—Application December 5, 1958—filed pursuant to section 35, General City Law re use of part of premises within bed of a mapped street—50th Street.
PREMISES AFFECTED—25-70 Old Bowery Bay Road, 50th Street, west side, 170 feet north of 28th Avenue and 25-81 49th Street, Block 745, Lots 9, 10, 22, 65-70 and Lot 72, Woodside, Borough of Queens.

712-58-BZ

APPLICANT—Carl H. Salminen, for Ida Cacciatore, owner.
SUBJECT—Application December 5, 1958—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit on a plot partly in a G-1 area and partly in a D area district, the conversion of a one family dwelling to a two family dwelling.
PREMISES AFFECTED—190-17 33rd Avenue and 32-66 191st Street, northwest corner, Block 4941, Lot 5, Flushing, Borough of Queens.
 Laid over from March 10, 1959, to April 7, 1959, for inspection and decision; hearing closed.

713-58-A

APPLICANT—Carl H. Salminen, for Ida Cacciatore, owner.
SUBJECT—Application December 5, 1958—Appeal from a decision of the Borough Superintendent, re frame construction.
PREMISES AFFECTED—190-17 33rd Avenue and 32-66 191st Street, northwest corner, Block 4941, Lot 5, Flushing, Borough of Queens.

149-56-BZ

APPLICANT—Leonard F. Rothkrug, for Gair Realty Corp., owner.
SUBJECT—Application reopened February 25, 1959 for consideration of extension of time to complete, expired

CALENDAR

December 17, 1958—decision of the Borough Superintendent, previously granted on condition, under section 19A(j) of the Zoning Resolution, permitting in an unrestricted use district, a voluntary loading berth in conjunction with existing manufacturing and warehouse uses less than 25 feet from the intersection.

PREMISES AFFECTED—110 Water Street, southwest corner of Washington Street, Block 37, Lot 1, Borough of Brooklyn.

81-57-BZ

APPLICANT—Leonard F. Rothkrug, for Sanpark Realty Corp., doing business as B. and C. Bowling Alley Builders, Inc., owner.

SUBJECT—Application reopened February 25, 1959 for consideration as to extension of time to complete, expired September 24, 1958—decision of the Borough Superintendent, previously granted on condition under section 7c of the Zoning Resolution, permitting in a manufacturing use district, the alteration of an existing building and the erection and maintenance of a new building for the manufacture of bowling alleys, silk screens and wood frame (using power equipment).

PREMISES AFFECTED—105-111 Sanford Street, east side, 217 feet 9 inches north of Myrtle Avenue, Block 1737, Lots 52, 53 and 54, Borough of Brooklyn.

623-58-BZ

APPLICANT—Carl H. Salminen, for Frank Reis, owner; Bari Construction Co., Inc., owner under contract.

SUBJECT—Application October 31, 1958—decision of the Borough Superintendent, under sections 7e and 21 of the Zoning Resolution, to permit in a residence use district, the erection of a one-story structure of Class 3 construction to be used for light manufacturing as permitted in a business use district, office, loading and unloading and parking of trucks used in conjunction with business, the structure to occupy more than the permitted area.

PREMISES AFFECTED—33-04 23rd Street and 21-04 33rd Avenue, southwest corner, Block 556, Lots 34-39 inclusive, Astoria, Borough of Queens.

Laid over from February 3, 1959, to March 3, 1959, for inspection and decision; hearing closed; then to April 7, 1959, for inspection and decision; for applicant to file revised plan as to entrances from 33rd Avenue, and for name and business of tenant.

292-58-BZ

APPLICANT—Leonard F. Rothkrug, for Oneibern Realty Corp., owner; Esso Standard Oil Co., conditional Purchaser under contract.

SUBJECT—Application May 12, 1958—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a local retail use district, the erection of a gasoline service station, lubricatorium, minor auto repairs, car washing (non-automatic), office, sale and the accessory parking of cars awaiting service all for a temporary term of fifteen (15) years.

PREMISES AFFECTED—826 East 233rd Street, southeast corner of Bussing Avenue, Block 4857, Lot 44, Borough of The Bronx.

Laid over from February 25, 1959, to March 10, 1959, at the request of an objector, for hearing with 672-58-A; then to April 7, 1959, for inspection and decision; applicant to file statement as to restrictive covenant for use of Lot 49; hearing closed.

672-58-A

APPLICANT—Leonard F. Rothkrug, for Oneibern Realty Corp., owner; Esso Standard Oil Co., conditional Purchaser under contract.

SUBJECT—Application November 21, 1958—filed pursuant to section 35, General City Law re proposed structure in bed of a mapped street—proposed widening of Bussing Avenue.

PREMISES AFFECTED—826 East 233rd Street, southeast corner of Bussing Avenue, Block 4857, Lot 44, Borough of The Bronx.

477-58-BZ

APPLICANT—James J. Chambers, for Oppen and Cefalu, owner.

SUBJECT—Application August 6, 1958—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a residence use district, for a term of five (5) years, the use of the lot for off street shipping and receiving of metal bed springs and parking of occupants and customers cars as accessory to the bed spring factory to the west under the same ownership.

PREMISES AFFECTED—745 East 9th Street, north side, 118 feet, west of Avenue D, Block 379, Lot 42, Borough of Manhattan.

Laid over from March 10, 1959, to April 7, 1959, for inspection and decision; hearing closed.

666-58-BZ

APPLICANT—Boris W. Dorfman, for Mathilde and Francis Mortingeno, owners.

SUBJECT—Application November 19, 1958—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a business and residence use district, the use of the present building and open area as a machine shop in conjunction with tile, terrazzo and marble works.

PREMISES AFFECTED—6901-6923 Avenue X, north side, from East 69th to East 70th Streets, Block 8447, Lots 1 and 3, Borough of Brooklyn.

Laid over from March 10, 1959, to April 7, 1959, for inspection and decision; hearing closed.

690-58-BZ

APPLICANT—Lama, Proskauer and Prober, for Rebecca Rubin, owner.

SUBJECT—Application December 1, 1958—decision of the Borough Superintendent, under Sections 7e and 7h of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubrication, car wash, office, minor auto repairs, sales room and the parking and storage of more than five (5) cars for a temporary term of fifteen (15) years.

PREMISES AFFECTED—666-670 Castle Hill Avenue and 2201-2207 Cincinnatus Avenue, Block 3575, Lots 28, 30 and 31, Borough of The Bronx.

Laid over from March 10, 1959, to April 7, 1959, for inspection and decision; hearing closed.

678-58-BZ

APPLICANT—Leonard F. Rothkrug, for Anna Cara, owner.

SUBJECT—Application November 25, 1958—decision of the Borough Superintendent, under Sections 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a non-transient parking lot—pleasure type vehicle only, for a temporary term of five (5) years.

PREMISES AFFECTED—182-188 Clermont Avenue, east side, 152 feet, 7 inches north of Willoughby Avenue, Block 2074, Lot 41, Borough of Brooklyn.

Laid over from March 10, 1959, to April 7, 1959, for inspection and decision; applicant to file, at his request, a revised plan showing relocated fence ten feet from rear lot line; hearing closed.

633-58-BZ

APPLICANT—Henry Nordheim, for American Revolving Door Co., Inc., owner.

SUBJECT—Application November 6, 1958—decision of the Borough Superintendent, under Section 7c of the Zoning Resolution, to permit in a manufacturing use district, the use of power saws in the manufacture of revolving doors.

CALENDAR

PREMISES AFFECTED—240-242 East 146th Street, south side, 250.13 feet west of Morris Avenue, Block 2335, Lot 23, Borough of The Bronx.

Laid over from March 10, 1959, to April 7, 1959, for applicant to file new decision of the Borough Superintendent and for inspection and decision; hearing closed.

764-58-BZ

APPLICANT—Lama, Proskauer & Prober for Ann Turso, owner.

SUBJECT—Application December 30, 1958—decision of the Borough Superintendent under Section 21 of the Zoning Resolution, to permit in a retail use, C area district, the erection of a one story retail store for the sales, storage, loading and unloading of fruits and vegetables, the proposed building to cover the entire lot, exceeds the permitted area coverage.

PREMISES AFFECTED—1889-1893 Fulton Street north side, 103 feet 2¼ inches east of McDougal Street and 14-18 McDougal Street, Block 1530, Lot 19, Borough of Brooklyn.

Laid over from March 10, 1959, to April 7, 1959, for inspection and decision; hearing closed.

206-42-BZ—Vol. II

APPLICANT—Samuel Miller for Esso Standard Oil Company, owner.

SUBJECT—Application reopened December 9, 1958 as Vol. II—decision of the Borough Superintendent, under Section 7c and 7i of the Zoning Resolution, to permit in a retail use district, the reconstruction of an existing gasoline service station and parking lot and the additional conjunctive uses of lubritorium, non-automatic car washing and minor auto repairs with hand tools only for adjustments.

PREMISES AFFECTED—91-02 63rd Drive, northeast corner of Alderton Street, Block 3104, Lot 208, Rego Park, Borough of Queens.

Laid over from March 10, 1959, to April 7, 1959, for inspection and decision; hearing closed.

585-58-BZ

APPLICANT—De Rose and Cavalieri, for Michael De Stefano, owner.

SUBJECT—Application October 10, 1958—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot for the parking and storage of more than five (5) motor vehicles.

PREMISES AFFECTED—915 Clarence Avenue, west side, 96.08 feet north of Lafayette Avenue, Block 5468, Lot 18, Borough of The Bronx.

Laid over from March 10, 1959, to April 7, 1959, for inspection and decision; hearing closed.

774-58-BZ

APPLICANT—Leonard F. Rothkrug for Takabe Corporation, owner.

SUBJECT—Application December 31, 1958—decision of the Borough Superintendent, under Section 9A of the Zoning Resolution, to permit in a class 1 height district, the erection of a multiple dwelling of a height in excess of the permitted within two miles of La Guardia Airport.

PREMISES AFFECTED—36-25 Parsons Boulevard, northeast corner of 37th Avenue, Block 5014, Lot 1, Flushing, Borough of Queens.

Laid over from March 10, 1959, to April 7, 1959, for inspection and decision; applicant to file revised plan; hearing closed.

144-19-BZ—Vol. IV

APPLICANT—Justin A. Rothstein, for David E. Meltzer and Alvin Greenstein, owners; Windowcraft Display Installation, lessee.

SUBJECT—Application reopened December 4, 1956 as Vol. IV—re decision of the Borough Superintendent, under

Sections 7e and 21 of the Zoning Resolution to permit in a residence use district, the manufacture of display cards and posters in an existing building.

PREMISES AFFECTED—23-69 to 23-71 38th Street, east side, 162.21 feet north of Astoria Boulevard (Triboro Bridge Plaza), Block 803, Lot 13, Long Island City, Borough of Queens.

Laid over from March 10, 1959, to April 7, 1959, for inspection and decision; hearing closed.

630-38-BZ—Vol. III

APPLICANT—John Harold Barry, for 5239 Corporation, owner; Webb and Knapp, Inc., lessee.

SUBJECT—Application reopened December 9, 1958—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a restricted retail use district, the erection of two additional illuminated signs, one over the East 41st Street garage entrance reading "Parking" and one on the Park Avenue facade of the penthouse reading "Parking Airlines Building".

PREMISES AFFECTED—118-134 Park Avenue, west side, from East 41st to East 42nd Streets, 57-63 East 41st Street and 74-80 East 42nd Street, Block 1276, Lot 33, Borough of Manhattan.

Laid over from March 10, 1959, to April 7, 1959, for inspection and decision; hearing closed.

450-58-BZ

APPLICANT—Sidney H. Kitzler, for Sardin Realty Corp., owner; Ralph Iron Works and Allen Peterson, lessee.

SUBJECT—Application July 21, 1958—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a local retail use district, the change in occupancy of an existing one story building from automobile salesroom and auto accessories to auto repair shop with spray booth, manufacturing of metal products with welding and parking for three (3) motor vehicles.

PREMISES AFFECTED—480-496 Ralph Avenue to 1626-1636 Prospect Place, south corner, Block 1369, Lot 39, Borough of Brooklyn.

Laid over from March 10, 1959, to April 7, 1959, for inspection and decision; hearing closed.

18-37-BZ Vol. IV

APPLICANT—Carl H. Salminen, for Kinney Motors, Inc., owner.

SUBJECT—Application reopened December 9, 1958 as Vol. IV—decision of the Borough Superintendent, under sections 7c, 7h, 7i and 21 of the Zoning Resolution, to permit in a business and residence use, C and D area district, the erection and maintenance of an auto showroom, offices, servicing of new and used cars and trucks, new car and truck conditioning, parts sale and storage, wheel alignment, car wash, welding with the use of oxyacetylene torch, car and truck storage in basement, gasoline pump and tank for servicing new cars—not for sale, parking of more than five (5) cars in the residence portion of plot of cars awaiting service.

PREMISES AFFECTED—2166-2190 Coney Island Avenue, west side, 100 feet, 4¾ inches south of First Court, Block 6685B, Lot 34, Borough of Brooklyn.

Laid over from February 3, 1959, to February 10, 1959, at the request of an objector; no further request for adjournment; then to March 10, 1959, for inspection and decision; hearing closed; then to April 7, 1959, for applicant to file revised plans, carrying out requirements of resolution previously adopted by the Board; and apply them to the reduced building as proposed.

525-58-BZ

APPLICANT—Charles M. Spindler, for Helen Bartelucci, Kuni Rickel and Louise S. Grimm, owners.

SUBJECT—Application September 10, 1958—decision of the Borough Superintendent, under Sections 7e and 7h of the Zoning Resolution, to permit in a residence use dis-

CALENDAR

triet, the erection and maintenance of a gasoline service station, lubrication, auto washing—non automatic, office, sale of accessories, minor repairs with hand tools only, safety inspection station and the parking and storage of motor vehicles for a stated term of fifteen (15) years.
PREMISES AFFECTED—43-01 to 43-09 (43-07 official) Astoria Boulevard and 23-11 to 23-21 43rd Street, northeast corner, Block 780, Lot 80 (tentative), Astoria, Borough of Queens.

Laid over from February 17, 1959, to March 10, 1959, for inspection and decision; hearing closed; then to April 7, 1959, for further inspection and decision.

HARRIS H. MURDOCK, *Chairman.*

APRIL 7, 1959, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, April 7, 1959, at 2 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:

86-55-A—Vol. II

APPLICANT—Reuben Rappaport for Netzach Isreal Jewish Center, Inc., owner; Beth Jacob School for Girls of East Bronx, Lessee.

SUBJECT—Application reopened February 3, 1959 as Volume II—Appeal from a decision of the Borough Superintendent, re construction and egress.

PREMISES AFFECTED—1078 Kelly Street, east side, 89.32 feet south of East 167th Street, Block 2716, Lot 29, Borough of the Bronx.

430-58-A

APPLICANT—Edwiese Schmitt, for Kostbrook Realty Company, owner.

SUBJECT—Application July 11, 1958—Appeal from a decision of the Borough Superintendent, re exists.

PREMISES AFFECTED—429-431 Kent Avenue, east side, 92 feet north of South 9th Street, Block 2135, Lot 5, Borough of Brooklyn.

419-58-A

APPLICANT—Swingline Inc., owner.

SUBJECT—Application July 10, 1958—Appeal from an order of the Fire Commissioner, re use of Spraying Equipment, not approved type.

PREMISES AFFECTED—32-01 Queens Boulevard, north side, 32-00 Skillman Avenue, south side, entire block bounded by Queens Boulevard, Skillman Avenue, Van Dam Street and 32nd Place, Block 245, Lot 9, Long Island City, Borough of Queens.

2-59-A

APPLICANT—Ross and Atkin for Joseph Reutershan, owner.

SUBJECT—Application January 2, 1959—filed pursuant to section 35, General City Law re proposed alteration in the bed of a mapped street—William Avenue.

PREMISES AFFECTED—62 Hawkins Street, south side, 533.48 feet west of City Island Avenue, Block 5629, Lot 200, Borough of The Bronx.

HARRIS H. MURDOCK, *Chairman.*

APRIL 14, 1959, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, April 14, 1959, at 10 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:

683-58-A

APPLICANT—Albert Melniker, for Ida Elphant, Esther Radish and Lillian Lader, owner; Thomas Schlier, purchaser under contract.

SUBJECT—Application November 6, 1958—filed pursuant to section 35, General City Law re construction of Curb Cuts in bed of a mapped street—proposed widening of Richmond and Oceanic Avenues.

PREMISES AFFECTED—4360 Hylan Boulevard, 4333 Richmond Avenue, southeast corner and 4 Oceanic Avenue, Block 5322, Lot 1, Eltingville, Borough of Richmond.

514-55-BZ

APPLICANT—John F. Fitzsimons, for Stephen and Helen Fedor, owners.

SUBJECT—Application reopened February 25, 1959 for consideration as to extension of time to complete and obtain Certificate of Occupancy, expired March 17, 1958—decision of the Borough Superintendent, previously granted on condition, under sections 7c and 7A of the Zoning Resolution, permitting in a residence and retail use district, the proposed extension of gasoline service station, auto repairs, accessory store, office and dwelling to be used for gasoline station, motor vehicle repair shop, car washing, greasing, office, accessory store, boiler room and dwelling, with curb cut closer to residence use district than is permitted.

PREMISES AFFECTED—78-08 51st Avenue and 51-02 Gorsline Street, southwest corner, Block 2470, Lot 5, Elmhurst, Borough of Queens.

164-46-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Joseph P. Clavin, owner.

SUBJECT—Application reopened March 3, 1959 for consideration as to extension of time to complete, expired October 8, 1958—decision of the Borough Superintendent, previously granted on condition, under section 7e of the Zoning Resolution, permitting in a residence use district, the proposed enlargement of undertaker's establishment and proposed extension of business use in excess of that granted by the Board.

PREMISES AFFECTED—7722-7736 4th Avenue and 375-379 78th Street, northwest corner, Block 5960, Lot 50, Borough of Brooklyn.

19-57-BZ

APPLICANT—Reginald S. Hardy, for Frances P. Headley and Seena Prastien, owners.

SUBJECT—Application January 15, 1957—decision of the Borough Superintendent, under sections 7f, 7i and 7A of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubricatorium, auto laundry (non-automatic), motor vehicle repair shop, for minor repairs (hand tools only), and with show windows within 75 feet of residence use district.

PREMISES AFFECTED—1790-1820 Utica Avenue and 4914-4924 Avenue J, southwest corner, Block 7797, Lots 47, 49, 50 and 51, Borough of Brooklyn.

Laid over from July 16, 1957, to July 23, 1957, for inspection and decision; hearing closed; then to December 17, 1957, for further consideration by the Board after community building has been developed; then to May 20, 1958, for report at that time as to the condition in connection with the proposed community house in Block 7775 opposite the proposed gasoline station; and for determination by the Board as to procedure thereafter; then to June 17, 1958, for inspection and decision; hearing closed; also for applicant to advise the Board the status of the construction of proposed Community House; then to July 8, 1958, at request of the applicant to permit him to examine plans filed for the nearby Community House and to report to the Board what such plans call for and the status of proposed structure and for decision; then to September 23, 1958, for applicant to report to the Board as to his examination of plan and the status of the proposed structure under the building now planned to be located in similar location; then to October 28, 1958, for information as to status of Community Center opposite and as to ownership; then to November 25,

CALENDAR

1958, at the request of the applicant to furnish the Board with information as to the proposed community center; then to January 27, 1959, for further consideration and decision; then to March 10, 1959, for decision; at request of applicant; then to April 14, 1959, at request of the applicant, for full report to the Board as to proposed Community building on the other side of Avenue J.

565-57-BZ

APPLICANT—Charles M. Spindler, for Leopold Gerinsky and Thomas J. O'Brien, owners.

SUBJECT—Application July 26, 1957—decision of the Borough Superintendent, under sections 7e, 7f, 7i, and 7A of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, auto laundry—non automatic, lubritorium, office, accessory sales, minor repairs with hand tools only, safety inspection station, parking and storage of more than five (5) motor vehicles with curb cuts within 75 feet of a residence use district for a stated term of fifteen (15) years.

PREMISES AFFECTED—5832-5848 Broadway and 196-198 West 239th Street, southeast corner, Block 3271, Lots 193, 194, 195, 196, 197 and 198, Borough of The Bronx.

Laid over from January 28, 1958, to February 18, 1958, for applicant to consult Department of Buildings with respect to Section 21A; then to March 18, 1958, for inspection and decision; hearing closed, then laid over pending Court action, reviewing denial by the Board of a similar application on property across the street from subject site, Block 3414, Lot 340, under Cal. No. 510-39-BZ; date for decision to be determined; then set for February 17, 1959; then to March 10, 1959, for further inspection and decision; then to April 14, 1959, at request of the applicant and for further inspection; hearing closed.

HARRIS H. MURDOCK, *Chairman*.

APRIL 14, 1959, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon* April 14, 1959, at 2 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:

305-58-A

APPLICANT—Samuel Carr, for Willa Realty Co., owner. SUBJECT—Application May 13, 1958—Appeal from a decision of the Borough Superintendent, re egress.

PREMISES AFFECTED—35 West 21st Street, north side, 372 feet east of Avenue of The Americas, Block 823, Lot 19, Borough of Manhattan.

51-59-A

APPLICANT—George Cooley of John Graham and Company for Federated Department Stores, Incorporated, owner; Abraham and Straus, lessee.

SUBJECT—Application January 29, 1959—Appeal from a decision of the Borough Superintendent re Construction—parking garage.

PREMISES AFFECTED—1-31 Hoyt Street, 203-227 Livingston Street, northeast corner, 10-28 Elm Place northwest corner of Livingston Street, Block 157, Lot 1, Borough of Brooklyn.

403-58-A

APPLICANT—Elias K. Herzog, for Samuel Goodman, owner.

SUBJECT—Application June 26, 1958—Appeal from a decision of the Borough Superintendent re: egress, fire escape not an acceptable 2nd means, etc.

PREMISES AFFECTED—13 East 16th Street, north side, 250 feet of Union Square West, Block 844, Lot 10, Borough of Manhattan.

104-59-A

APPLICANT—Charles M. Spindler for Pierce J. Gercty, owner.

SUBJECT—Application filed February 19, 1959—Appeal from a decision of the Borough Superintendent, re installation of six 5000-gallon tanks in a concrete vault.

PREMISES AFFECTED—126-142 Flatbush Avenue Extension, southwest corner of Duffield Street, Block 132, Lots 23, 24, 27, 31, Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman*.

APRIL 21, 1959, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning* April 21, 1959, at 10 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:

148-56-BZ

APPLICANT—William A. Giesen, for Octavio Barrios, owner.

SUBJECT—Application reopened March 10, 1959 for consideration as to extension of time to complete, expired December 18, 1957—decision of the Borough Superintendent, previously granted on condition under section 7h of the Zoning Resolution, permitting in a residence use district, the maintenance of a parking lot for the parking and storage of more than five (5) motor vehicles, for a stated term of ten (10) years.

PREMISES AFFECTED—1437 Longfellow Avenue, west side, 150 feet south of Jennings Street, Block 2999, Lots 31 and 32, Borough of The Bronx.

280-58-BZ

APPLICANT—James E. Vassalotti, for L. L. F. Realty Co., Inc., owner.

SUBJECT—Application May 5, 1958—decision of the Borough Superintendent, under sections 7e and 7h of the Zoning Resolution, to permit in a residence use district, the erection of two (2) one-story buildings to be used as public market and stores with loading and unloading and the parking of patrons cars—no fee to be charged.

PREMISES AFFECTED—1555-1581 Rockaway Parkway, east side, 379 feet south of Flatlands Avenue and 1162-1174 East 98th Street, Block 8205, Lot 11, Borough of Brooklyn.

Laid over from December 9, 1958, to January 20, 1959, for inspection and decision; hearing closed; then to March 3, 1959, for further consideration after applicant advises the Board as to the proposed tenant who shall have signed an agreement to occupy the premises; then to April 21, 1959, applicant to furnish Board with information as to road crossing the property.

HARRIS H. MURDOCK, *Chairman*.

APRIL 28, 1959, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon*, April 28, 1959, at 2 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matter:

617-58-A

APPLICANT—Leonard F. Rothkrug, for Angelo Santomartino, doing business as S and S Service Station, owner.

SUBJECT—Application October 28, 1958—filed pursuant to Section 35, General City Law re erection of building in bed of a mapped Street—West 19th Street.

PREMISES AFFECTED—2974-2984 Cropsey Avenue, west side, 25 feet south of Bay 53rd Street, Block 6947, Lot 301, Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman*.

MINUTES

REGULAR MEETING

TUESDAY MORNING, MARCH 10, 1959, 10 A.M.

Present: Chairman Murdock, Vice Chairman Kleinert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox.

The minutes of the regular meetings of the Board held on Wednesday morning and afternoon February 25, 1959 were approved as printed in the Bulletin of March 3, 1959, Vol. 44, No. 9.

144-19-BZ—Vol. IV

APPLICANT—Justin A. Rothstein, for David E. Meltzer and Alvin Greenstein, owners; Windowcraft Display Installation, lessee.

SUBJECT—Application reopened December 4, 1956 as Vol. IV—decision of the Borough Superintendent, under sections 7c and 21 of the Zoning Resolution, to permit in a residence use district, the manufacture of display cards and posters in an existing building.

PREMISES AFFECTED—23-69 to 23-71 38th Street, east side, 162.21 feet north of Astoria Boulevard (Triboro Bridge Plaza), Block 803, Lot 13, Long Island City, Borough of Queens.

APPEARANCES—

For Applicant: Justin A. Rothstein.

For Opposition: Stanley Rydzynski.

ACTION OF BOARD—Laid over to April 7, 1959, at 10 A. M. for inspection and decision; hearing closed.

18-37-BZ—Vol. IV

APPLICANT—Carl H. Salminen, for Kinney Motors, Inc., owner.

SUBJECT—Application reopened December 9, 1958 as Vol. IV—decision of the Borough Superintendent, under sections 7c, 7h, 7i and 21 of the Zoning Resolution, to permit in a business and residence use, C and D area district, the erection and maintenance of an auto showroom, offices, servicing of new and used cars and trucks, new car and truck conditioning, parts sale and storage, wheel alignment, car wash, welding with the use of oxyacetylene torch, car and truck storage in basement, gasoline pump and tank for servicing new cars—not for sale, parking of more than five (5) cars in the residence portion of plot for cars awaiting service.

PREMISES AFFECTED—2166-2190 Coney Island Avenue, west side, 100 feet, 4 $\frac{3}{8}$ inches south of First Court, Block 6685B, Lot 34, Borough of Brooklyn.

APPEARANCES—

For Applicant: Carl H. Salminen and Lewis F. X. Coticola.

For Opposition: Mr. F. Patelli, Mrs. F. Shapiro, Mrs. Uhr and Mr. Saporito.

ACTION OF BOARD—Laid over to April 7, 1959, at 10 A. M. for applicant to file revised plans, carrying out requirements of resolution previously adopted by the Board; and applying them to the reduced building as proposed; hearing previously closed.

630-38-BZ—Vol. III

APPLICANT—John Harold Barry, for 5239 Corporation, owner; Webb and Knapp, Inc., lessee.

SUBJECT—Application reopened December 9, 1958—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a restricted retail use district, the erection of two additional illuminated signs, one over the East 41st Street garage entrance reading Parking and one on the Park Avenue facade of the penthouse reading Parking Airlines Building.

PREMISES AFFECTED—118-134 Park Avenue, west side, from East 41st to East 42nd Streets, 57-63 East 41st Street and 74-80 East 42nd Street, Block 1276, Lot 33, Borough of Manhattan.

APPEARANCES—

For Applicant: John Harold Barry and LeRoy Porter.

For Opposition: None.

ACTION OF BOARD—Laid over to April 7, 1959, at 10 A. M. for inspection and decision; hearing closed.

206-42-BZ—Vol. II

APPLICANT—Samuel Miller for Esso Standard Oil Company, owner.

SUBJECT—Application reopened December 9, 1958 as Vol. II—decision of the Borough Superintendent, under sections 7c and 7i of the Zoning Resolution, to permit in a retail use district, the reconstruction of an existing gasoline service station and parking lot and the additional conjunctive uses of lubritorium, non-automatic car washing and minor auto repairs with hand tools only for adjustments.

PREMISES AFFECTED—91-02 63rd Drive, northeast corner of Alderton Street, Block 3104, Lot 208, Rego Park, Borough of Queens.

APPEARANCES—

For Applicant: Joseph B. Lynch.

For Opposition: Max Kaminsky.

ACTION OF BOARD—Laid over to April 7, 1959, at 10 A. M. for inspection and decision; hearing closed.

19-57-BZ

APPLICANT—Reginald S. Hardy, for Frances P. Headley and Seena Prastien, owners.

SUBJECT—Application January 15, 1957—decision of the Borough Superintendent, under sections 7f, 7i and 7A of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry, non-automatic, motor vehicle repair shop for minor repairs hand tools only, and with show windows within 75 feet of residence use district.

PREMISES AFFECTED—1790-1820 Utica Avenue and 4914-4924 Avenue J, southwest corner, Block 7797, Lots 47, 49, 50 and 51, Borough of Brooklyn.

APPEARANCES—

For Applicant: R. S. Hardy.

For Opposition: None.

ACTION OF BOARD—Laid over to April 14, 1959, at 10 A. M. at request of the applicant, for full report to the Board as to proposed Community building on the opposite side of Avenue J, hearing previously closed.

125-57-BZ

APPLICANT—James E. Vassalotti, for Max Kirsch, Inc., owner.

SUBJECT—Application February 18, 1957—decision of the Borough Superintendent, under sections 7e and 7h of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs, storage, offices and sales, car washing and parking and storage of motor vehicles.

PREMISES AFFECTED—9501-9515 Sea View Avenue and 1645-1655 East 95th Street, northeast corner, Block 8298, Lot 7, Borough of Brooklyn.

APPEARANCES—

For Applicant: R. S. Hardy.

For Opposition: None.

ACTION OF BOARD—Laid over to March 31, 1959, at 10 A. M., at request of the applicant, to furnish Board with traffic count previously requested; hearing previously closed.

157-57-BZ

APPLICANT—Fred C. Dahlem and Victor E. Block, for Jacob Starr, owner.

SUBJECT—Application March 1, 1957—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot for the parking and storage of more than five (5) motor vehicles.

MINUTES

PREMISES AFFECTED—1191-1195 Woodycrest Avenue, west side 140 feet north of West 167th Street, Block 2515, Lot 53, Borough of The Bronx.

APPEARANCES—

For Applicant: Fred Dahlem and Jacob Starr.

For Opposition: Stanley Zucker.

ACTION OF BOARD—Laid over to March 17, 1959, at 10 A. M. for owner to file corrected affidavit as to his address; hearing previously closed.

222-57-BZ—Vol. II

APPLICANT—J. G. L. Molloy, for Park Drive East Holding Corp., owner.

SUBJECT—Application reopened November 12, 1958 as Vol. II—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a residence use, F area district, the erection of a six (6) story multiple dwelling that exceeds the permitted area coverage.

PREMISES AFFECTED—87-01 to 87-11 Midland Parkway and 180-02 to 180-16 Wexford Terrace, southeast corner, Block 9944, Lot 1, Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: J. G. L. Molloy and P. R. Gray.

For Opposition: Raymon Keran O'Brien and Mario M. Cuomo.

ACTION OF BOARD—Laid over to March 31, 1959, at 10 A.M. for hearing, at request of objector; no further requests for adjournments.

565-57-BZ

APPLICANT—Charles M. Spindler, for Leopold Gerinsky and Thomas J. O'Brien, owners.

SUBJECT—Application July 26, 1957—decision of the Borough Superintendent, under sections 7e, 7f, 7i, and 7A of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, auto laundry—non automatic, lubritorium, office, accessory sales, minor repairs with hand tools only, safety inspection station, parking and storage of more than five (5) motor vehicles with curb cuts within 75 feet of a residence use district for a stated term of fifteen (15) years.

PREMISES AFFECTED—5832-5848 Broadway and 196-198 West 239th Street, southeast corner, Block 3271, Lots 193, 194, 195, 196, 197 and 198, Borough of The Bronx.

APPEARANCES—

For Applicant: Charles M. Spindler.

For Opposition: None.

ACTION OF BOARD—Laid over to April 14, 1959, at 10 A.M. for further inspection; hearing closed.

292-58-BZ

APPLICANT—Leonard F. Rothkrug, for Oneibern Realty Corp., owner; Esso Standard Oil Co.; Conditional Purchaser under contract.

SUBJECT—Application May 12, 1958—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a local retail use district, the erection of a gasoline service station, lubritorium, minor auto repairs, car washing, non-automatic, office, sale and the accessory parking of cars awaiting service all for a temporary term of fifteen (15) years.

PREMISES AFFECTED—826 East 233rd Street, southeast corner of Bussing Avenue, Block 4857, Lot 44, Borough of The Bronx.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: Maria Gregorre, Frank Sozio, Betty Curaiale, Eglantine Blund and John Blund.

ACTION OF BOARD—Laid over to April 7, 1959, at 10 A.M. for inspection and decision; applicant to file statement as to restrictive covenant for use of Lot 49; hearing closed.

672-58-A

APPLICANT—Leonard F. Rothkrug, for Oneibern Realty Corp., owner; Esso Standard Oil Co.; Conditional Purchaser under contract.

SUBJECT—Application November 21, 1958—filed pursuant to section 35, General City Law re proposed structure in bed of a mapped street—proposed widening of Bussing Avenue.

PREMISES AFFECTED—826 East 233rd Street, southeast corner of Bussing Avenue, Block 4857, Lot 44, Borough of The Bronx.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

ACTION OF BOARD—Laid over to April 7, 1959, at 10 A.M. for inspection and decision in conjunction with Cal. No. 292-58-BZ; hearing closed.

300-58-BZ

APPLICANT—Charles M. Spindler, for Reo Properties, Inc., owner; Socony Mobil Oil Co., Inc., lessee.

SUBJECT—Application May 15, 1958—decision of the Borough Superintendent, under sections 7e, 7f, 7i and 7A of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station with accessory uses of lubritorium, auto washing—non automatic, office, sale of accessories, minor repairs with hand tools only, safety inspection station and the parking and storage of motor vehicles with business sign and show windows within 75 feet of a residence use district all for a temporary term of fifteen (15) years.

PREMISES AFFECTED—7214-7224 20th Avenue and 1773-1783 73rd Street, northwest corner, Block 6195, Lots 43 and 48, Borough of Brooklyn.

APPEARANCES—

For Applicant: Charles M. Spindler.

For Opposition: None.

ACTION OF BOARD—Laid over to March 17, 1959, at 10 A.M. for revised plans, showing accessory building moved forward; hearing previously closed.

450-58-BZ

APPLICANT—Sidney H. Kitzler, for Sardin Realty Corp., owner, Ralph Iron Works and Allen Peterson, Lessee.

SUBJECT—Application July 21, 1958—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a local retail use district, the change in occupancy of an existing one story building from automobile salesroom and auto accessories to auto repair shop with spray booth, manufacturing of metal products with welding and parking for three (3) motor vehicles.

PREMISES AFFECTED—480-496 Ralph Avenue to 1626-1636 Prospect Place, south corner, Block 1369, Lot 39, Borough of Brooklyn

APPEARANCES—

For Applicant: Sidney H. Kitzler.

For Opposition: None.

ACTION OF BOARD—Laid over to April 7, 1959, at 10 A.M. for inspection and decision; hearing closed.

477-58-BZ

APPLICANT—James J. Chambers, for Oppen and Cefalu, owner.

SUBJECT—Application August 6th, 1958—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a residence use district, for a term of five (5) years, the use of the lot for off street shipping and receiving of metal bed springs and parking of occupants and customers cars as accessory to the bed spring factory to the west under the same ownership.

PREMISES AFFECTED—745 East 9th Street, north side, 118 feet, west of Avenue D, Block 379, Lot 42, Borough of Manhattan.

MINUTES

APPEARANCES—

For Applicant: James J. Chambers and G. Horwood.

For Opposition: None.

For Administration: C. J. Cammarata, N. Y. C. Housing Authority.

ACTION OF BOARD—Laid over to April 7, 1959, at 10 A. M. for inspection and decision; hearing closed.

525-58-BZ

APPLICANT—Charles M. Spindler, for Helen Bartelucci, Kuni Rickel and Louise S. Grimm, owners.

SUBJECT—Application September 10, 1958—decision of the Borough Superintendent, under Sections 7e and 7h of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubrication, auto washing—non automatic, office, sale of accessories, minor repairs with hand tools only, safety inspection station and the parking and storage of motor vehicles for a stated term of fifteen (15) years.

PREMISES AFFECTED—43-01 to 43-09 (43-07 official) Astoria Boulevard and 23-11 to 23-21 43rd Street, northeast corner, Block 780, Lot 80, tentative, Astoria, Borough of Queens.

APPEARANCES—

For Applicant: Charles M. Spindler.

For Opposition: Edna Christ, Johanna Kuhn, Jerry La Forgia, Joseph LeDuc, Ede King and Henry Vehehrodsky.

ACTION OF BOARD—Laid over to April 7, 1959, at 10 A.M. for further inspection and decision; hearing previously closed.

584-58-BZ

APPLICANT—Lama, Proskauer and Prober, for Menora Caterers Inc., owner.

SUBJECT—Application October 10, 1958—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot for the parking of patrons cars in conjunction with the Masonic Temple located on the corner plot.

PREMISES AFFECTED—1362-1364 50th Street, south side, 140 feet west of 14th Avenue, Block 5649, Lots 32 and 33, Borough of Brooklyn.

APPEARANCES—

For Applicant: James E. Vassalotti.

For Opposition: None.

ACTION OF BOARD—Laid over to March 17, 1959, at 10 A.M. for inspection and decision; applicant to furnish the Board with additional information as to the present use of the Masonic Temple as requested previously; hearing previously closed.

585-58-BZ

APPLICANT—De Rose and Cavalieri, for Michael De Stefano, owner.

SUBJECT—Application October 10, 1958—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot for the parking and storage of more than five (5) motor vehicles.

PREMISES AFFECTED—915 Clarence Avenue, west side, 96.08 feet north of Lafayette Avenue, Block 5468, Lot 18, Borough of The Bronx.

APPEARANCES—

For Applicant: George J. Cavalieri.

For Opposition: Patrick L. Wynne, Harold J. Coords, John Vaccaro, Marie Cioffi, Margaret Yoccaro, Albina Hanz, Mary Bevilacqua, Ida Storino, Erik Johnson and Anthony Amato.

ACTION OF BOARD—Laid over to April 7, 1959, at 10 A.M. for inspection and decision; hearing closed.

593-58-BZ

APPLICANT—Sidney H. Kitzler, for Petval Realty Corp., owner; Angelo Maurici, lessee.

SUBJECT—Application October 16, 1958—decision of the Borough Superintendent, under sections 7c and 7A of the Zoning Resolution, to permit in a retail and residence use district, the extension of the existing used car sales and parking lot into the residence portion of the premises with a business entrance within 75 feet of the residence use district.

PREMISES AFFECTED—273-279 68th Street, north side, 40 feet 1¾ inches west of 3rd Avenue and 272-278 Senator Street, Block 5853, Lots 36, 38 and 49, Borough of Brooklyn.

APPEARANCES—

For Applicant: None.

For Opposition: Herman Klein.

ACTION OF BOARD—Laid over, referred to Examiner to set new date for hearing and for applicant to send out notices.

633-58-BZ

APPLICANT—Henry Nordheim, for American Revolving Door Co., Inc., owner.

SUBJECT—Application November 6, 1958—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a manufacturing use district, the use of power saws in the manufacture of revolving doors.

PREMISES AFFECTED—240-242 East 146th Street, south side, 250.13 feet west of Morris Avenue, Block 2335, Lot 23, Borough of The Bronx.

APPEARANCES—

For Applicant: Henry Nordheim.

For Opposition: Kathleen A. Johnson and Marie Pascuico.

For Administration: John J. Saunders, B'd. of Education and C. J. Cammarata, N. Y. C. Housing Authority.

ACTION OF BOARD—Laid over to April 7, 1959, at 10 A.M. for inspection and decision; applicant to file new decision of the Borough Superintendent; hearing closed.

666-58-BZ

APPLICANT—Boris W. Dorfman, for Mathilde and Francis Mortingono, owners.

SUBJECT—Application November 19, 1958—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a business and residence use district, the use of the present building and open area as a machine shop in conjunction with tile, terrazzo and marble works.

PREMISES AFFECTED—6901-6923 Avenue X, north side, from East 69th to East 70th Streets, Block 8447, Lots 1 and 3, Borough of Brooklyn.

APPEARANCES—

For Applicant: Boris W. Dorfman.

For Opposition: Lester Weiss, Salvatore F. Sangiorgi, William T. Bellard, Jr. and Tony Curiale.

ACTION OF BOARD—Laid over to April 7, 1959, at 10 A.M. for inspection and decision; hearing closed.

678-58-BZ

APPLICANT—Leonard F. Rothkrug, for Anna Cara, owner.

SUBJECT—Application November 25, 1958—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a non-transient parking lot—pleasure type vehicle only, for a temporary term of five (5) years.

PREMISES AFFECTED—182-188 Clermont Avenue, east side, 152 feet, 7 inches north of Willoughby Avenue, Block 2074, Lot 41, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug and Anna Cara.

For Opposition: Isidore Wolkoff, Angelo Barricella, Benjamin Marvin, Rosario Costentino, Louis Argiro, Dominick Argato, Thomas Jaskolkie and Andrew Dellidonne.

ACTION OF BOARD—Laid over to April 7, 1959, at 10 A.M. for inspection and decision; applicant to file, at his request, a revised plan showing relocated fence ten feet from rear lot line; hearing closed.

MINUTES

690-58-BZ

APPLICANT—Lama, Proskauer and Prober, for Rebecca Rubin, owner.

SUBJECT—Application December 1, 1958—decision of the Borough Superintendent, under sections 7e and 7h of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubrication, car wash, office, minor auto repairs, sales room and the parking and storage of more than five (5) cars for a temporary term of fifteen (15) years.

PREMISES AFFECTED—666-670 Castle Hill Avenue and 2201-2207 Cincinnatus Avenue, Block 3575, Lots 28, 30 and 31, Borough of The Bronx.

APPEARANCES—

For Applicant: R. S. Hardy and Joseph Curro.

For Opposition: Harold Klorfein, N. Y. C. Housing Authority.

ACTION OF BOARD—Laid over to April 7, 1959, at 10 A. M. for inspection and decision; hearing closed.

712-58-BZ

APPLICANT—Carl H. Salminen, for Ida Cacciatore, owner.

SUBJECT—Application December 5, 1958—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit on a plot partly in a G-1 area and partly in a D area district, the conversion of a one family dwelling to a two family dwelling.

PREMISES AFFECTED—190-17 33rd Avenue and 32-66 191st Street, northwest corner, Block 4941, Lot 5, Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Carl H. Salminen and Mary Gagliano.

For Opposition: None.

ACTION OF BOARD—Laid over to April 7, 1959, at 10 A. M. for inspection and decision; hearing closed.

763-58-BZ

APPLICANT—Samuel Rosenblum for Louis Denberg and Alexander Hirsch, owners.

SUBJECT—Application December 30, 1958—decision of the Borough Superintendent under sections 19B(d) of the Zoning Resolution, to permit in a retail, B area district, the erection of a nineteen (19) story multiple dwelling without the required garage or parking space, the proposed structure exceeds the permitted area coverage.

PREMISES AFFECTED—1-3 East 14th Street and 69 5th Avenue, northeast corner, Block 842, Lots 1, 5 and part of Lot 7, Borough of Manhattan.

APPEARANCES—

For Applicant: Samuel Rosenblum and Alexander Hirsch.

For Opposition: None.

ACTION OF BOARD—Laid over to March 17, 1959, at 10 A. M. for further consideration after applicant has filed proposed agreement with the Board; hearing previously closed.

764-58-BZ

APPLICANT—Lama, Proskauer and Prober for Ann Turso, owner.

SUBJECT—Application December 30, 1958—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a retail use, C area district, the erection of a one story retail store for the sales, storage, loading and unloading of fruits and vegetables, the proposed building to cover the entire lot, exceeds the permitted area coverage.

PREMISES AFFECTED—1889-1893 Fulton Street, north side, 103 feet, 2¼ inches east of McDougal Street and 14-18 McDougal Street, Block 1530, Lot 19, Borough of Brooklyn.

APPEARANCES—

For Applicant: James E. Vassalotti.

For Opposition: Gilbert Katz, Esq., Irving Sapolnick and Loretta Collins.

For Administration: John J. Saunders, Bd. of Education and C. J. Cammarata, N. Y. C. Housing Authority.

ACTION OF BOARD—Laid over to April 7, 1959, at 10 A. M. for inspection and decision; hearing closed.

774-58-BZ

APPLICANT—Leonard F. Rothkrug for Takabe Corporation, owner.

SUBJECT—Application December 31, 1958—decision of the Borough Superintendent, under section 9A of the Zoning Resolution, to permit in a class 1 height district, the erection of a multiple dwelling of a height in excess of the permitted height within two miles of LaGuardia Airport.

PREMISES AFFECTED—36-25 Parsons Boulevard, northeast corner of 37th Avenue, Block 5014, Lot 1, Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: Ralph J. Calabrese.

ACTION OF BOARD—Laid over to April 7, 1959, at 10 A. M. for inspection and decision; applicant to file revised plan; hearing closed.

554-58-A

APPLICANT—Max Wechsler of Wechsler and Schimenti, for Fraydun Construction Co., owner.

SUBJECT—Application filed September 22, 1958—Appeal from a decision of the Borough Superintendent—exit and rear yard.

PREMISES AFFECTED—355 East 50th Street, north side, 85 feet west of 1st Avenue, basement and 1st floor, Block 1343, Lot 23, Borough of Manhattan.

APPEARANCES—

For Applicant: Max Wechsler.

ACTION OF BOARD—Appeal withdrawn at the request of the applicant in view of action taken this day under Calendar Number 553-58-BZ.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Kleintert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox

Negative: 5
0

468-27-BZ—Vol. II

APPLICANT—Henry J. Nurick, for Shell Oil Co., owner.

SUBJECT—Application reopened November 25, 1958 as Vol. II—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a business use district, the reconstruction of an existing gasoline service station by erecting a new accessory building for use as office, salesroom, lubricatorium, minor motor vehicle repairs, car washing and to provide parking for cars awaiting service, the proposed reconstruction to relocate the pump islands and increase the size of the existing curb cuts.

PREMISES AFFECTED—6414-6420 Fort Hamilton Parkway and 945 65th Street, northwest corner, Block 5743, Lot 26, Borough of Brooklyn.

APPEARANCES—

For Applicant: Henry J. Nurick.

For Opposition: None.

ACTION OF BOARD—Resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Kleintert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox

Negative: 5
0

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on November 25, 1958 subject to regular procedure; and

WHEREAS, a public hearing was held on this application on February 17, 1959 after due notice by publication in the Bulletin; laid over to March 10, 1959, for inspection and decision; applicant to submit information to the Board as to trailers on site; hearing closed; and

MINUTES

WHEREAS, the district maps accompanying the Zoning Resolution show that the site and Fort Hamilton Parkway are in a business use, C area, class 1 height district; 64th Street and 65th Street are in business and unrestricted use, C area, class 1 height districts; 9th Avenue is in an unrestricted use, C area, class 1 height district; and

WHEREAS, the decision of the Borough Superintendent, dated October 28, 1958 acting on N.B. Applic. No. 1852-58, reads:

"1. Proposed new building and premises, in a Business zone, to be used for gasoline service station, auto repairs with hand tools only, car wash, parking of cars awaiting service, office and salesroom and lubritorium is contrary to Article II, PP. 4a, subsections 29 and 46 of the Zoning Resolution and contrary to the Bd. of Standards and Appeals variance under Calendar #468-27-BZ."

and

WHEREAS, the applicant states that the premises consist of a plot, 101 feet 4 inches frontage by 89 feet 10 inches in depth, irregular; that it is proposed to remove the present structures and equipment and erect a new, one story building to house the office, salesroom, lubritorium, minor motor vehicle repairs with hand tools only, car washing as an accessory, and the parking of cars awaiting service; that this new building will improve the appearance of the site and make for greater efficiency and more economical operation; that the new structure will be a one story building, 80 feet long by approximately 30 feet in depth; that the present gasoline pumps will be moved back from their present position and relocated 15 feet from the lot lines; that the existing curb cuts will be altered as indicated on plans; and

WHEREAS, the applicant states that these premises have been occupied by a gasoline station and accessory uses since 1927, under Cal. No. 468-27-BZ; that the premises are surrounded by non-conforming uses and gas station on the east and west sides of Fort Hamilton Parkway, and the north and south sides of 65th Street; that on the southwest corner of Fort Hamilton Parkway and 65th Street, directly opposite the site, there is a gas station and motor vehicle repair shop; that further south is another motor vehicle repair shop, and on the east side of Fort Hamilton Parkway, going south, is a used car lot; that going west on Fort Hamilton Parkway, there is a gas station on the northeast corner of 65th Street, a gas station on the southeast corner of 64th Street, and there is also a gas station on the northeast corner of 64th Street and Fort Hamilton Parkway; that on the west side of Fort Hamilton Parkway, going north, there is a lunchroom and parking lot, and on the corner of 64th Street there is a four story dwelling and stores; that on the north side of 65th Street, to the west of the site, there is a one story motor vehicle repair shop and a yard for auto parts, and further west, at the corner of 9th Avenue, there is a motor vehicle repair shop; that on the south side of 65th Street, going west, beyond the corner, there is a one story brick warehouse and beyond that, an auto laundry; that further west, there are storage tanks for illuminating gas on both sides of the street, and accessory laboratories and offices; and

WHEREAS, the applicant contends that this new structure on the existing gasoline service station will enhance the appearance of the site, will safeguard the health and safety of the neighborhood and will not affect the light and ventilation of surrounding properties; and

WHEREAS, the applicant states that the present owner has held title to the property since May 2, 1958; that the assessed valuation of land is \$29,000 and of the building \$13,000 making a total of \$42,000; that the building was erected in 1927; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution as adopted under Calendar Number 468-27-BZ—Vol. I, to permit the lawfully existing gasoline service station to be reconstructed and rearranged as indicated on plans filed with this application marked, "Received November 6, 1958," 5 sheets, on

condition that the existing buildings proposed to be removed shall be removed including the greasing lifts, and the premises shall be reconstructed and re-arranged as indicated on plans showing proposed conditions; that the accessory building shall comply with the requirements of the Building Code and shall have no cellar and shall be faced on all sides with face brick, except the side to the northeast where it may be of common brick, painted; that the doors to the toilet room shall be relocated so as not to be contiguous; that pumps shall be of the low approved type not nearer than 15 feet to the building line of each street, as shown; that the number of gasoline storage tanks shall not exceed twelve 550 gallon approved gasoline storage tanks; that the premises where not occupied by accessory building and pumps shall be paved with concrete or asphaltic paving; that on the interior lot lines there shall be erected a woven wire fence of the chain link type on a masonry base not less than 5 feet, 6 inches in height with suitable terminating posts; that curb cuts shall be rearranged as shown on plan of proposed conditions, namely, 2 to Fort Hamilton Parkway not over 30 feet in width each and 2 to 65th Street of similar width, provided that no portion of any curb cut is nearer than 5 feet to a side lot line as prolonged; that the sidewalks and curbing abutting the premises shall be reconstructed or repaired to the satisfaction of the Borough President; that signs shall be restricted to permanent signs attached to the facade of the accessory building and to the illuminated globes of the pumps, excluding all roof signs and temporary signs and advertising devices, but permitting the erection within the building line of 2 post standards where shown, each for supporting a sign which may be illuminated, advertising only the brand of gasoline on sale and permitting such signs to extend beyond the building line for a distance of not more than 4 feet, and advertising only the brand of gasoline on sale; that such portable fire-fighting appliances shall be maintained as the Fire Commissioner shall direct; that under Section 7i there may be minor motor vehicle repairs for adjustments only with hand tools, carried on solely within the accessory building; that there may be parking of cars awaiting service omitting trucks and trailers; and that all permits shall be obtained, including a new Certificate of Occupancy, and all work completed within the requirements of Section 22A of the Zoning Resolution.

479-39-BZ—Vol. III

APPLICANT—Haus and Bresin, for Lakeden Realty Corp., owner.

SUBJECT—Application reopened October 21, 1958 as Vol. III—decision of the Borough Superintendent, under sections 7f and 7i of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, office, sale of accessories, minor repairs with hand tools only, non-automatic auto wash and the parking and storage of more than five (5) motor vehicles all for a temporary term of fifteen (15) years.

PREMISES AFFECTED—184-194 Ludlow Street and 207-215 East Houston Street, southeast corner, Block 412, part of Lot 53, Borough of Manhattan.

APPEARANCES—

For Applicant: Joseph Haus.

For Opposition: None.

For Administration: John J. Saunders, B'd. of Education.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Kleintert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox

Negative: 5

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. III on October 21, 1958 subject to regular procedure; and

WHEREAS, a public hearing was held on this application on February 17, 1959 after due notice by publication in the Bulletin; laid over to March 10, 1959, for inspection and decision; hearing closed; and

MINUTES

WHEREAS, the district maps accompanying the Zoning Resolution show that the site, East Houston Street, Ludlow Street, Essex Street and Stanton Street are in a business use, B area, class 1½ height district; and

WHEREAS, the decision of the Borough Superintendent, dated August 26, 1958 acting on N.B. Applic. No. 104-58, reads:

"1. Proposed gasoline service station, auto washing (non-auto) lubrication, office, sale of auto accessories, minor repairs with hand tools only & parking & storage of more than 5 motor vehicles, located in a Business Use District is contrary to Art. II, PP. 4(a) (15), (29) & (46) of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 99.64 feet frontage by 78 feet in depth; that this site is part of a large irregular tax lot extending through the block to Essex Street and the entire plot is now occupied for the parking and storage of more than five motor vehicles pursuant to Certificate of Occupancy No. 34171; that it is proposed to erect a gasoline service station on the East Houston Street portion of the present parking lot and to maintain the parking and storage use on the balance of the tax lot; that the contemplated accessory building will be surfaced with face brick; that pumps will be along the East Houston Street frontage of the property and will be set 15 feet back from the building line; that the existing woven wire fence will be maintained along Ludlow Street and a new 5 foot 6 inch high woven wire fence will be provided along the rear line of the site where the walls of the accessory building do not occur; that the brick lot line wall of the adjoining monument works now exists along the east lot line of the site; that the repairing proposed will consist of minor repairs using hand tools only and will be confined to the interior of the accessory building; and

WHEREAS, the applicant states that the Independent subway turns from East Houston Street to Essex Street at this point and runs under the site when making the turn; that the proposed building will be constructed over the roof of the subway, which the Transit Authority states has been designed so that it will support the proposed building; that the gasoline tanks will be located at least 20 feet away from any portion of the subway structure; and

WHEREAS, the applicant contends that East Houston Street is one of the principal crosstown traffic arteries in Manhattan, with a real need for additional automotive servicing facilities; that as previously mentioned, the property abutting the subject site to the south is part of lot 53, under the same ownership as the site; that adjoining the site to the east is a brick building with an unpierced wall along the east lot line, occupied on the first floor as a monument works—block 412, lot 58; that the general area is in a run down condition, with many former stores devoted to factory or warehouse uses; that the instant proposal will provide a paved and well lighted modern development, will eliminate the present advertising ground signs and will be an improvement over the present parking lot development as well as providing a needed service to the community and to passing traffic; and

WHEREAS, the applicant states that the present owner has held title to the property since May 5, 1953 and that the assessed valuation of land is \$215,000; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application should be granted on condition; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision f of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7f for a term of fifteen years to permit the premises to be occupied as a gasoline service station and uses lawfully accessory thereto as proposed and as indicated on plans filed with this application marked "Received September 17, 1958", 5 sheets on

condition that all buildings and uses now on the premises not proposed to be retained shall be removed and the premises shall be leveled substantially to the grade of East Houston Street and shall be constructed and maintained as indicated on plans above cited; that during the term of this variance the premises shall be occupied for no other use than as permitted herein; that the arrangement and design of the accessory building shall be as shown on such plans; that there shall be no cellar under the accessory building; that the accessory building shall be faced with face brick on all sides except the rear which may be of common brick painted; that there shall be no window openings in the rear wall to adjoining premises; that such portable fire-fighting appliances shall be maintained as the Fire Commissioner shall direct; that pumps shall be of a low approved type erected not nearer than 15 feet to the street building line, where shown; that curb cuts shall be restricted to two curb cuts to East Houston Street each not over 30 feet in width, and one to Ludlow Street, as existing, 14 feet in width; that on the rear lot line to the south there shall be erected, except where masonry walls of the accessory building occurs, a woven wire fence of the chain link type on a masonry base to a total height of not less than 5 feet six inches in height; that a similar woven wire fence shall be continued along the Ludlow Street line, on a masonry base, except that such fence may be as existing 4 feet in height; that to the east the walls of the adjacent building on the lot line shall be stuccoed for a height of not less than six feet, with the permission of the adjoining owner; that sidewalks and curbing abutting the premises shall be repaired or reconstructed to the satisfaction of the Borough President; that curb cuts shall not be nearer than five feet to any side lot line as prolonged; that signs shall be restricted to permanent signs attached to the facade of the accessory building facing East Houston Street and to the illuminated globes of the pumps excluding all roof signs and all temporary signs and advertising devices but permitting the erection of a post standard at the intersection for supporting a sign, which may be illuminated, advertising only the brand of gasoline on sale, and permitting such sign, at right angles to the East Houston Street building line, to extend beyond such building line for a distance of not more than four feet; that the number of gasoline storage tanks shall not exceed twelve 550 gallon approved tanks; that under Section 7i there may be minor repairs, for a similar term, with hand tools only for adjustments maintained solely within the accessory building; that there may also be parking and storage of cars under section 7e for a similar term provided such parking and storage is on such portions of the premises as will not interfere with the servicing of the station; that the gasoline storage system shall be installed and maintained to the satisfaction of the Transit Authority; and that all permits shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

82-40-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for T. Harry Glick and New York City Transit Authority, owners.

SUBJECT—Application reopened April 29, 1958 as Vol. III—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a retail and residence use district, the parking and storage of more than five (5) motor vehicles.

PREMISES AFFECTED—58-62 East 18th Street, west side, 117 feet, 6 inches north of Church Avenue, Block 5078, Lot 30, and part of Lot 32, Borough of Brooklyn.

APPEARANCES—

For Applicant: James E. Vassalotti and Martin Morganroth.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Kleintert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox 5

Negative: 0

MINUTES

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. III on April 29, 1958 subject to regular procedure; and

WHEREAS, a public hearing was held on this application on November 18, 1958 after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site, East 17th Street and East 18th Street are in retail and residence use, C area, class 1¼ height districts; Church Avenue is in a retail use, C area, class 1¼ height district; Caton Avenue is in a residence use, C area, class 1¼ height district; that as of July 25, 1916 that part of the premises within 100 feet of Church Avenue was in a business use district and received the present use designation on May 23, 1957; and

WHEREAS, the decision of the Borough Superintendent, dated March 26, 1958 as amended by decision dated January 16, 1959 acting on Alt. Applic. No. 383-58, reads:

"1. The proposed use of 'Parking and storage of motor vehicles' located on a plot partly within a 'Retail' use district and partly within a 'Residence' use district is contrary to Art. II Sect. 3 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 54 foot frontage by 100 feet in depth, irregular, presently occupied as a parking lot, without a license; that it is proposed to use the premises for parking and storage of motor vehicles; and

WHEREAS, the applicant states that parking and storage of motor vehicles is permitted in that portion of the property within the retail use district and it is intended to extend this same use into the residence use district; that a similar application for the same use was denied by the Board under Cal. No. 82-40-BZ; that at that time the owner was the 501 Avenue R Realty Corporation of which T. Harry Glick was the president; that said corporation purchased this property at a City tax sale on January 26, 1939, and the present owner, T. Harry Glick, transferred title to his name on June 29, 1946; that it can readily be seen that since this property was purchased from the City in 1939, no use could be established that would give the owner an equitable return on his income; and

WHEREAS, the applicant contends that the plot is irregular in shape and only has a frontage of 54 feet on East 18th Street, which precludes the use of this property for a conforming use; that the 54 foot frontage of East 18th Street, for all intents and purposes, has landlocked this piece of property so that it cannot be used for any other use than as proposed; that there are many large apartment houses within the area that were built without garages, so that the granting of this application would help to alleviate the parking problem in this area; and

WHEREAS, the applicant states that the present owner has held title to the property since June 29, 1946 and that the assessed valuation of land is \$6,000; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision h of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7h for a term of five years, to permit the premises, consisting of Lot 30 and part of Lot 32 to be used for the parking and storage of motor vehicles, substantially as proposed and as now shown on plans filed with this application, marked "Received January 23, 1959", 2 sheets and revised plans marked "Received February 26, 1959", 2 sheets, *on condition* that all buildings and uses now on the premises shall be removed and the plot shall be leveled substantially to the grade of East 18th Street, surfaced with clean gravel or steam cinders, treated with a binder and properly rolled; that on all interior lot lines there shall be maintained a woven wire fence of the chain link type, not less than 5 feet 6 inches in height, except where masonry walls of adjoining buildings occur; that a similar fence shall be erected on the street building line with no openings therein except one for exit

and entrance to East 18th Street, not over 15 feet in width; that such fence on the building line shall be fitted with a gate, which shall be kept closed when cars are not going in or out; that parking shall be limited to cars of the pleasure car type; that during the term of this variance the premises shall be occupied for no other use and no building shall be erected thereon except one, where shown, at the entrance, which may be of frame construction and not over one story in height and 100 square feet in area, to be used solely as an office and shelter for the attendant; that such portable fire-fighting appliances shall be maintained as the Fire Commissioner shall direct; that signs shall be restricted to a permanent sign attached to the fence, advertising the parking and storage use, the rates charged and such other information as the Commissioner of Licenses may require; that such sign shall not exceed five square feet in area, shall not be illuminated nor extend beyond the building line; that bumpers shall be maintained at all points for the protection of fences and buildings; and that all permits required shall be obtained and all work completed within six months from the date of this resolution.

514-45-BZ—Vol. II

APPLICANT—Leonard F. Rothkrug, for D. D. Blackman, Inc., owner; Ethical Products, Inc., lessee.

SUBJECT—Application reopened April 29, 1958 as Vol. II—decision of the Borough Superintendent, under Section 7c of the Zoning Resolution, to permit in a manufacturing and retail use district, the change in use from garage for more than five (5) motor vehicles and automobile salesroom and incidental repair shop—previously granted by the Board, to manufacture of metal products, assembly of machines and machine parts with accessory spraying, welding and loading and unloading.

PREMISES AFFECTED—2339-2351 Bedford Avenue and 2302 Tilden Avenue, southeast corner, Block 5135, Lot 1, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Kleintert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox

Negative: 5
0

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on April 29, 1958 subject to regular procedure; and

WHEREAS, a public hearing was held on this application on February 17, 1959 after due notice by publication in the Bulletin; laid over to March 10, 1959, for inspection and decision; applicant to submit revised plan showing door to first floor at end of ramp and mark uses of first and second floors; hearing closed; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site and Tilden Avenue are in manufacturing and retail use, C area, class 1 height districts; Bedford Avenue is in manufacturing, retail and residence use, C area, class 1 height district; Lott Street is in retail and residence use, C area, class 1 height district; Beverly Road is in a residence use, C area, class 1 height district; that on July 25, 1916 the premises was in an unrestricted and business use district and was rezoned to its present designations on May 23, 1957; and

WHEREAS, the decision of the Borough Superintendent, dated April 1, 1958 acting on Alt. Applic. No. 337-58, reads:

"1. Proposed change of occupancy from garage, auto sales and incidental auto repairs to factory, manufacturing of metal products, assembly of machine and machine parts, spraying, welding and loading and unloading in a building which is partly in a manufacturing zone and partly in a Retail zone is contrary to Article II, PP. 4-A and PP. 4-F of the Zoning Resolution."

and

MINUTES

WHEREAS, the applicant states that the premises consist of a plot, 158 feet 3 inches frontage by 102 feet 3 inches in depth, on which is located a two story building 25 feet, 3 inches in height, erected in 1922 and 1926, of class 3 construction, 158 feet 3 inches by 102 feet 3 inches, irregular in area, used at the time of erection as a garage for motor vehicles and a gasoline service station, and extended under Cal. No. 155-26-BZ by a Resolution of the Board for the same uses, and altered under Cal. No. 514-45-BZ by a Resolution of the Board, to change the occupancy to a garage for more than five motor vehicles, automobile salesroom and incidental repair shop, under which Certificate of Occupancy No. 117241 was issued April 10, 1947; that it is proposed to change the occupancy of the building to manufacturing of aluminum building products; and

WHEREAS, the applicant states that the original building was erected on the portion of the premises formerly in an unrestricted use district; and extended into the portion of the premises formerly in a business use district; that the proposed manufacturing use would have been a permitted use when the building was erected; that Tilden Avenue and the major portion of the building is in the manufacturing use district; that all the curb cuts are in the manufacturing use district portion of the premises; that the premises opposite on Bedford Avenue was subject of CP 10831 wherein the unrestricted zoning was extended on June 24, 1954, and then rezoned to manufacturing on May 23, 1957; that the building was used substantially as proposed herein prior to the change of zone on May 23, 1957, and the owner could have obtained approval of the uses without need of a zoning variance; and

WHEREAS, the applicant contends that a grant of the variance will not adversely affect surrounding property owners; that there is no proposed exterior alteration or extension of the existing building, and the proposed use is less restrictive than the uses permitted in the Certificate of Occupancy; that this neighborhood was entirely developed before the change of zone to retail, and when the retail portion was zoned business; that the proposed use of the premises is a conforming use in a business use district; and

WHEREAS, the applicant further contends that the premises is presently used substantially as proposed herein; that it is in the nature of a conforming use in that a portion of the building is used for retail sales; that the premises cannot be economically used for a conforming use; that the building was erected for automotive uses and would have to be demolished or extensively altered and subdivided in order to conform with the use district lines which divide the premises into two use districts; that the proposed paint spraying and welding is solely accessory to the manufacturing processes conducted on the premises and is not meant to be the principal use; that it is therefore conforming to the uses permitted in a business and manufacturing use district; that there are no openings along the rear or side lot lines and the existing curb cuts will permit off street loading and unloading; that there are a considerable number of off-street parking facilities within the affected area—more than sufficient to satisfy the needs of the community; that there are open parking lots for over 500 cars on adjoining lots 23 and 53 and the opposite lot 14 on block 5133—accessory to Sears-Roebuck Department store—and garage facilities for an additional 500 cars in the opposite tax blocks 5133, lots 1, 3, 8, and 10, and block 5126, lot 62; that D. D. Blackman, Inc. is the successor corporation to Loudan Enterprises, Inc., who obtained title on January 11, 1954; that the change in use is in harmony with the general purpose and intent of the Zoning Resolution and is an appropriate case for the Board to exercise its jurisdiction; and

WHEREAS, the applicant states that the present owner has held title to the property since January 11, 1954 and December 31, 1957; that the assessed valuation of land is \$84,000 and of the building \$86,000 making a total of \$170,000; that the building was erected in 1922 and 1926; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application should be granted on condition; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision c of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7c to change the use of the former garage to factory as proposed and as indicated on plans marked "Received April 11, 1958", 7 sheets, and revised plans marked "Received March 9, 1959", 2 sheets, *on condition* that the building shall not be increased in height or area and in all other respects shall comply with all laws, rules and regulations applicable thereto; that the requirements of the resolution as adopted this day under Cal. No. 515-45-A, Vol. II shall be complied with; and that all permits shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

515-45-A—Vol. II

APPLICANT—Leonard F. Rothkrug, for D. D. Blackman, Inc., owner; Ethical Products, Inc., lessee.

SUBJECT—Application reopened April 29, 1958 as Vol. II—Appeal from a decision of the Borough Superintendent, re exits, vertical opening between floors, etc.

PREMISES AFFECTED—2339-2351 Bedford Avenue and 2302 Tilden Avenue, southeast corner, Block 5135, Lot 1, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Kleintert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox 5

Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated April 1, 1958 acting on Alt. Applic. No. 337-58—reads:

"2. Provide 2 exits from 2nd floor in full compliance with Section 270 of the Labor Law and the Factory Exit Rules of the Board of Standards and Appeals.

"3. Vertical openings (ramp) between floors to be enclosed as per Section 270 of the Labor Law.

"Note: Premises were subject of the Board of Standards and Appeals variance under Cal. 514-45-BZ and Cal. 515-45-A."

and

WHEREAS, the applicant states that the building is 2 stories, 25 feet 3 inches in height, 158 feet 3 inches by 102 feet 3 inches in area, of class 3 construction, located in manufacturing and retail use, C area, class 1 height district, erected in 1922 and 1926, in accordance with the Board's resolution under Calendar Number 155-26-BZ, used and occupied since 1956 as follows: Cellar—boiler room, no persons; 1st floor—manufacturing of metal products, machine parts assembly, spraying and welding, 25 persons; 2nd floor—manufacturing of aluminum products, welding and spraying; that the building is equipped with a one-source sprinkler system; that the exits consist of an interior 3 foot 8 inch wide steel stairs from 2nd floor to Tilden Avenue, a fire escape balcony with a drop ladder at south end on Bedford Avenue and a ramp at the northeast corner to Tilden Avenue; and

WHEREAS, the premises was inspected by a committee of the Board and the committee recommended that the application should be granted on condition.

Resolved, that the decision of the Borough Superintendent, dated April 1, 1958, acting on Alt. App. 337-58, Objections 2 and 3 be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the means of exit as to Objection No. 2 shall be constructed and maintained as indicated on plans filed with Cal. No. 514-45-BZ, Vol. II marked "Received March 9, 1959", 2 sheets; that the balcony exit toward the south proposed as a second means of exit shall be maintained with a counterbalanced stairway to the

MINUTES

street; and as to Objection No. 3, that the existing ramp may be continued but not counted as a legal means of exit provided the enclosures are maintained as shown on such plans; that in all other respects the requirements of the resolution as adopted under Cal. No. 514-45-BZ, Vol. II, adopted this day, shall be complied with and that the sprinkler system shall be maintained.

189-52-BZ—Vol. II

APPLICANT—James E. McKillop, for Archie Lakin, owner.

SUBJECT—Application reopened February 3, 1959 for consideration as to extension of time to complete, expired October 1, 1958—decision of the Borough Superintendent, previously granted on condition under section 21 of the Zoning Resolution, permitting in a business use, C area district, the erection and maintenance of a building (store) using more than the area permitted.

PREMISES AFFECTED—602 Manhattan Avenue, east side, 200 feet south of Nassau Avenue, Block 2680, Lot 46, Borough of Brooklyn.

APPEARANCES—

For Applicant: Archie Lakin.

For Opposition: None.

ACTION OF BOARD—Time extended to complete the work.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Kleintert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox 5

Negative: 0

THE RESOLUTION—

WHEREAS, on January 12, 1954 this application was granted by the Board on certain conditions, under Section 21 of the Zoning Resolution, to permit in a business use, C area district, the erection and maintenance of a building—store—using more than the area permitted, affecting premises 602 Manhattan Avenue, east side, 200 feet south of Nassau Avenue, Block 2680, Lot 46, Borough of Brooklyn; and

WHEREAS, the applicant requested reopening of this application and extension of time, to obtain permits and complete the work, which had expired by time limitation October 1, 1958; and

WHEREAS, this application was reopened on February 3, 1959 and set for hearing on March 10, 1959 at 10 A.M., subject to regular procedure, waiving all requirements except a new decision of the Borough Superintendent and two publications in the Bulletin; and

WHEREAS, a public hearing was held on this application on March 10, 1959 after due notice by publication in the Bulletin; and

WHEREAS, the decision of the Borough Superintendent, dated December 19, 1958 acting on N.B. Applic. No. 4-52, reads:

"1. File for extension of time and obtain approval from Bd. of St. and Appeals."

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on January 12, 1954, as amended by resolutions adopted through October 1, 1957; only so far as it has reference to the time to obtain permits and complete the work, so that as amended this portion of the resolution shall read:

"that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution." (N.B. 4/52, disapproved December 19, 1958).

663-54-BZ

APPLICANT—George H. Colin, for Cities Diverse Assets, Inc., owner.

SUBJECT—Application for consideration—reopening for extension of time to complete—re Application, decision of the Borough Superintendent; previously granted on condition, under Section 7c of the Zoning Resolution, permit-

ting in a retail use district, the reconstruction of existing gasoline service station to include lubritorium, washing of cars, storage and sale of accessories and office and permitting the parking of cars waiting to be serviced.

PREMISES AFFECTED—24-32 Lafayette Street, 530-532 Pearl Street, northwest corner and 41 Elk Street, Block 168, Lot 12, Borough of Manhattan.

APPEARANCES—

For Applicant: Benjamin Mosher and Samuel Rosenblum.

For Opposition: None.

ACTION OF BOARD—Time extended to complete the work.

THE VOTE—OF JANUARY 6, 1959—

Affirmative: Acting Chairman Kleintert and Commissioner Foley 2

Negative: Commissioner Sleeper 1

Absent: Chairman Murdock 1

THE VOTE OF MARCH 10, 1959—

Affirmative: Chairman Murdock and Commissioner Fox 2

Negative: 0

THE RESOLUTION—

WHEREAS, this applicant was granted by the Board on December 7, 1954 on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended from time to time and last extended on January 21, 1958; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work; and

WHEREAS, it is expected that the premises will be acquired by the Federal Government;

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on December 7, 1954, as thereafter *amended* by resolutions adopted through January 21, 1958, only so far as it has reference to the time within which to obtain permits and complete the work, so that as amended this portion of the resolution shall read:

"that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this amended resolution; and that a new certificate of occupancy shall be obtained." (N.B. 103/54)

881-54-BZ—Vol. II

APPLICANT—Charles M. Spindler, for Shell Oil Co., owner.

SUBJECT—Application reopened October 28, 1958—decision of the Borough Superintendent, under sections 7c and 21 of the Zoning Resolution, to permit in a retail and residence use district, the erection of a two bay extension to an existing gasoline service station, accessory building, a pylon and sign and a refuse storage bin, the proposed extension does not provide a rear yard.

PREMISES AFFECTED—218-10 Northern Boulevard, south side, from Springfield Boulevard to 218th Street, 45-02 to 45-12 Springfield Boulevard and 45-01 to 45-09 218th Street, Block 7338, Lot 10, Bayside, Borough of Queens.

APPEARANCES—

For Applicant: Charles M. Spindler.

For Opposition: V. Tertzakian.

ACTION OF BOARD—Resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Kleintert, Commissioner Foley and Commissioner Sleeper. 4

Negative: Commissioner Fox 1

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on October 28, 1958 subject to regular procedure; and

WHEREAS, a public hearing was held on this application on February 17, 1959 after due notice by publication in the Bulletin; laid over to March 10, 1959, for inspection and decision; applicant to report to the Board after discussion with owner of the site as to parked garbage trucks and trailers on the premises; hearing closed; and

MINUTES

WHEREAS, the district maps accompanying the Zoning Resolution show that the site is in retail and residence use, D and E-1 area, class ½ height district; and

WHEREAS, the decision of the Borough Superintendent, dated September 24, 1958 acting on Alt. Applic. No. 2154-58, reads:

"1. Proposed erection of extension to existing Gasoline Service Station, auto washing, non-automatic, Lubrication, office, accessory sales, minor repairs with hand tools only, parking & storage of motor vehicles & auto safety inspection station located in a Retail use district & extending into a Residence use district is contrary to approval by the Board of Standards & Appeals under Cal. #881-54-BZ.

"2. Proposed sign is contrary to Art. II Sec. 4A & Sec. 3 of the Zoning Resolution.

"3. Provide rear yard as per Art. IV Sec. 17a of the Z.R."

and

WHEREAS, the applicant states that the premises consist of a plot, 200 feet frontage by 101.24 feet in depth, irregular; that it is proposed to erect a two bay extension to an existing service station building; that the existing two bay building is 42 feet in length and 28 feet 8 inches in depth and it is proposed to add two additional bays, at which time the building will have a length of 67 feet 4 inches and 28 feet 8 inches in depth; that it is also proposed to erect a refuse storage bin 13 feet 6 inches in length and 5 feet in depth; that there will be no change in the tanks or in the pumps; and

WHEREAS, the applicant states that the existing lubrication facilities are not sufficient to supply the needs of the station and the erection of the two additional bays are a necessity; that the erection of the refuse storage bin will help maintain the standards of cleanliness which the Shell Oil Company desires; and

WHEREAS, the applicant states that the portion of the property within 100 feet of Northern Boulevard is zoned as a retail district and a D area district and the remainder is zoned residence and E-1; that as of July 25, 1916 the portion of the property within 100 feet of Northern Boulevard was zoned business and the remainder was zoned residence; that the present retail designation became effective on June 28, 1956; that as of July 25, 1916 the property was zoned as a one times height district and on December 19, 1938 a portion more than 100 feet from Northern Boulevard was placed in a one half times height district and was expanded to include the entire property; that as of July 25, 1916 the property was zoned as a D area district; and

WHEREAS, the applicant contends as to Objection 2 issued by the Borough Superintendent, that plans indicate the erection of the Shell Emblem; that this sign projects above the roof and it is a very slightly adjunct to the type of building which the Shell Oil Company is proud of; that as to Objection 3, the applicant contends that at the time of the erection of this building, the site was in a business zone and no rear yard was required at grade level; that it is proposed to continue the existing rear wall, which wall is erected approximately 5 feet from the rear lot line, thereby maintaining the existing 5 foot rear yard; and

WHEREAS, the applicant further contends that in view of the need for the expanded service station building and in view of the remainder of the station remaining as originally approved by the Board, it is requested that this appeal be granted; and

WHEREAS, the applicant states that the present owner has held title to the property since July 18, 1955; that the assessed valuation of land is \$45,000 and of the building \$15,000 making a total of \$60,000; that the building was erected June 10, 1957; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, there is no basis for Section 7 subdivision c; that the amendment requested may be considered under the section of the Zoning Resolution as originally granted.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on May 3, 1955, by adding thereto:

"that in the event the owner desires to extend the accessory building as now proposed and shown on plans filed with this application marked, "Received October 6, 1958," 4 sheets, such extension may be made for the use as proposed to permit auto safety inspection provided there are no windows in the rear wall of the building facing on the seeded area and *on condition* that the terms of the resolution as adopted May 3, 1955 shall be strictly complied with; that all uses not legally accessory to the gasoline service station as previously permitted shall be promptly removed, including parking of garbage trucks and trailers; that signs shall be as permitted by the resolution above referred, excluding any pylon or porcelain enamel sign as indicated; that there shall be no advertising sign devices; and that all permits shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution."

302-55-BZ

APPLICANT—Larry Meltzer, for John M. Ell, owner; Joseph Livio, present lessee.

SUBJECT—Application reopened February 3, 1959 for consideration as to extension of time to complete, expired January 9, 1958—decision of the Borough Superintendent, previously granted on condition, under sections 7e and 7i of the Zoning Resolution, permitting in a business use district, the proposed change in occupancy from boiler room, garage for 5 cars and showroom to boiler room, body and fender repairs, wheel and frame alignment, welding, painting and spraying, parking of cars waiting to be serviced.

PREMISES AFFECTED—1469-1471 86th Street, north side, 100 feet west of 15th Avenue, Block 6340, Lot 48, Borough of Brooklyn.

APPEARANCES—

For Applicant: Larry Meltzer.

For Opposition: None.

ACTION OF BOARD—Time extended to complete the work.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Kleintert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox 5
Negative: 0

THE RESOLUTION—

WHEREAS, on January 24, 1956 this application was granted by the Board on certain conditions, under Sections 7c and 7i of the Zoning Resolution, to permit in a business use district, the repairing of motor vehicles, including painting, welding and spraying, and parking of cars awaiting service, affecting premises 1469-1471 86th Street, north side, 100 feet west of 15th Avenue, Block 6340, Lot 48, Borough of Brooklyn; and

WHEREAS, the applicant requested reopening of this application and extension of time to obtain permits and complete the work, which had expired by time limitation January 9, 1958; and

WHEREAS, this application was reopened on February 3, 1959 and set for hearing on March 10, 1959 at 10 A.M., subject to regular procedure, waiving all requirements except a new decision of the Borough Superintendent and two publications in the Bulletin; and

WHEREAS, a public hearing was held on this application on March 10, 1959 after due notice by publication in the Bulletin; and

WHEREAS, the decision of the Borough Superintendent, dated January 13, 1959 acting on Alt. Applic. No. 384-55, reads:

"1. Time for completion under Section 22A has expired. Refer back to the Board of Standards and Appeals for an extension of time."

MINUTES

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on January 24, 1956, as *amended* by resolution adopted on January 9, 1957, only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that all permits required shall be obtained and all work completed within six months from the date of this amended resolution." (Alt. App. 384/55, disapproved 1/13/59)

137-56-BZ

APPLICANT—Leonard F. Rothkrug, for Frank Ward, owner.

SUBJECT—Application reopened May 28, 1957 and re-stored to docket—decision of the Borough Superintendent under sections 7h and 7c of the Zoning Resolution, to permit in a residence and local retail use district, the maintenance of a parking lot for the non transient parking of motor vehicles, pleasure car type.

PREMISES AFFECTED—238-240 McDougal Street, south side, 100 feet east of Rockaway Avenue, Block 1534, Lot 7, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: None.

ACTION OF BOARD—Action of January 15, 1957 re-affirmed.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Kleintert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox 5
Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on November 14, 1956 after due notice by publication in the Bulletin; laid over to December 11, 1956 at 10 A.M. for inspection and decision; hearing closed; then laid over to January 15, 1957 for inspection and decision; hearing previously closed; then it was granted; and

WHEREAS, the applicant requested that this application be reopened; reopened and set for hearing June 25, 1957 at 10 A.M. for additional hearing waiving all requirements except publication in the Bulletin as required, legal notice and regular notice to list of owners in the area as corrected by registered mail; then laid over, date to be determined after applicant consults with adjoining owners; for decision; hearing closed; then set for February 17, 1959; then to March 10, 1959, for inspection and decision; and

WHEREAS, the district map accompanying the Zoning Resolution show that the site is in residence and local retail use, C area, class 1 height districts; McDougal Street is in a residence use, C area, class 1 height district; Rockaway Avenue is in a local retail use, C area, class 1 height district; and

WHEREAS, the decision of the Borough Superintendent, dated February 24, 1956 acting on Alt. Applic. 204-56, reads:

"1. The parking of motor vehicles (pleasure type non-transient motor vehicles) partly in a residence use district & partly in local retail use district is contrary to Art. II Sec. 3 and Sec. 4c of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of an irregular plot, 50 feet frontage on McDougal Street by 250 feet along the rear lot line, presently vacant; that it is proposed to use the plot for non-transient parking of motor vehicles of the pleasure car type; and

WHEREAS, the applicant states that Rockaway Avenue and part of the premises was in a business use district on July 25, 1916 and was rezoned to its present designation on March 17, 1953; and

WHEREAS, the applicant contends that there is an urgent need for parking space in this neighborhood as there is bumper to bumper parking on both sides of the street; that this area was developed over 40 years ago principally with fully attached dwellings without any provision for parking, so that the residents on the block have no adequate or con-

venient place to park; that the premises are in a transition area, Rockaway Avenue and part of the site being in a local retail use district, and it is not economically feasible to develop these premises with a conforming use; that the character of the neighborhood is such as to discourage residential development at this time or within the near future; that the existing buildings are principally of frame construction in varying degrees of disrepair, with low assessed valuations and below average rentals; that the high cost of erecting a residential dwelling at the present time is impractical in that the property would not yield a sufficient return for the investment; that the plot is irregular in area and consists principally of an interior portion of the tax block and it would be impractical to develop with a conforming use; that the proposed parking will be non-transient and principally in conjunction with the residences on the block; and

WHEREAS, the applicant states that the present owner has held title to the property since August 25, 1955 and that the assessed valuation of land is \$9,600; and

WHEREAS, notices were not sent out to the correct list of owners prior to hearing on November 14, 1956; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the applicant reported that no abutting owners had considered favorably acquiring a portion of the premises; that the decision made as expressed in resolution adopted on January 15, 1957 is reaffirmed by resolution adopted this day after notification to owners and rehearing on June 25, 1957; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision h of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7h for a term of five years, to permit the premises to be occupied for the parking and storage of motor vehicles substantially as proposed and indicated on plans filed with this application marked, "Received February 24, 1956", 2 sheets, *on condition*, that all uses now on the premises shall be removed and the premises shall be levelled to the grade of McDougal Street and shall be surfaced with clean gravel, treated with a binder and properly rolled; that there shall be erected on all interior lot lines where the substantial fences of adjoining owners do not occur, a woven wire fence of the chain link type on a masonry base not less than 5 feet, 6 inches in height, except that at the street building line there may be an opening in such fence for entrance and exit not exceeding 10 feet, which shall be fitted with a gate which normally shall be kept closed when the parking lot is not in operation, with a curb cut opposite of similar width; that such portable fire-fighting appliances shall be maintained as the Fire Commissioner shall direct; that bumpers shall be maintained at all points for the protection of the fences; that during the term of this variance the premises shall be occupied for no other uses than as herein permitted; that sidewalks and curbing opposite the premises on MacDougal Street shall be constructed or repaired to the satisfaction of the Borough President; that signs shall be restricted to one sign attached to the fence near the entrance, advertising the parking and storage use and the rates charged and such other information as may be required by the Commissioner of Licenses; that such signs shall not exceed five square feet, shall not be illuminated and shall not extend beyond the building line; that all permits shall be obtained, including a Certificate of Occupancy, and all work completed within the requirements of Section 22A of the Zoning Resolution.

117-58-BZ

APPLICANT—John J. Lynch and James J. Lyons, Jr., for 60 Duane Street Corp., owner.

SUBJECT—Application February 21, 1958—decision of the Borough Superintendent, under section 7h of the Zoning

MINUTES

Resolution, to permit in a business and residence use district, the maintenance of a parking lot for the parking and storage of more than five (5) motor vehicles to extend into the residence portion of the premises.

PREMISES AFFECTED—928-932 Simpson Street, east side, 83.8 feet south of East 163rd Street, Block 2723, Lot 36, Borough of The Bronx.

APPEARANCES—

For Applicant: John J. Lynch and James J. Lyons, Jr.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.
THE VOTE OF FEBRUARY 3, 1959—

Affirmative: Chairman Murdock, and Commissioner Foley 2

Negative: Commissioner Kleinert 1

Absent: Commissioner Sleeper 1

THE VOTE OF MARCH 10, 1959—

Affirmative: Commissioner Sleeper and Commissioner Fox 2

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on December 16, 1958 after due notice by publication in the Bulletin; laid over to January 6, 1959, at the request of an objector; then to January 27, 1959, for inspection and decision; hearing closed; then laid over from January 27, 1959, to February 3, 1959, for further consideration and decision; then to February 10, 1959, for consideration, and decision; then to March 10, 1959, for full membership of the Board and for further inspection and decision; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site, Simpson Street and Barretto Street are in business and residence use, B area, class 1½ height districts; East 163rd Street and Southern Boulevard are in a business use, B area, class 1½ height district; and

WHEREAS, the decision of the Borough Superintendent, dated February 5, 1958 acting on Alt. Applic. No. 1140-57, reads:

"1. The premises located in a residence district and partly in a business district to be used for parking of motor vehicles is contrary to Sect. 3, Art. II of the Zoning Resolution and is therefore denied."

and

WHEREAS, the applicant states that the premises consist of a plot, 88.57 feet frontage by 105 feet in depth, unimproved and vacant; that it is proposed to permit, in an area zoned partially business and partially residential, the parking and storage of more than five motor vehicles; and

WHEREAS, the applicant states that the premises consists of a rectangular grade-level plot with 88.57 feet frontage on Simpson Street and a depth of 105 feet; that presently unoccupied and unimproved, it is protected from use as a public dumping area by a six foot woven chain link fence along the front of the property; that the walls of adjoining properties surround the other three sides of the plot; and

WHEREAS, the applicant further states that a survey of the immediate neighborhood shows that the plot in question is in area occupied by numerous old five and six story multiple dwellings, small retail stores, lofts, meeting halls, clubs, a lumber yard and a Synagogue, all without off street parking facilities; that this area is also affected by the alternate parking regulations, and metered parking; that East 163rd Street, which intersects nearby Southern Boulevard, is a heavily trafficked street; and

WHEREAS, the applicant contends that the premises cannot be economically improved with a conforming use; that this neighborhood is one of the oldest and earliest developed in the Borough of The Bronx, and there has been no new construction within the affected area for over 25 years, and the high cost of new residential structures makes such improvement impractical; that the deteriorated condition of the neighborhood and the undesirability of the location of the premises make it nigh impossible to obtain the required rents of apartments of a new multiple dwelling; that the proposed parking lot will afford much needed facilities for parking in this area and at the same time give financial relief to the owners in carrying this property; that the proposed parking

lot use cannot in any way depress or affect adjacent or surrounding property values; that off street parking facilities within the affected area being extremely limited, with resultant double parking and traffic congestion, a parking lot as proposed would definitely benefit the tenant car owners as well as shoppers, and afford some relief from traffic congestion, thereby benefitting the entire area; that it would also be an improvement over a vacant lot which may turn into a dumping ground if not attended; and

WHEREAS, the applicant states that the present owner has held title to the property since October 7, 1957 and the assessed valuation of land is \$21,000; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision h of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7h for a term of two years, to permit the premises to be occupied for the parking and storage of motor vehicles limited to those of the pleasure car type, as shown on plans filed with this application, marked "Received February 21, 1958", 2 sheets and "October 30, 1958", 1 sheet, *on condition* that all buildings and uses on the premises shall be removed and the premises leveled substantially to the grade of Simpson Street and surfaced with steam gravel or clean cinders, properly rolled and treated with a binder; that there shall be erected on all lot lines where masonry walls do not occur, a woven wire fence of the chain link type, not less than 5 feet, 6 inches in height or a solid fence wall of similar height; that the fence along the street building line shall have only one opening therein for egress and entrance and with curb cut in front thereof not exceeding ten feet in width; that gates shall be kept closed when the parking lot is not in operation; that suitable bumpers shall be provided against all walls and fences for protection thereof; that signs shall be restricted to one sign on the fence near the entrance, advertising only the use, rates charged and such other information as the Commissioner of Licenses may require; that such sign shall not exceed 5 square feet, shall not be illuminated nor extend beyond the building line; that such portable fire fighting appliances shall be maintained as the Fire Commissioner shall direct; that during the term of this variance the premises shall be used for no other use than that herein permitted; and that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

501-58-BZ

APPLICANT—Charles M. Spindler, for Clara Flapan, owner.

SUBJECT—Application August 25th 1958—decision of the Borough Superintendent, under sections 7e and 7h of the Zoning Resolution, to permit in a local retail use district the erection and maintenance of a gasoline service station, lubritorium, auto washing, non-automatic, office, sale of accessories, minor repairs with hand tools only, auto safety inspection station and the parking and storage of motor vehicles for a stated term of fifteen (15) years.

PREMISES AFFECTED—3743-3761 Nostrand Avenue, east side 140 feet north of Avenue Y, Block 7422, Lot 54, Borough of Brooklyn.

APPEARANCES—

For Applicant: Charles M. Spindler.

For Opposition: Theodore J. Malvin.

For Administration: John J. Saunders, Bd. of Education.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Kleinert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox 5

Negative: 0

MINUTES

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on January 20, 1959 after due notice by publication in the Bulletin; laid over to February 3, 1959, for inspection and decision; hearing closed; then to February 10, 1959, for consideration and decision; then to March 10, 1959, for further inspection and decision; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site, Nostrand Avenue and Avenue X are in a local retail use, D area, class 1 height district; Haring Avenue and Avenue Y are in local retail and residence use, D area, class 1 height districts; that as of July 25, 1916 the use designation of the property referred to was undetermined; that on April 4, 1924 the property was placed in a business district and the present local retail designation became effective on April 28, 1949; that the height and area designations have not been changed since July 25, 1916 and no zoning amendment relating to this property is pending at the present time; and

WHEREAS, the decision of the Borough Superintendent, dated August 15, 1958 acting on N.B. Applic. No. 1376-58, reads:

"1. Proposed building and premises, located in a Local Retail District, to be used for Gasoline service station, lubrication, auto washing (non-automatic), office, sales of accessories, minor repairs with hand tools only, auto safety inspection station, parking and storage of motor vehicles is contrary to Article II, PP. 4-c of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 160 feet frontage by 85 feet in depth, presently vacant; that it is proposed to erect a gasoline service station, for a term of fifteen years; and

WHEREAS, the applicant states that Nostrand Avenue is a heavily travelled automobile artery and has recently been widened to 100 feet in width; that during the widening process the site was reduced to a depth of 85 feet; that the site is directly north of an adjoining gas station in block 7422, lot 46, and there is another gas station directly opposite on the northwest corner of Nostrand Avenue and Avenue Y in block 7422, lot 1037; that the surrounding area is heavily built up with six story apartment houses and there are numerous other similar multi-story buildings in course of construction; that directly opposite the site, there is under construction a shopping center, and signs on other lots along Nostrand Avenue in the immediate area indicate that additional shopping areas are proposed; and

WHEREAS, the applicant contends that a gas station is a necessity at this location due to the numerous apartment houses presently constructed and those in course of construction; that a station at this site is just as necessary as the shopping center presently under construction and the shopping centers which are proposed; that the servicing of an automobile is just as necessary today as the serving of the consumer needs of the occupants of these multiple dwellings; and

WHEREAS, the applicant further contends that the station abuts the garage of the apartment house on the rear and the station building will be only slightly higher than the wall of the abutting garage and therefore there will be no diminishing of the permanent light and air of the multiple dwelling directly in the rear; that the building will cover but a small percentage of the lot and the light and air of the adjoining building will be assured; that due to the reduced depth of the plot and the 55% area coverage, it would not be economically feasible to construct stores on this site; and

WHEREAS, the applicant states that the present owner has held title to the property since September 25, 1952 and that the assessed valuation of land is \$12,200; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended that the application be granted under certain conditions; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivisions e and h of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7e for a term of fifteen years, to permit the premises to be occupied as a gasoline service station and uses lawfully accessory thereto, substantially as proposed and as indicated on plans filed with this application, marked "Received August 25, 1958", 4 sheets, *on condition* that all uses on the premises shall be removed and the plot leveled substantially to the grade of Nostrand Avenue, constructed and arranged as indicated on plans above cited; that the accessory building shall be of the location, design and arrangement proposed and shall have no cellar and shall be faced on all sides with face brick; that on the rear lot line and side lot lines to the north and south there shall be erected and maintained a woven wire fence of the chain link type on a masonry base to a total height of not less than 5 feet, 6 inches; that planting areas against such fence as shown on plans of proposed conditions shall be maintained with suitable planting material and protected with concrete curbing not less than 6 inches in width and 8 inches in height above grade; that pumps shall be of a low approved type, erected not nearer than 15 feet to the street building line; that the number of gasoline storage tanks shall not exceed twelve 550 gallon approved tanks; that the balance of the premises where not occupied by accessory building, pumps and planting shall be paved with concrete or asphalt paving; that signs shall be restricted to permanent signs attached to the front facade of the accessory building, excluding all roof signs and temporary signs and advertising devices, but permitting the erection within the building line toward the north of one post standard for supporting a sign, which may be illuminated, advertising only the brand of gasoline on sale and permitting such sign to extend not more than four feet beyond the building line at right angles, as shown; that such portable fire-fighting appliances shall be maintained as the Fire Commissioner shall direct; that curb cuts shall be restricted to three, each 30 feet in width, with no curb cut near than five feet to a side lot line as prolonged; that the curbing and sidewalk in front of the premises shall be constructed or repaired to the satisfaction of the Borough President; that under Section 7h, for a similar term, there may be parking of cars on such locations as will not interfere with the servicing of the station; that under Section 7e for a similar term there may be minor repairing with hand tools only for adjustments, maintained solely within the accessory building and the use of the accessory building as an Inspection Station under the State law may be permitted; and that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

514-58-BZ

APPLICANT—Tobias Goldstone, for Brooklyn Savings Bank, owner.

SUBJECT—Application September 2, 1958—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a restricted retail use district, the maintenance of a parking lot for the parking and storage of more than five (5) motor vehicles for patrons of the adjoining bank and public parking.

PREMISES AFFECTED—135 Pierrepont Street, northeast corner of Clinton Street, Block 239, part of Lot 9, Borough of Brooklyn.

APPEARANCES—

For Applicant: Tobias Goldstone.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Kleintert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox 5

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on

MINUTES

February 17, 1959 after due notice by publication in the Bulletin; laid over to March 10, 1959, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site, Clinton Street, Pierrepont Street, Fulton Street and Tillary Street are in a restricted retail use, B area, class 2 height district; and

WHEREAS, the decision of the Borough Superintendent, dated August 14, 1958 acting on Alt. Applic. No. 2154-58, reads:

"1. Parking of cars in a restricted retail use district is contrary to Art. II Section 4-B(i) of Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 196 feet 6 inches frontage by 75 feet 10 inches in depth; and

WHEREAS, the applicant states that the Department of Buildings approved an application to use the vacant lot for parking lot for bank patrons under Alt. Applic. No. 2793-57 and Certificate of Occupancy No. 160275 was issued therefor; that the bank finds that the area of the parking lot is larger than required for the accommodation of their patrons and can provide parking facilities for additional cars; that these premises are located in a densely occupied area by office buildings, medical buildings, banks, etc., and permission to use this proposed parking lot will relieve traffic congestion in this area; and

WHEREAS, the applicant contends that there now exists diagonally opposite this proposed parking lot, a parking lot 50 feet by 100 feet and another parking lot on Clinton Street 136 feet by 100 feet; that these parking lots are always overcrowded; and

WHEREAS, the applicant states that the present owner has held title to the property since 1950; that the assessed valuation of land is \$358,500 and of the building \$566,500 making a total of \$925,000; that the building was erected in 1933 and 1950; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision h of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7h for a term of five years, to permit the premises to be occupied for parking of cars belonging to patrons of the adjoining bank and the public substantially as proposed and indicated on plans filed with this application marked, "Received September 2, 1958," 1 sheet, "September 22, 1958," 1 sheet *on condition* that the area proposed for parking shall be leveled substantially to the grade of Pierrepont Street and shall be surfaced with steam cinders or clean gravel, treated with a binder and properly rolled; that on all lot lines there shall be constructed and maintained a woven wire fence of the chain link type, on a masonry base, not less than 5 feet, 6 inches in height with no openings therein except one to Pierrepont Street not exceeding 10 feet in width, which shall be fitted with gates which shall be normally closed when the parking lot is not in use; that opposite such gate there may be a curb cut of similar width; that the sidewalks and curbing in front of the premises shall be reconstructed or repaired to the satisfaction of the Borough President; that bumpers shall be maintained against all fences for protection thereto; that such portable fire-fighting appliance shall be maintained as the Fire Commissioner shall direct; that signs shall be restricted to one sign attached to the fence, advertising the parking and storage use, the rates charged and such other information as may be required by the Commissioner of Licenses; that such sign shall not exceed 5 square feet, shall not be illuminated and shall not extend beyond the building line; and that all permits shall be obtained, including a Certificate of Occupancy, and all work completed within six months from the date of this resolution.

553-58-BZ

APPLICANT—Max Wechsler of Wechsler and Schimenti, for Fraydun Construction Co., owner.

SUBJECT—Application filed September 22, 1958—decision of the Borough Superintendent, under sections 7c, 7A and 21 of the Zoning Resolution, to permit in a local retail and residence use district, a one story extension to an existing four-story multiple dwelling with basement and cellar and the change in occupancy of the basement floor from apartments to restaurant with storage, office and restrooms in the cellar, the proposed show windows and signs are within 75 feet of a residence use district and the proposed extension exceeds the permitted area.

PREMISES AFFECTED—355 East 50th Street, north side, 85 feet west of 1st Avenue, Block 1343, Lot 23, Borough of Manhattan.

APPEARANCES—

For Applicant: Max Wechsler.

For Opposition: None.

ACTION OF BOARD—Application denied.

THE VOTE—

Affirmative: 0

Negative: Chairman Murdock, Vice Chairman Kleintert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox 5

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on January 6, 1959 after due notice by publication in the Bulletin; laid over to January 27, 1959, for inspection and decision; hearing closed; then to February 10, 1959, for decision; at request of applicant so the owner may be present; then to February 17, 1959, for applicant to file revised plans making proposal less objectionable to adjoining owners and for decision; then to March 10, 1959, for inspection and decision; applicant to file revised plans; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site is in local retail and residence use, B area, class 1½ height districts; East 50th Street and East 51st Street are in local retail, retail and residence use, B area, class 1½ height districts; First Avenue is in a local retail use, B area, class 1½ height district; Second Avenue is in a retail use, B area, class 1½ height district; and

WHEREAS, the decision of the Borough Superintendent, dated September 4, 1958 acting on Alt. Applic. No. 2-58, reads:

"A2. Proposed store front and signs within 75'-0" of Residence District is contrary to Section 7A of the Zoning Resolution.

A4. Proposed extension of business in a Residence District (a) Restaurant chimney cellar to roof (b) cellar and basement (c) Mechanical ventilation,—contrary to Article 2, Section 3 of the Zoning Resolution.

A5. Proposed extension coverage exceeds 65% of lot—as lot abuts Residence District—contrary to Article 4 Section 12B(b) and 19(e) of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 19 feet 11¼ inches frontage by 100 feet 5 inches in depth; that existing Certificate of Occupancy No. 26197, issued June 5, 1940, is as follows: cellar—boiler room and storage; basement—two apartments; first to fourth floors—two apartments on each floor; that it is proposed to erect a rear extension to cover the entire yard at the basement level and said coverage is necessary in order to have a properly designed restaurant; and

WHEREAS, the applicant requests the following occupancy: cellar—boiler room, office, toilets and storage for restaurant; basement—restaurant; first to fourth floors—two apartments on each floor; that only a small area of the proposed restaurant will be in the residential zone; that whereas the major portion of the restaurant is in the local retail zone, in effect it practically complies with the spirit of the Zoning Resolutions, as the building is only 4 feet 11¼ inches in the residential zone; and

WHEREAS, the applicant contends that as this extension is at the basement level, there is practically no blocking of

MINUTES

light to the adjoining properties on the east and west; that the roof of the new extension on the north will be practically level with the yard of adjacent property in block 1343, lot 130; that the roof of said extension will be constructed of fireproof materials; that the building next, easterly of the subject building, No. 357 East 50th Street, is occupied by a liquor store in the basement; that the building at No. 359 East 50th Street is occupied by a restaurant in the basement and has a projecting canvas and pipe marquee out to the curb; that in altering the building into a restaurant in the basement, it is intended to cater to the better type of clientele and conduct a restaurant that will be an asset to the neighborhood; that the front of the building will be maintained residential in character; that due to the fact that the owner has paid a great sum of money for this building and now realizes that the building expenses, as compared to income, is out of proportion, he finds that it is a hardship to keep this building as is because he does not receive a fair return on his investment; that if a variance is granted, the City can raise the assessed valuation of this building and thereby obtain a greater amount of taxes than it now collects; and

WHEREAS, the applicant states that the present owner has held title to the property since November, 1957; that the assessed valuation of land is \$24,000 and of the building \$20,000 making a total of \$44,000; that the building was erected in 1872; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that there was no justification for the exercise of discretion to grant a zoning variance under Section 7, Subdivisions c and A of the Zoning Resolution; and

WHEREAS, the liquor store at No. 357 and the restaurant at No. 359 are conforming uses in a local retail district with no part non-conforming as to zoning district; and

WHEREAS, the Board found that the applicant failed to substantiate a basis to warrant exercise of discretion to grant under Section 21 of the Zoning Resolution and was therefore not entitled to relief on the grounds of practical difficulty or unnecessary hardship.

Resolved, that the decision of the Borough Superintendent, acting on Alt. Applic. 2-58, Objections No. A 2, A 4, and A 5 be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

557-58-BZ

APPLICANT—Lama, Proskauer and Prober, for Abraham Rosenberg, Rebecca Rosenberg, Sylvia Rosenberg, Shirley Firkser, Marvin Friedman and Ruth Gould, owners.

SUBJECT—Application filed September 24, 1958—decision of the Borough Superintendent, under sections 7f, 7i and 7e of the Zoning Resolution, to permit in a business and residence use district, on the business portion of the premises, the erection and maintenance of a gasoline service station with accessory uses of lubritorium, minor auto repairs, car wash, storage room, office and sales and the parking and storage of motor vehicles, all for a temporary term of fifteen (15) years.

PREMISES AFFECTED—88-01 to 88-15 (official 88-09) Liberty Avenue and 103-11 to 103-19 88th Street, northeast corner, Block 9108, Lots 19, 22, 25, 28 and 29, Ozone Park, Borough of Queens.

APPEARANCES—

For Applicant: R. S. Hardy.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Kleintert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox 5

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on January 27, 1959 after due notice by publication in the Bulletin; laid over to February 25, 1959, for inspection and

decision; hearing closed; then to March 10, 1959, for decision and for applicant to submit revised plans rearranging the plot with additional space behind accessory building for possible later use for a dwelling and now to be a planted area; hearing previously closed; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site, 88th Street and 89th Street are in business and residence use, D area, class 1 height districts; Liberty Avenue is in a business use, D area, class 1 height district; 103rd Avenue is in a residence use, D area, class 1 height district; and

WHEREAS, the decision of the Borough Superintendent, dated August 25, 1958 acting on N.B. Applic. No. 2394-58, reads:

"1. The proposed erection of a gasoline service station, lubritorium, minor auto repairs, car wash, storage room, office and sales. Parking and storage of motor vehicles on a lot in a business use district and extending into a residence use district is contrary to Art. 2, Sec. 4(a) item 29, and 46 and Art. 2 Sec. 3 of the Z.R.

"2. Proposed ground sign on the business use portion of the lot is contrary to Art. 2, Sec. 4a, item 49 of the Z.R."

and

WHEREAS, the applicant states that the premises consist of a plot, 166.43 feet frontage by 99.29 feet in depth, irregular, vacant, except for a billboard; that it is proposed to erect and maintain, for a period of fifteen years, a gasoline service station consisting of twelve 550 gallon gasoline tanks and six dispensing pumps; that the contemplated accessory building will be one story in height, of class 3 construction, having a frontage of 60 feet, a depth of 30 feet and will contain the conjunctive uses of lubritorium, minor auto repairs, car wash, storage room, office and sales; that the open area not proposed for the gas station will be reserved for the parking and storage of motor vehicles; and

WHEREAS, the applicant states that the site is partly in a residence use district, but no part of the proposed building on the gasoline station will encroach on this small triangular area; that said area will be landscaped and thus form a suitable buffer to the residence area to the north; and

WHEREAS, the applicant contends that Liberty Avenue is a main auto thoroughfare leading east and west across Queens and as such the proposal is entirely in keeping and a required service at this point; that the area to the north and south of Liberty Avenue is fully developed with dwellings, which has also created a need for the proposed gas station; that the highly modern design of the gas station will improve the appearance of the community; that inasmuch as the northwest corner of Liberty Avenue and 88th Street, in block 9107, lot 25, is developed with a gas station and is directly opposite the site, the affected area certainly will not be adversely affected by the proposal; that the entire block 9107 is in an unrestricted zone and is developed with two gas stations, a steel yard and a factory; that all of these uses, and an unrestricted zone directly opposite the site, are not conducive to the erection of stores on the property; that Liberty Avenue, due to the noisy elevated railroad, has become a dark, dismal thoroughfare and does not lend itself to business development; that in addition to the unrestricted zone directly opposite the site, the noisy elevated railroad above the area is further developed with non-conforming uses as follows: block 9092, lot 17—welding and storage; block 9109, lot 18—storage of building materials; block 9154, lots 3, 6 and 9—storage of building materials; that the continued undevelopment of the site has conclusively proven that the site is unsuitable for business use; and

WHEREAS, the applicant states that the present owners have held title to the property since October 6, 1955 and that the assessed valuation of land is \$11,000; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and revised plan has been shown leaving 30 feet as a lot that could be used for conforming use back of accessory building; and

WHEREAS, the Board found that this was an appropriate

MINUTES

case in which to exercise discretion to grant under Section 7, Subdivisions f, i and e of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7f for a term of fifteen years, to permit the premises to be occupied as a gasoline service station and lawful accessory uses thereto, substantially as proposed and indicated on plans filed with this application marked, "Received September 24, 1958," 4 sheets, and revised plan marked, "Received March 6, 1959," one sheet, *on condition* that all buildings and uses now on the premises shall be removed and the premises shall be arranged and constructed substantially as indicated on such plans, as amended by revised plans; that the accessory building shall be of the design and arrangement as indicated and shall be faced on all sides with face brick; that there shall be no cellar under such building; and such building shall have no windows in its rear wall; that the space to the rear of the accessory building for a width of 30 feet and the depth of approximately 100 feet shall be left vacant but landscaped with suitable landscaping material and protected from the accessory building to the street line of 88th Street, where shown, with a woven wire fence of the chain link type on a masonry base to a height of not less than 5 feet, 6 inches; that pumps shall be erected not nearer than 15 feet to the street building line of Liberty Avenue; that gasoline storage tanks shall not exceed twelve 550 gallon approved gasoline storage tanks; that on the lot lines where the walls of the proposed accessory building do not occur, and where other walls of the masonry building on the lot line do not occur, there shall be erected a woven wire fence of the chain link type to a total height of not less than 5 feet, 6 inches of a masonry base; that such fence shall continue along 88th Street from the northerly lot line to a point equivalent to the front of the accessory building; that curb cuts shall be restricted to two curb cuts, where shown, each 30 feet in width to Liberty Avenue and one curb cut to 88th Street, where shown, not over 20 feet in width and within the first 30 feet from the front building line of Liberty Avenue as prolonged; that the sidewalks and curbing abutting the premises shall be constructed or repaired to the satisfaction of the Borough President; that where not occupied by accessory buildings and pumps the premises shall be paved, except for the landscaping area, with concrete or asphaltic pavement; that signs shall be restricted to permanent signs attached to the facade of the accessory building facing Liberty Avenue and the illuminated globes of the pumps, excluding all roof signs and temporary signs and advertising devices, but permitting the erection at the intersection of 88th Street and Liberty Avenue of one post standard for supporting a sign, which may be illuminated, advertising only the brand of gasoline on sale and permitting such sign to extend at right angles to Liberty Avenue not more than 4 feet; that at such intersection a block of concrete shall be maintained for a distance of five feet from the intersection along both streets and twelve inches in height; that suitable fire-fighting appliances shall be maintained as the Fire Commissioner shall direct; that under Section 7i for a similar term, there may be minor repairs with hand tools only maintained within the accessory building; that under Section 7e for a similar term, there may be parking and storage of motor vehicles provided such parking and storage is maintained on such portion of the station as will not interfere with the servicing of the station; that the owner may, upon notice to the Board, construct or cause to be constructed a building conforming in all respects to the requirements of the Zoning Resolution on that portion of this plot at the rear of the accessory building approximately 30' x 100' in size; when constructed the plot of such size may be taken from the gasoline station plot as may be permitted by amendment of this resolution to record such arrangements; and that all permits shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

572-58-BZ

APPLICANT—Ingram S. Carner, for Sutbro's Realty Corporation, owner; Shell Oil Company, lessee.

SUBJECT—Application October 3, 1958—decision of the Borough Superintendent, under sections 7f, 7i and 7A of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, office, sale of auto accessories, car washing—non automatic, minor automobile repairs with hand tools only, lubritorium, storage and parking and storage of more than five (5) motor vehicles waiting to be serviced for a stated term of fifteen (15) years.

PREMISES AFFECTED—2472-2484 Knapp Street and 3111-3121 Avenue Y, northwest corner, Block 7429, part of Lot 16, Borough of Brooklyn.

APPEARANCES—

For Applicant: Ingram S. Carner.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.
THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Kleintert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox 5

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on February 17, 1959 after due notice by publication in the Bulletin; laid over to March 10, 1959, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site and Knapp Street are in a retail use, D area class 1 height district; Avenue X and Avenue Y are in retail and residence use, D area, class 1 height districts; Brigham Street is in a residence use, D area, class 1 height district; and

WHEREAS, the decision of the Borough Superintendent, dated September 18, 1958 acting on amendment to N.B. Applic. No. 799-58, reads:

"1. Proposed gasoline service station, lubritorium, car washing (non-automatic), auto repairs with hand tools only, office, storage, sale of accessories, parking of more than (5) five motor vehicles awaiting service located within a retail district is contrary to Art. 2 Sect. 4-A of Zone Resolution.

2. Proposed show windows, curb cuts and signs within 75 feet of a residential zone is contrary to Art. 2 Section 7A of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 120 feet frontage by 100 feet in depth, presently vacant; that it is proposed to erect a modern gasoline service station, office, sales of auto accessories, non-automatic car wash, minor automobile repairs with hand tools only, lubritorium, storage and parking, and storage of more than five motor vehicles awaiting service; and

WHEREAS, the applicant states that there is an economic demand for development of the subject premises as proposed, as the property is located along Knapp Street which is a wide and heavily trafficked automobile thoroughfare; that the premises could be developed substantially as proposed so as to yield a fair return on the owner's investment, and a major oil company has entered into a purchase and/or lease agreement of the premises, conditioned on its development as proposed; that the proposed use would not alter the essential character of the neighborhood as the premises is situated in a retail use district and is across the street from an unrestricted use district; that a grant of the proposed application would not affect values of nearby properties; that the subject premises is zoned for retail use, and a variance, subject to the numerous conditions and safeguards customarily imposed by the Board will safeguard adjoining properties to a far greater extent than if the property were to be developed with a conforming use; that the proposed building, being set back more than 65 feet from the Knapp Street building line will insure greater traffic safety by giving clear visibility to traffic at the intersection, whereas a conforming use structure could theoret-

MINUTES

cally be built flush to the building lines at the corner, partially obscuring the intersection and thereby endangering traffic; that the proposed gas station would not create any additional traffic but would be supported by the heavy automobile traffic which now exists; that the proposed uses of the premises would provide more light and ventilation to adjoining properties than if the premises were to be developed with a conforming use; that the building is limited to one story, 14 feet in height and approximately 1600 square feet in area; that a conforming use structure could theoretically be erected to occupy an area of approximately 7300 square feet or 60% of the area of the lot; that a conforming use structure could theoretically be erected to a height of 87 feet 6 inches along the Knapp Street building line, whereas the proposed structure is limited to only one story, 14 feet in height; and

WHEREAS, the applicant contends that a grant of this application would do substantial justice in that it would permit the property to be developed for the only beneficial manner for which there exists an economic demand, without adversely affecting anyone and without altering the essential character of the neighborhood; and

WHEREAS, the applicant states that the present owner has held title to the property since June 27, 1952 and that the assessed valuation of land is \$3,500; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivisions f, i and A of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is granted under Section 7f for a term of fifteen years, to permit the premises to be occupied as a gasoline service station and lawful accessory uses thereto, substantially as proposed and indicated on plans filed with this application marked, "Received October 3, 1958," 6 sheets, on condition that all uses now on the premises shall be removed and the premises shall be arranged as indicated on such plans; that along the lot line to the east there shall be erected a masonry wall not less than 5 feet, 6 inches in height with suitable terminating posts; that along the northerly lot line there shall be erected and maintained a woven wire fence of the chain link type on a masonry base to a total height of not less than 5 feet, 6 inches and with suitable terminating post at the building line; that the accessory building shall be in the location and of the design and arrangement as shown, and that area of the accessory building for the full length from rear to Avenue Y shall be maintained as a planting area with suitable planting material and properly protected by curbing of the width as shown; that the accessory building shall be of the design and arrangement as proposed, without cellar; that the doors to exterior toilet rooms shall be rearranged so that the doors thereto shall not be contiguous; that such building shall be faced with face brick on all sides; that signs shall be restricted to permanent signs attached to the front facade of the accessory building, excluding the pylon shown and all roof signs, but permitting the illuminated globes of the pumps and the erection of a post standard for supporting a sign which may be illuminated, advertising only the brand of gasoline on sale, and extending beyond the building line at right angles to Knapp Street for a distance of not over 4 feet; that no other signs shall be erected on the premises than that as herein permitted and no rotary signs shall be allowed; that there shall be no advertising devices displayed on the premises; that curb cuts shall be restricted to two curb cuts to Avenue Y, each 30 feet in width, as shown, and one of similar width to Knapp Street with no portion of the curb cuts nearer than 5 feet; that within the intersection there shall be a block of concrete extending for a distance of 5 feet along either building line from the intersection and not less than 12 inches in height; that such portable fire-fighting appliances shall be maintained

as the Fire Commissioner shall direct; that there may be parking of cars waiting to be serviced; that under Section 7i there shall be for a similar term minor motor vehicle repairs for adjustments with hand tools only maintained solely within the accessory building; that under Section 7A any curb cuts or signs found contrary to such section may be permitted provided the requirements of this resolution are complied with; that during the term of this variance the premises shall be occupied for no other uses than the use herein permitted; and that all permits shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

573-58-BZ

APPLICANT—Victor G. Madonia, for George Burburan, owner.

SUBJECT—Application filed October 3, 1958—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a local retail and residence use district, the extension of parking facilities for patrons and employees into the residence portion of the plot for a period of fifteen (15) years.

PREMISES AFFECTED—158-06 Northern Boulevard and 40-02 158th Street, southeast corner, Block 5277, Lot 16, Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Victor G. Madonia and George Burburan.

For Opposition: Bertram Kassam.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Kleintert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox 5

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on February 3, 1959 after due notice by publication in the Bulletin; laid over to March 3, 1959, for inspection and decision; applicant to file additional plan showing proposed curb cuts, walls and fences; hearing closed; then to March 10, 1959, for inspection and decision; applicant to file revised plan as to entrances; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site, 158th Street and 159th Street are in local retail and residence use, D and G-1 area, class 1 height districts; Northern Boulevard is in a local retail use, D area, class 1 height district; Depot Road is in a residence use, G-1 area, class 1 height district; and

WHEREAS, the decision of the Borough Superintendent, dated September 23, 1958 acting on amendment to Alt. Applic. No. 1692-58, reads:

"1. The proposed extension of the parking of employees and patrons cars into the residence portion of the lot is contrary to Art. 2 Sec. 3 of the Z.R."

and

WHEREAS, the applicant states that the premises consist of a plot, 105.10 feet frontage by 126.12 feet and 156.70 feet in depth, on which is located a two story building, 73 feet 6 inches front by 70 feet deep, with a 32 by 24 foot, one story rear extension; that this building is used as a restaurant, bar and catering establishment on the first floor and a one family dwelling on the second floor; that the retail use portion of the affected plot has limited parking facilities for patrons and employees at the rear and west sides, and the remainder, which lies in the residential use district, is occupied by an existing two car frame garage; that it is proposed to demolish the existing two car garage and extend the limited parking facilities to the rear line of the affected plot; that the property will be levelled to the grade of the abutting streets and will be surfaced with steam cinders, treated with a binder and properly rolled; that the portion of the affected plot to be used for the parking facilities will be enclosed with a solid, rustic type cedar fence, 5 feet high; that suitable bumpers will be provided at all points to protect the fence; and

WHEREAS, the applicant states that the affected plot is

MINUTES

located in a congested business area, where parking space is not easily available to the public; that this is due to the fact that Northern Boulevard is a busy thoroughfare used by both local and through traffic, and because no public parking fields are available within the affected area; that the type of business conducted by the owner of the affected premises is one in which the availability of parking space for patrons is essential to its success; that because of the very high assessed valuation of the land, it is not economical for the owner to use the residential portion of the plot solely for the existing two car garage, more so, since the space is sorely needed to promote the success of the business by the owner; and

WHEREAS, the applicant contends that the proposed extension of the existing parking facilities will not only alleviate the parking problem for the public within the affected area, but will also relieve the owner of the severe hardship of paying high taxes for the residential portion of the affected plot, which is, in effect, wasted; and

WHEREAS, the applicant states that the present owner has held title to the property since May 24, 1954; that the assessed valuation of land is \$27,200 and of the building \$30,300 making a total of \$57,500; that the building was erected in 1919; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision h of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7h for a term of five years, to permit the premises where not built upon to be occupied where proposed for the parking of motor vehicles belonging to employees and patrons of the restaurant, substantially as shown on plans filed with this application, marked "Received October 3, 1958", 3 sheets, and revised plan marked "Received March 5, 1959", 1 sheet, *on condition* that the existing accessory garage shall be removed and this portion of the premises shall be surface with clean gravel or steam cinders treated with a binder and properly rolled; that suitable fences shall be maintained on the lot line to the east except that within the residence district a masonry wall shall be erected continuously along the portion in the residential district to the east and along the side lot line to a point approximately 55 feet from the rear, as shown on such revised plan above cited; that such wall shall be of brick masonry, properly coped; that outside such wall there shall be shrubbery as proposed with curbing, including the street line along 158th Street; that the curb cut now existing on 158th Street may be retained, but gates shall be constructed and maintained so that this entrance shall not be used normally at that point; that the exit and entrance of cars shall be solely from Northern Boulevard except on such occasions as additional entry is required, in which case the entrance on 158th Street may be used; that no other cars shall be stored on such lot than those hereinbefore permitted; that such portable firefighting appliances shall be maintained as the Fire Commissioner shall direct; that a sign stating the permitted use for private parking may be maintained at the building line, provided such sign does not exceed five square feet in area, is not illuminated and does not extend beyond the building line; that opposite such entrance to Northern Boulevard there may be a curb cut not over ten feet in width; that a gate shall be maintained at the building line, which shall be kept closed when the restaurant is not in operation; and that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

606-58-BZ

APPLICANT—Randolph M. Smith, for Anthony and Ernest Caputo, owners.

SUBJECT—Application October 23, 1958—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the

maintenance of a parking lot for the parking and storage of more than five (5) motor vehicles on a monthly and transient basis.

PREMISES AFFECTED—370-372 Lefferts Avenue, south side, 416 feet, 2 $\frac{3}{8}$ inches east of Nostrand Avenue, Block 1330, Lots 21 and 22, Borough of Brooklyn.

APPEARANCES—

For Applicant: Randolph M. Smith.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Kleintert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox

Negative:

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on February 17, 1958 after due notice by publication in the Bulletin; laid over to March 10, 1959, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site is in a residence use, C area, class 1 $\frac{1}{4}$ height district; Lefferts Avenue and Lincoln Road are in residence, local retail and retail use, C area, class 1 $\frac{1}{4}$ height districts; New York Avenue is in a retail use, C area, class 1 $\frac{1}{4}$ height district; Nostrand Avenue is in a local retail use, C area, class 1 $\frac{1}{4}$ height district; and

WHEREAS, the decision of the Borough Superintendent, dated October 17, 1958 acting on Alt. Applic. No. 2778-58, reads:

"1. Parking of motor vehicles in a Residence use district is contrary to Art. II Sec. 3 of Zone Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 40 feet frontage by 100 feet in depth; that it is proposed to use this site for parking for up to twenty cars; that this area is a very congested one, with no available space for short time parking; that the avenues are so crowded that double parking has occurred numerous times; that the surrounding large apartment houses have preempted much of the streets for tenant parking; and

WHEREAS, the applicant further states that if one man moves his car, he cannot find a place to park when he returns, and accordingly some of the tenants have asked the owners to rent them space on this site on a monthly basis, so that they will not be forced to find parking space on a haphazard basis; that there is a legal parking lot next door to the owners' house, but that lot is always full; that Lefferts Avenue has no space for parking as can be seen from photographs submitted with this application; and

WHEREAS, the applicant contends that the owners live next door and they do not wish to put up a temporary shed as one of them will always be available to attend to the parking lot; that they will protect the adjoining property with suitable bumpers and fence in the property where no buildings exist; that the grade will be levelled off and rolled and compacted with steam cinders and a suitable binder; that in front, a woven wire fence 5 feet high exists, with a 14 foot gate; that a 6 foot curb cut with a 1 $\frac{1}{2}$ foot splay each way will be constructed; and

WHEREAS, the applicant states that a Fire Department violation exists, and has been filed with this application; and

WHEREAS, the applicant states that the present owners have held title to the property since October 1, 1957 and that the assessed valuation of land is \$4,500; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision h of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7h for a term of five years, to permit the premises to be oc-

MINUTES

cupied for the parking and storage of five motor vehicles limited to motor vehicles of the pleasure-car type substantially as proposed and indicated on plans filed with this application marked, "Received October 23, 1958," 1 sheet, "January 22, 1959," 2 sheets, *on condition* that the plot shall be leveled substantially to the grade of Lefferts Avenue and shall be surfaced with clean gravel, treated with a binder and properly rolled; that on the interior lot lines there shall be erected a woven wire fence, where the masonry walls of adjoining buildings do not occur, to a total height of not less than 5 feet, 6 inches; that a similar fence shall be erected on the rear lot line and a similar fence shall be erected on the front lot line with no entrance therein, except a gate not over 10 feet in width with a curb cut opposite of similar width; that during the time that this parking lot is not in operation the gates shall be kept closed; that suitable bumpers shall be maintained along the fence for protection; that suitable fire-fighting appliances shall be maintained as the Fire Commissioner shall direct; that signs shall be restricted to one sign attached to the fence near the entrance, advertising the parking and the rates charged and such other information as may be required by the Commissioner of Licenses; that such sign shall not exceed five square feet, shall not be illuminated and shall not extend beyond the building line; that during the term of this variance the premises shall be occupied for no other use and no building erected thereon; and that all permits shall be obtained and all work completed within six months from the date of this resolution.

609-58-BZ

APPLICANT—M. Martin Elkind, for Marie Roody, owner.

SUBJECT—Application October 24, 1958—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot for the parking and storage of more than five (5) motor vehicles.

PREMISES AFFECTED—40-14 80th Street, west side, 100 feet south of Roosevelt Avenue, Block 1490, Lot 12, Jackson Heights, Borough of Queens.

APPEARANCES—

For Applicant: M. Martin Elkind.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Kleintert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox 5

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on February 17, 1959 after due notice by publication in the Bulletin; laid over to March 10, 1959, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site and 41st Avenue are in a residence use, B area, class 1½ height district; 79th Street and 80th Street are in residence and business use, B area, class 1½ height districts; Roosevelt Avenue is in a business use, B area, class 1½ height district; and

WHEREAS, the decision of the Borough Superintendent, dated September 26, 1958 acting on Alt. Applic. No. 1325-58, reads:

"1. Proposed use of land located in a Residence use district for parking and storage over five (5) motor vehicles is contrary to Article II section 3 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 29.5 feet frontage by 100 feet in depth, presently vacant, bound on the north by a row of two-car garages, located at the rear of the business property facing Roosevelt Avenue; that on the west the property contains a four story multiple dwelling; that on the south is the property and two family dwelling owned by the same owner as the

subject premises; that it is proposed to prepare and treat the ground surface, installing fencing and curbing and such other work as required in conformance with parking regulations; and

WHEREAS, the applicant states that although the subject premises are located in a residential district, the nature of the immediate vicinity and the block on which the property is located is one of traffic congestion and saturation of car parking; that this situation is due to the fact that the property is located 100 feet from Roosevelt Avenue and two blocks from 82nd Street, both main business and shopping streets in this vicinity; that there is a large day time working population in this area and the need for parking facilities is very great; that furthermore, the recently opened Elmhurst General Hospital is one block distant and has greatly added to the constant need for parking facilities; and

WHEREAS, the applicant contends that the character of the immediate surrounding area on the subject block will not be adversely affected by the proposed parking; that the property immediately surrounding the subject premises consists of the following: on the north there is business property with a row of two-car garages located on the common lot line and on the west there is a four story apartment house; that to the south is located the property of the same owner as subject premises, containing a two family dwelling and two-car garage; that at the southern end of this block, there is now under construction, on both sides of the street, two large six-story apartment buildings, which upon completion will no doubt also contribute to the parking problem in this area; that although the proposed parking facility is quite small in number of cars, any off street parking space is greatly needed; that this property, by reason of its location, would not economically warrant improvement with a conforming building, and the proposed parking use would be logical for this property without detriment to any affected owner; and

WHEREAS, the applicant states that the present owner has held title to the property since October 22, 1954 and that the assessed valuation of land is \$4,500; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision h of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7h for a term of five years, to permit the plot to be occupied for parking and storage of motor vehicles, limited to the pleasure-car type only, substantially as proposed and indicated on plans filed with this application marked, "Received October 24, 1958," 2 sheets, "January 21, 1959," 1 sheet, *on condition* that all buildings and uses on the premises shall be removed and the premises shall be leveled substantially to the grade of 80th Street and shall be surfaced with clean gravel, treated with a binder and properly rolled; that along the rear lot line the retaining wall one foot, eight inches in height with existing wood fence thereon, found to be in good structural condition by the Borough Superintendent, may be retained; that along the side lot lines there shall be erected a woven wire fence of the chain link type on a masonry base not less than 5 feet, 6 inches in total height; that a similar fence shall be constructed on the street building line, except for an opening for entrance and exit, not exceeding 10 feet, with a curb cut opposite shall be of similar width; that the fence as above required on the southerly side may be omitted from the garage to the street line to permit exiting from the two-car accessory garage of the adjoining house to the street through the parking lot, provided that at no time shall the cars parked on Lot 12 extend over the lot line to encroach on Lot 13; that signs shall be restricted to a permanent sign attached to the fence, advertising the parking and storage use and rates charged and such other information as may be re-

MINUTES

quired by the Commissioner of Licenses, and such sign shall not exceed five square feet, shall not be illuminated and shall not extend beyond the building line; that sidewalks and curbing in front of the premises shall be constructed or repaired to the satisfaction of the Borough President; that suitable timber bumpers shall be maintained along the side lot lines and rear and against the fence at the front for protection thereto; that such portable fire-fighting appliances shall be maintained as the Fire Commissioner shall direct; that during the term of this variance the premises shall be occupied for no other use as herein permitted; and that all permits shall be obtained, including a Certificate of Occupancy, and all work completed within six months from the date of this resolution.

659-58-BZ

APPLICANT—George H. Colin, for Cities Service Oil Co., owner.

SUBJECT—Application November 3, 1958—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a business use district, the reconstruction of an existing gasoline service station, retail sales, and minor motor vehicle repairs by extending the uses to include car laundry and lubritorium, and by erecting a new accessory building, installing additional gasoline tanks and a new pump island.

PREMISES AFFECTED—1398-1410 Eastern Parkway, northeast corner of Pitkin Avenue, Block 1475, Lot 35, Borough of Brooklyn.

APPEARANCES—

For Applicant: Benjamin Mosher, Gerard F. Reninger and Sam Gluckman.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.
THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Kleinfert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox 5
Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on February 17, 1959 after due notice by publication in the Bulletin; laid over to March 10, 1959, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site, Eastern Parkway, Pitkin Avenue, Lincoln Place and Howard Avenue are in a business use, C area, class 1 height district; and

WHEREAS, the decision of the Borough Superintendent, dated October 28, 1958 acting on N.B. Applic. No. 640-58, reads:

"1. Proposed new building and addition of uses to an existing gasoline service station to include the following: Gasoline service station, retail sales, car laundry, lubritorium and minor motor vehicle repairs, in a Business Zone, violates Art. II, PP. 4a, subsections 29 and 46 of the Zoning Resolution. Note—Premises were subject of a Bd. of Standards and Appeals variance under Cal. #628-27-A."

and

WHEREAS, the applicant states that the premises consist of a plot, 130 feet frontage by 70 feet in depth, irregular, upon which is located a gasoline service station within a business use district; that it is proposed to demolish the existing structure and to erect, in lieu thereof, a new two bay service station building; that the proposed building has been adopted by the owner as one of its standard types throughout its marketing area; that it is to be 44 feet by 28 feet and is to accommodate, in addition to the office, two bays—one lube bay and one car wash bay—ladies' and men's rest rooms and a storage and heater room; that the construction is to be of class 3 type, with concrete foundations, masonry walls and wood roof; that it is believed that porcelain enamel facing is appropriate for this location and this type of exterior is therefore indicated; that the building will be of a canopy design and on the canopy, above the office, an illuminated

free standing sign is proposed; that one island with three pumps is proposed instead of the existing four pump island, with five additional 550 gallon gasoline storage tanks and one 550 gallon waste oil tank; that the entire premises will be paved; that the existing lift is to be removed and the existing wing wall will also be removed; that a new identification sign and pole are proposed instead of the existing ones; that no change is contemplated with respect to the existing four curb cuts, two of which are on Eastern Parkway and two on Pitkin Avenue; and

WHEREAS, the applicant states that Cities Service Oil Company has been interested in this property since it succeeded to the properties and assets of Warner-Quinlan Company in 1937, through reorganization proceedings under Section 77-B of the Bankruptcy Act, this property having been owned by real estate subsidiaries of Warner-Quinlan since 1927, and having been owned by Cities Service Oil Company, either in its own name or in the name of wholly-owned subsidiaries, since 1937; and

WHEREAS, the applicant further states that the gas station on these premises was erected in 1927, under N.B. Applic. No. 12207-27 and Certificate of Occupancy No. 47877 was issued on November 18, 1927 for a gas station and auto accessory office after Resolution of the Board dated June 21, 1927, under Cal. No. 628-27-A, referring to Fire Department records which indicated the existence of a permit in force on the entire premises for a gasoline selling station prior to the Zoning prohibition against gas stations in business districts; that at present the property is improved with a one story brick gas station building, irregular in shape, 15 feet by 19 feet, with a Spanish tile roof; that there are also on the property one 4-pump island, seven 550 gallon underground gasoline storage tanks, an outside hydraulic lift, a sign and pole, and a brick wing wall running from the intersection of the north and east property lines to the north edge of the rear wall of the building and from the south edge of the rear building wall to the intersection of the south and east property lines; and

WHEREAS, the applicant contends that Eastern Parkway and Pitkin Avenue are important vehicular thoroughfares, with ever-increasing traffic; that the station was erected in 1927, according to the standards and requirements of that day, and does not meet the present day requirements of either the public or progressive service station operation; that this application reflects the purpose of the owner to erect a modern gasoline service station in lieu of the existing station which has lapsed into obsolescence in the course of more than 30 years past; that the enclosed lubritorium will make available an appropriate, modern greasing facility to the advantage of the public, the property owner and the persons employed at the station; that operating personnel will work under more favorable conditions from the viewpoint of their health and safety, since they will not be exposed to bad weather conditions and will not have to contend with icy and wet pavement while servicing automobiles; that the proposed car wash bay is necessary by reasons of public demand for complete servicing facilities at one station; that in addition, necessary and appropriate storage room will be furnished and the rest rooms will afford the public modern, sanitary convenience of this nature; that in the over-all aspect, the proposed modernization will improve the general appearance of the neighborhood by substituting a service station building of handsome appearance and modern design for an outdated structure, and will also, for the same reason, tend to increase property values and the City's tax income; that the owner is at present under a special and unique hardship in respect to the property involved in this application; that by reason of its inability to effect the proposed improvements, and thereby increase its economic productivity, the owner is burdened with the full cost of carrying and maintaining this property and cannot realize the full economic potential of the property in order to defray such costs; that the granting of this application will not alter the essential character of the locality; and

WHEREAS, the applicant states that the present owner has held title to the property since May 5, 1955, and through affiliated corporations since 1927; that the assessed valuation

MINUTES

of land is \$19,000 and of the building \$3,000 making a total of \$22,000; that the building was erected November 18, 1927; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application should be granted on condition; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision c of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is granted under Section 7c to permit the reconstruction of the lawfully existing gasoline service station substantially as proposed and as indicated on plans filed with this application marked "Received November 3, 1958", 6 sheets, on condition that all buildings and structures not proposed to be retained in accordance with such plans shall be removed and the premises shall be leveled substantially to the grade of the abutting streets and shall be reconstructed and rearranged as indicated on such plans as showing proposed conditions; that the accessory building shall comply with the requirements of the Building Code therefore and shall be faced on all sides with face brick and shall have no cellar; that there shall be no windows opening to adjoining premises to the east; that curb cuts as existing may be continued as shown provided no portion of any curb cut is nearer than five feet to a lot line as prolonged; that pumps shall be erected as shown and shall be of a low approved type; that the number of gasoline storage tanks shall not exceed twelve 550 gallon approved tanks; that sidewalks and curbing abutting the premises shall be reconstructed or repaired to the satisfaction of the Borough President; that along the rear lot line where walls of adjoining buildings do not occur there shall be erected a masonry wall not less than five feet six inches in height, where a wall is required; that under Section 7i there may be minor repairs for adjustments only with hand tools, maintained solely within the accessory building; that signs shall be restricted to permanent signs attached to the front facade of the accessory building and to the illuminated globes of the pumps excluding all roof signs and temporary signs and advertising devices but permitting the erection at the intersection of a post standard for supporting a sign, which may be illuminated and which may have two leaves provided each leaf does not extend over the building line for a distance of not more than four feet advertising only the brand of gasoline on sale and precluding all other signs; that such portable fire-fighting appliances shall be maintained as the Fire Commissioner shall direct; that the premises, where not built upon, or occupied by pumps, shall be paved with concrete or asphaltic pavement; that such portable fire-fighting appliances shall be maintained as the Fire Commissioner shall require; and that all permits shall be obtained and all work—completed within the requirements of Section 22A of the Zoning Resolution.

663-58-BZ

APPLICANT—Leonard F. Rothkrug, for Northern Studios, Inc., owner.

SUBJECT—Application November 14, 1958—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the change in use from stables and storage to a factory for manufacturing of metal products with accessory office and caretaker's apartment in another building on the same lot formerly used as a one family dwelling all for a temporary term of ten (10) years.

PREMISES AFFECTED—25-52 Crescent Street, west side, 140.76 feet north of Astoria Avenue, Block 872, Lot 76, Astoria, Borough of Queens.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.
THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Kleintert, Commissioner Foley and Commissioner Sleeper.. 4

Negative: Commissioner Fox 1
THE RESOLUTION—

WHEREAS, a public hearing was held on this application on February 17, 1959 after due notice by publication in the Bulletin; laid over to March 10, 1959, for inspection and decision; applicant to file more complete plans; hearing closed; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site and Hoyt Avenue are in a residence use, D area, class 1 height district; Crescent Street and 23rd Street are in residence and business use, D area, class 1 height districts; Astoria Boulevard is in a business use, D area, class 1 height district; that there have been no changes in zone since July 25, 1916; and

WHEREAS, the decision of the Borough Superintendent, dated October 22, 1958 acting on Alt. Applic. No. 135-58, reads:

"1. Proposed change of use of a structure (Bldg. #1) used for stables & storage to factory in a residence zone is contrary to Art. II Sec. 3 of Zoning Resolution.

3. Proposed change of use of a structure (Bldg. #3) used for dwelling to offices and drafting rooms on the first floor and caretakers apartment on second floor in a residence zone is contrary to Art. II Sec. 3 of Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 50.04 feet frontage by 200.17 feet in depth, on which is located three buildings—a rear building, two stories, 26 feet 10 inches in height erected under N.B. Applic. No. 1317-12, in 1912, 50 feet by 70 feet irregular in area, used and occupied at the time of erection as a stable—wagon room with hay and feed loft and storage on second floor—and changed to factory use in 1930 under Certificate of Occupancy No. 1823—factory on the first floor; a front building altered under Alt. Applic. No. 685-09 from one to two stories and used as a one family dwelling; that the third building was erected under N.B. Applic. No. 17713-24 as a garage for four cars accessory to dwelling; that it is proposed to occupy the three buildings conjunctively for the manufacturing of metal products; and

WHEREAS, the applicant states that the premises is presently used substantially as proposed herein; that the owner purchased these premises on August 29, 1930 and has used the premises for metal products manufacturing since that time; that at the time of purchase application was made to the Department of Buildings for a Certificate of Occupancy to permit the factory use, and the Department issued Certificate of Occupancy No. 1823 on the existing building to permit factory use on the first floor of the rear stable building; that the neighborhood was fully developed prior to the effective date of the Zoning Resolution, so that the factory use could have been established without a variance; that moreover, the owner has occupied the premises since 1930 and first violation was issued in 1957—over 27 years later; that the proposed use is more desirable to the community than the stables which were permitted when the building was erected; that it is not proposed to change the exterior of the buildings and there will be no change from that which has existed for almost thirty years; and

WHEREAS, the applicant contends that the existing Certificate of Occupancy for factory uses may have been issued by the Department of Buildings in error; that however, the owner believed that, since the change of use from stables to factory was from a non-conforming use to another less obnoxious use, it was permitted; that the premises cannot be economically used for a conforming use; that the owner has converted the premises for factory use and in almost thirty years has invested a considerable sum to maintain that use; that the front building is the only one not covered by the Certificate of Occupancy to factory use, and this front building is proposed to be used as an office and caretaker's apartment on the second floor; and

MINUTES

WHEREAS, the applicant states that the present owner has held title to the property since August 29, 1930; that the assessed valuation of land is \$6,000 and of the building \$14,000 making a total of \$20,000; that the buildings were erected in 1912; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application should be granted provided the requirements of Cal. No. 664-58-A are complied with; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision e of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7e for a term of ten years to permit the rear building as a factory for manufacturing metal products, with accessory office and caretaker's apartment in the front building on the same lot, formerly used as a one family dwelling substantially as proposed and as indicated on plans filed with this application marked "Received November 14, 1958", 6 sheets, and "March 6, 1959", 4 sheets, *on condition* that the buildings shall not be increased in height or area and in all other respects shall comply with all laws, rules and regulations applicable thereto and as required under 664-58A; that suitable fences shall be maintained on the lot lines as the Borough Superintendent shall require; and that all permits shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

664-58-A

APPLICANT—Leonard F. Rothkrug, for Northern Studios, Inc., owner.

SUBJECT—Application November 14, 1958—Appeal from a decision of the Borough Superintendent, re egress, frame structure, business use.

PREMISES AFFECTED—25-52 Crescent Street, west side, 140.76 feet north of Astoria Avenue, Block 872, Lot 76, Astoria, Borough of Queens.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Kleintert, Commissioner Foley, and Commissioner Sleeper.. 4

Negative: Commissioner Fox 1

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated October 22, 1958 on Alt. Applic. 135/58, reads:

"2. Provide two legal means of egress as per Sect. 270. Labor Law."

and

WHEREAS, the applicant states that the premises consist of a lot 50.04 feet by 200.17 feet in area, located in residence use, D area, class 1 height district, upon which are located three buildings: (1) A rear building—2 stories, 26 feet 10 inches in height, 50 feet by 70 feet in area, class 3 construction, built under N.B. Applic. 1317/12 as a stable, later Certificate of Occupancy 1823/30 gives use and occupancy; 1st floor—factory, no persons; 2nd floor—not stated; (2) a one story, 18 feet by 40 feet, class 5 construction—garage; (3) a front building—2 stories in height, 18 feet by 47.85 feet in area, of frame construction, built prior to 1900 as a one story dwelling and altered under Alt. Applic. 685/09 to a two story dwelling, occupied since 1930 by offices, with 5 persons on the 1st floor and caretaker's apartment on the 2nd floor; and

WHEREAS, the applicant proposed to establish the following uses and occupancy; that all 3 buildings to be used conjunctively for the manufacture of metal products; that building #1—1st floor—factory, 6 persons; building #1—2nd floor—factory, 6 persons; building #2—4 car garage; that building #3—1st floor, offices, 5 persons; building #3—2nd floor—caretaker's dwelling; and

WHEREAS, the applicant proposes to enclose the rear wood 3 foot 6 inch interior stair in 1 hour partition with fireproof self-closing doors top and bottom; that the 2nd egress by present 3 foot 8 inch wide front exterior steel stairs; that the two exits from the 1st floor will be through the 3 foot 8 inch by 5 foot 10 inch existing door and a new 3 foot 7 inch door near the north wall of the building; and

WHEREAS, the premises was inspected by a committee of the Board and the committee recommended that the appeal should be granted on condition.

Resolved, that the decision of the Borough Superintendent, dated October 22, 1958, acting on Alt. App. 135-58, Objection No. 2 be and it hereby is *modified* and that the appeal be and it hereby is *granted* on condition that there shall be maintained within the rear building the enclosed stairway and, in addition, the proposed exterior stairway at the front of the building with exit to the street; that the enclosed stair shall have a means of exit through the rear of the building to an adjoining lot, permission for which shall be filed with the Borough Superintendent, which will give access through such lot to the street; that in all other respects the requirements of the resolution as adopted this day under Calendar number 663-58-BZ shall be complied with.

703-58-BZ

APPLICANT—A. L. Seiden, for Sea Crest Inc., owner; Sylvia Parking Co., and Abraham Dollinger, lessees.

SUBJECT—Application December 3, 1958—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a restricted retail use district, the maintenance of a parking lot for more than five (5) motor vehicles of the pleasure car type.

PREMISES AFFECTED—65 West 55th Street, north side, 152.8 feet east of Avenue of The Americas (6th), Block 1271, Lot 7, Borough of Manhattan.

APPEARANCES—

For Applicant: A. L. Seiden.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Kleintert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox 5

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on February 17, 1959 after due notice by publication in the Bulletin; laid over to March 10, 1959, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site is in a restricted retail use, B area, class 1½ height district; West 55th Street and West 56th Street are in restricted retail use, B area, class 1½ height districts; Avenue of the Americas is in a retail use, B area, class 1½ height district; that the zone was changed from retail to restricted retail on July 6, 1948; and

WHEREAS, the decision of the Borough Superintendent, dated November 12, 1958 acting on Alt. Applic. No. 1633-58, reads:

"1. Proposed use of lot in restricted retail district as "Parking and storage of motor vehicles and 10 x 10 x 10 temporary frame shelter" not permitted. PP. 4B Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 57 feet 6 inches frontage by 100 feet 5 inches in depth; that it is proposed to use this vacant lot for parking of pleasure cars; that the lot will be enclosed in a woven wire fence 6 feet high, except at abutting brick walls of adjacent buildings, where substantial bumpers will be set; that curb cut at street will be provided as shown, and attendant's shelter will be installed; and

WHEREAS, the applicant states that the present owner has purchased the adjoining building to the east at 61 West 55th Street, for the purpose of eventual demolition

MINUTES

and additional plottage assembly for future building, but it will require approximately five years before possession can be had and plans completed for such project; that in the interim, in order to pay taxes on this land, parking is the only use to which it lends itself at the present time, and the present lessee is the holder of a five year lease for use as a parking lot; and

WHEREAS, the applicant contends that this lot is located in a no parking area, with parking prohibited on both sides of the street at all times; that there are no parking facilities in this entire heavily congested traffic area, surrounded by hotels, theatres and fine retail shops; that in view of the urgent need of easing this serious traffic congestion and the fact that parking space would be an immeasurable aid, it is requested that the Board grant this appeal for a period of five years; and

WHEREAS, the applicant states that the present owner has held title to the property since September 4, 1958 and that the assessed valuation of land is \$170,000; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application should be granted on condition; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision h of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7h for a term of five years to permit the premises to be occupied for parking and storage of motor vehicles of the pleasure car type only substantially as proposed and as indicated on plans filed with this application marked "Received December 3, 1958", 5 sheets *on condition* that during the term of this variance the premises shall be occupied for no other use and no building shall be erected thereon except there may be erected near the entrance, as shown, a building not over one hundred square feet in area and not over one story in height to be used only as an office and shelter for the attendant; that on the interior lot line where walls of adjoining buildings do not occur there shall be erected a woven wire fence on a masonry base to a total height of not less than five feet six inches with no openings therein; that a similar fence shall be erected on the street line except for an opening not over 14 feet in width with curb cut opposite of similar width; that suitable bumpers shall be maintained for protection to walls and fences; that such portable fire-fighting appliances shall be maintained as the Fire Commissioner shall direct; that the premises shall be surfaced with clean gravel or steam cinders and treated with a binder and properly rolled; that signs shall be restricted to one sign attached to the fence near the entrances not exceeding five square feet in area and not illuminated and not extended beyond the building line advertising only the parking use and rates charged and such other information as may be required by the Commissioner of Licenses; that sidewalks and curbing abutting the premises shall be reconstructed or repaired to the satisfaction of the Borough President; and that all permits shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

Adjourned: 4:00 P.M.

JOSEPH J. DOYLE, *Chief Clerk*.

REGULAR MEETING

TUESDAY AFTERNOON, MARCH 10, 1959, 2 P.M.

Present: Chairman Murdock, Vice Chairman Kleinert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox.

725-49-SA

APPLICANT—Stewart-Warner Corporation, U.S. Machine Division, owner.

SUBJECT—Application October 14, 1949—Saf-Air Gas-fired Wall Heater, Models 8201, 8202 and 8203, approval of.

APPEARANCES—

For Applicant: R. Skanda, Harry C. Brown and B. C. Van Kampen.

ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Foley, Commissioner Sleeper and Commissioner Fox 4

Negative: Vice Chairman Kleinert 1

THE RESOLUTION—

WHEREAS, members of the Board examined the appliance in the presence of a representative of the Gas Appliance Manufacturers' Association formerly with the American Gas Associations and familiar with their test procedures and a representative of the American Gas Association New York Office and also familiar with laboratory procedures; these representatives advised the Board that one hundred thousand or more of this type of unit have been installed and are in use and that they have no record of any fires due to the use; that the test specifications of the American Standard Association under which this type of gas heater has been approved was formulated by a committee which included representatives of the Underwriters Laboratories, Inc., and the National Fire Protection Association; that the Board has held two meetings with the above named representatives and has also conferred with one of New York's Gas Company who sell and install gas heaters of this type and who report complete satisfaction with their operation.

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Calendar Number 725-49-SA

Subject: Saf-Aire Gas Fired Wall Heaters, Models 8201, 8202 and 8203.

Stewart-Warner Corporation, U. S. Machine Division Lebanon, Indiana, filed October 14, 1949, an application with the Board of Standards and Appeals for approval of the Saf-Aire Gas Fired Wall Heater, Models 991-14 and 992-20 under the provisions of Article 12, Chapter 26, Administrative Building Code. On December 12, 1956, the Stewart-Warner Corporation, requested, by filing an application, that the original request be voided as the original models had been superseded by models 8201, 8202 and 8203.

Purpose

The appliances are gas fired wall heaters.

Description

The heaters are designed for installation on the interior sides of exterior walls of building which such walls are of combustible or incombustible construction.

Operation of the Saf-Aire Heater is extremely simple. The unit consists of an all-welded steel combustion chamber in which the gas flame is sealed from the room air. The combustion chamber is vented to the outside air through two passages. The lower passage provides an inlet for the air necessary to sustain combustion on the burner, and the upper passage provides an outlet for the products of combustion to escape to the outside air.

By using natural draft, the need for complicated vents or forced draft blowers is eliminated, and operation of the heater is greatly simplified. The heated gases rise to the top of the combustion chamber where they pass out through the exhaust vent and, in so doing, draw in fresh air to supply the burner at the bottom of the combustion chamber.

The Saf-Aire Recessed Heaters are equipped with atmospheric burners designed to burn natural, manufactured, or liquefied petroleum gases. The burner assembly is assembled as a single unit which can easily be removed from the combustion chamber for inspection or servicing.

The combustion chamber of 16 gauge ceramic coated inside and out and finned by 2" fins spaced 1/2" apart welded both front and rear, and burner assembly are surrounded by the air case rough-in box of 18 gauge galvanized steel

MINUTES

and room panel. This forms a convection jacket or channel for circulation of the room air. Room air enters the heater through the louvers in the bottom panel and flows upward where it is heated by contact with the fins on the combustion chamber. The heated air then passes out through the louvers, at the top of the room panel. The room air and combustion system are completely separated by the sealed combustion chamber and burner assembly, making it impossible for the air to become contaminated by noxious fumes from the burner assembly. No air is used from within the room for combustion, and no vapor is discharged into the room as a result of combustion. This insures purity of the room air and prevents the destructive results of moisture condensation which are so often associated with other types of heaters.

The patented concentric vent is another feature which contributes to the ease of installation and operating efficiency of the Saf-Aire Heaters. Because of the short distance which the flue gases are required to travel, it is possible to maintain the exhaust vent at a relatively high temperature without loss of heating efficiency. This, in turn, prevents any possibility of condensation within the vent and assures proper vent action at all times, regardless of temperature or wind conditions.

The controls are Robertshaw Type A and/or General Control, with wall thermostat and the controls are so designed that they fall safe so that pilot and main gas are shut off in case of failure.

Inspection and Test

Details of construction were examined by Ass't. Engr. J. A. Darts, Committee on Test. The appliances have been approved by the American Gas Association.

Recommendation

On the basis of the inspection and data filed by the applicant, The Committee on Test recommends the approval of the Saf-Aire Gas Fired Wall Heaters, Models 8201, 8202 and 8203 for use in New York City when installed in accordance with this report and the provisions of Article 12, Administrative Building Code and in addition when installed in multiple dwellings the pertinent sections of the Multiple Dwelling Law be complied with, provide that each heater bears a label permanently affixed reading "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 725-49-SA".

(Sgd.) SAMUEL L. BECKER,

Director.

JOHN A. DARTS,

Asst. Engr.

GEORGE F. SKLENARIK,

Asst. Engr.

Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

272-55-SA

APPLICANT—H. C. Little Burner Company, Inc., owner.
SUBJECT—Application March 28, 1955—Safti-Vent Gas-fired, Wall Heaters, Models GW-16, GW-22, GW-30, GWT-16, GWT-22, GWT-30, GWR-8 and GWT-8, approval of.

APPEARANCES—

For Applicant: Joseph A. Arnao

ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Foley, Commissioner Sleeper and Commissioner Fox 4

Negative: Vice Chairman Kleinert 1

THE RESOLUTION—

WHEREAS, members of the Board examined the appliance in the presence of representatives of the Gas Appliance Manufacturers' Association formerly with the American Gas Associations and familiar with their test procedures

and a representative of the American Gas Association New York Office and also familiar with laboratory procedures; these representatives advised the Board that one hundred thousand or more of this type of unit have been installed and are in use and that they have no record of any fires due to the use; that the test specifications of the American Standard Association under which this type of gas heater has been approved was formulated by a committee which included representatives of the Underwriters Laboratories, Inc., and the National Fire Protection Association; that the Board has held two meetings with the above named representatives and has also conferred with one of New York's Gas Company who sell and install gas heaters of this type and who report complete satisfaction with their operation; and

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Calendar Number 272-55-SA

Subject: Safti-Vent Gas Fired Wall Heaters, Models GW-16, GW-22, GW-30, GWT-16, GWT-22, GWT-30, GWR-8, and GWT-8.

H. C. Little Burner Company, Inc., San Rafael, California, filed March 28, 1955 an application with the Board of Standards and Appeals, for approval of the Safti-Vent Gas Fired Wall Heaters, Models GW-16, GW-22, GW-30, GWT-8, GWT-16, GWT-22, GWT-30, GWR-8, for use in New York City under the provisions of Article 12, Administrative Building Code.

Purpose

Wall Type gas fired room heaters.

Description

The Safti-Vent gas heaters are designed to be installed on the interior sides of exterior walls of buildings whether such walls are of combustible or incombustible construction.

The heaters are made up of a welded steel sealed combustion chamber housing a slotted port cast iron burner with pilot light and thermocouple. The controls used are a regulator valve, thermostat, automatic gas valve and manual gas control—Unitrol—and are within the outer casing adjacent to the combustion chamber.

The chamber is designed to be vented outdoors through the adjoining wall by means of a 3 inch galvanized flue pipe connected to the combustion chamber. The open end of this pipe on the outside of the building is protected with a cast aluminum vent cap assembly. All combustion air is supplied to the burner from outdoors through a 5 inch sheet metal galvanized pipe which is connected to a passage leading to the bottom of the combustion chamber. This 5 inch pipe is installed around the flue pipe. Finally a 6 inch sheet metal sleeve is secured to the unit and is the actual contacting surface with the wall. All three pipes are cut to size to fit the wall thickness.

For installation, a 7¼ inch diameter hole is cut into the outer wall equally spaced between wall studs and at a suitable height. The heater is removed from its outer casing and is fastened to the wall through the drilled holes on the angle frame. The outer sleeve pipe is secured to the heater by screws and projects through the wall opening. The combustion air pipe is then fitted in place from the outside and held in place by means of a flanged collar secured to the wall and caulked or mortared to the wall for tight seal. Finally the flue pipe is attached to the combustion chamber opening and by means of long screws. The vent cap assembly is secured to the flanged collar to make a rigid assembly.

Gas piping is then connected to the heater and after final adjustments the outer casing is replaced.

The GW Models which may be suffixed with the letter B are the standard wall models. The GWT are the thin line models which are flatter against the wall but correspondingly wider than the GW Series.

The GWR heater is a recessed type heater installed into walls but for smaller rooms such as a bathroom. The numeral in the model designation indicates in thousands the Btu input per hour.

MINUTES

Inspection and Test

A typical heater was inspected at 571 Third Avenue, Brooklyn, New York, by Ass't. Engr. G. F. Sklenarik, Committee on Test. Present was Mr. J. A. Arnao representing the applicant.

These heaters were tested and approved by the American Gas Association as recessed heaters. The applicant also submitted evidence that the largest unit, GWO30, had been tested by the Pittsburgh Testing Laboratory, California, for maximum surface temperature rise which was determined to be 82°F above room temperature—80°F.

Recommendation

On the basis of the inspection and the tests, the Committee on Test recommends the approval of the Safti-Vent Gas Fired Wall Heaters, Models GW-16, GW-22, GW-30, GWT-8, GWT-16, GWT-22, GWT-30, GWR-8 for use in New York City when installed in accordance with this report and the provisions of Article 12. Administrative Code and in addition when installed in multiple dwellings the pertinent sections of the Multiple Dwelling Law be complied with provided that each such heater shall bear a label, permanently affixed, reading "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 272-55-SA".

(Sgd.) SAMUEL L. BECKER,
Director,
JOHN A. DARTS,
Asst. Engr.,
GEORGE F. SKLENARIK,
Asst. Engr.,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

123-56-SA

APPLICANT—Hunt Heater Corporation, owner.
SUBJECT—Application February 1, 1956—Hunt Novent Gas-fired Heating Unit, Models W-20, W-355 and W-455, approval of.

APPEARANCES—

For Applicant: J. Albin Johnson.

ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Foley, Commissioner Sleeper and Commissioner Fox..... 4

Negative: Vice Chairman Kleinert 1

THE RESOLUTION—

WHEREAS, members of the Board examined the appliance in the presence of a representative of the Gas Appliance Manufacturers' Association formerly with the American Gas Association and familiar with their test procedure and a representative of the American Gas Association New York Office and also familiar with laboratory procedures; these representatives advised the Board that one hundred thousand or more of this type of unit have been installed and are in use and that they have no record of any fires due to the use; that the test specifications of the American Standard Association under which this type of gas heater has been approved was formulated by a committee which included representatives of the Underwriters Laboratories, Inc., and the National Fire Protection Association; that the Board has held two meetings with the above named representatives and has also conferred with one of New York's Gas Company who sell and install gas heaters of this type and who report complete satisfaction with their operation; and

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. No. 123-56-SA

Subject: Hunt Novent Gas-fired Heating Unit (for window or wall installation) Models W-20, W-355 and W-455.

Hunt Heater Corporation, Nashville, Tenn., filed February 1, 1956 an application with the Board of Standards and Appeals for approval of the Hunt Novent Gas-fired Heating Unit (for window or wall installation) to be manufactured under two trade names. Suburban Novent, Models N-20, N-35 and N-45, Dynavent, Models DN-20, DN-35 and DN-45 for use in New York City under the provisions of Article 12, Chapter 26 of the Administrative Building Code and pertinent sections of the Multiple Dwelling Law.

Purpose

Gas-fired heating unit for window or wall installation.

Description

The Hunt Novent Gas-fired Heating Unit to be manufactured under the trade names of Suburban Novent and Dynavent (for window or wall installation) are designed to be installed on the interior sides of exterior walls of buildings, whether such are of combustible or incombustible construction.

The heater consists of 20 gauge steel cabinet, external finish is baked on enamel and has 2 flue outlets, one on each side on exterior sides of cabinet near the top, with vent cap covers. Interior of cabinet has ½ inch thick glass wool foil backed insulation located on top, sides and front panel. Combustion chamber and heat exchanger is 20 gauge steel and seam welded throughout. Burner is slot type cast iron construction. The heater is a vent gas-fired heating unit designed for installation in windows or in outside walls without the use of additional vents, flues or chimneys. The heater employs a blower that circulates the heater air within the area being heated and also brings in fresh air for the combustion from outside and forces products of combustion from the unit through two rear exhausts. It takes no air for combustion from the area being heated.

Burner and blower are controlled by wall type, line voltage White-Rogers Thermostat #180-1. Other controls in the unit are as follows:

1. Pressure Regulator: Major controls No. H300-90-½ x ½.
2. 100% Safety Pilot: General Controls MR-4 Manual Reset Thermopilot valve with pilot takeoff.
3. Solenoid Valve: General Controls K-3N Appliance Gas Valve.
4. Thermocouple: General Controls 2600 F24.
5. High Limit Control: Thermodisc MR-1 #7713-L.
6. Fan Switch: Spence Thermostat C4370-1-22 Klixon Thermo-Snap Switch L 240-3.
7. Pilot Burner: General Controls #26 BL.

Blower unit is powered by Redmont #7605 Type W fractional horsepower motor.

No venting material is required because the unit has its own built-in self-contained venting system.

The heaters have a BTU input rating ranging from 20,000 to 45,000 BTU per hour.

No transformers is required because both the heating unit and thermostat operate on line voltage. It must be serviced by 115 volt 60 cycle alternating current. Appliance may be plugged into a 115 volt outlet or installed with rigid or semi-rigid conduit or metallic sheathed cable. The gas fitting is ¾ inch female. Proper pipe size must be computed in accordance with type of gas being used and length of run.

Pilot is of the fixed orifice and fixed primary air type.

For wall installation, wall opening should measure 16⅞" x 19⅞" with the longer dimension being horizontal. Adequate support for the heater should be provided through the use of a sole plate at the bottom of the opening and should extend the full thickness of the wall. Wall should also be adequately reinforced or braced at sides and top of opening.

After the opening is prepared and front gas inlet knockout removed, unit should be inserted from the inside and pushed back unit flange fits snugly against wall. It should then be fastened to wall with wood screws, using the holes provided. Next, the outside should be caulked to make the slight opening between the heater and the wall water tight.

MINUTES

After this is done the gas and electric connections should be made and the unit is ready for operation.

For double hung window installations, units should be located in the window equi-distant from the both side jambs. The bottom mounting flange fits immediately behind the window sill which the top flange comes in front of the bottom sash when it is lowered into position. Top flange may be secured to sash with wood screws if desired. Bottom flange may also be secured to sill in this manner if needed for more rigid installation.

Insulated filler panels should be installed on both sides of unit and sides of unit and secured in position by fastening to side flanges. After filler panels are in place a piece of sponge rubber stripping should be placed across the top of the heater and the filler panels to make a tight fit when sash is lowered into position. After this portion of the installation is made the gap between the upper and lower sash must be filled. To accomplish this the felt sealing strip must be cut to length and notched to fit around mullions; this is not necessary if window has only one large pane—and secured in place on top of the lower sash with the formed felt sealer retainer.

When window installation is complete gas and electric connections may be made as described above under "wall installation".

Inspection and Test

The heaters were tested and approved by the American Gas Association. The report is on file and is part of the report.

Recommendation

On the basis of the test and data filed by the applicant, the Committee on Test recommends the approval of the Suburban Novent, Models N-20, N-35 and N-45 and Dynavent, Models DN-20, DN-35 and DN-45 for use in New York City when installed in accordance with this report and the provisions of Article 12, Chapter 26 Administrative Building Code and in addition when installed in Multiple Dwellings the pertinent sections of the Multiple Dwelling Law be compiled with provided that each such heater shall bear a label, permanently affixed reading as follows: "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 123-56-SA."

(Sgd.) SAMUEL L. BECKER,
Director,
JOHN A. DARTS,
Asst. Engr.,
GEORGE F. SKLENARIK,
Asst. Engr.,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

454-58-SA

APPLICANT—Chattanooga Royal Company, owner.
SUBJECT—Application July 24, 1958—Royal DV-20 and DV-30, approval of.

APPEARANCES—

For Applicant. Marvin Leffler.

ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Foley,
Commissioner Sleeper and Commissioner Fox..... 4
Negative: Vice Chairman Kleinert..... 1

THE RESOLUTION—

WHEREAS, members of the Board examined the appliance in the presence of a representative of the Gas Appliance Manufacturers' Association formerly with the American Gas Association and familiar with their test procedures and a representative of the American Gas Association New York Office and also familiar with laboratory procedures; these representatives advised the Board that one hundred thousand or more of this type of unit have been installed and are in use and that they have no record of any fires due to the

use; that the test specifications of the American Standard Association under which this type of gas heater has been approved was formulated by a committee which included representatives of the Underwriters Laboratories, Inc., and the National Fire Protection Association; that the Board has held two meetings with the above named representatives and has also conferred with one of New York's Gas Company who sell and install gas heaters of this type and who report complete satisfaction with their operation; and

WHEREAS, the report of a Committee on Test reads.

REPORT OF COMMITTEE ON TEST

Re: Calendar Number 454-58-SA.

Subject: Royal DV-20 and DV-30.

Chattanooga Royal Company, Chattanooga, Tennessee, filed July 24, 1958, an application with the Board of Standards and Appeals for approval of Royal DV-20 and DV-30 for use in New York City under the provisions of Article 12, Chapter 26, of the Administrative Building Code and pertinent sections of the Multiple Dwelling Law.

Purpose

Thru-the-wall vented gas-fired heater.

Descriptions

The heaters are designed for BTU input ranging from 20,000 to 30,000 BTU per hour.

These heaters are an assembly of parts, namely a cabinet, burners, heat exchanger and controls.

The combustion chamber and heat exchanger is constructed of 20 gauge cold rolled steel and has a silicone paint finish. The heater cabinet is of 22 gauge cold rolled steel.

The burner is of cast iron and has raised and drilled ports. These units contain fixed orifices.

All city gas units are equipped with a General Controls #V-300, small pressure regulator. The approved controls for use on these units are Baso #B-843-3 safety pilot, General Controls #B-60YS54B automatic gas valve, which is used in conjunction with a General Controls #T-80 wall thermostat, and Robertshaw #110-S unitrol, which is an automatic gas valve with thermostatic controls.

The DV-20 or DV-30 models may be installed on outside wall with over-all thickness ranging from 4 $\frac{5}{8}$ " to 12". A minimum of 2" is maintained on flue extension tubes.

If the DV-20 heater is installed so that the bottom of the cabinet is 6" above the floor level, add 6" to 19 $\frac{5}{8}$ ". If the DV-30 heater is installed add 6" to 19 $\frac{1}{4}$ ".

A hole of 6 $\frac{1}{2}$ " diameter is cut in the wall to receive the DV-20 heater and a hole of 8" for the DV-30 heater. The inside sealer plate is then attached in and around the hole by means of screws. Another hole is provided in the wall or through the floor for the gas supply line. Knockouts are provided in cabinet back for the gas supply line.

The inner unit assembly is installed by entering the vent into the sealer plate until the unit is flush against the wall. The unit is then secured to the wall with screws.

The air inlet extension is entered into the air inlet tube until the outside sealer plate is flush against the wall. Next the sealer is secured with four screws and caulk around the edges to insure a water tight seal.

The flue outlet extension is inserted over the flue outlet tube and the assembly is slid forward until the four spacer brackets are touching the outside wall. Then the assembly is secured to the wall with four screws.

If a "G" Model (wall thermostat) Control is being used on the heaters, proceed now to wire in the thermostat. Thermostat should be located approximately five feet above the floor level on an inside wall. Thermostat should not be located where it will be effected by other sources of heat, such as light bulbs, television, etc.

The cabinet is then set over the inner unit assembly so that the flange at the top of the cabinet rests behind the cabinet back. The cabinet is then tilted at the bottom to the left until the cabinet flange falls behind the offset in the cabinet back. The cabinet is then secured on the right side of the cabinet when the fan assembly kit is used. When

MINUTES

the "X" Model (Unitrol 110-S) control is being used on the heater, the thermostat bulb bracket is attached to the cabinet flange with two metal screws. When used, the remote control cable is installed first, then the louver door.

Inspection and Test

The appliances have been approved by the American Gas Association. The report is on file and is part of the report.

Recommendation

On the basis of the test and data filed by the applicant the Committee on Test recommends the approval of Royal DV-20 and DV-30 when installed in accordance with this report and the provisions of Article 12, Chapter 26, of the Administrative Building Code and in addition when installed in multiple dwellings this pertinent section of the Multiple Dwelling Law be complied with, provided that each heater bear a label permanently affixed reading "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 454-58-SA."

(Sgd.) SAMUEL L. BECKER,
Director,
JOHN A. DARTS,
Asst. Engr.,
GEORGE F. SKLENARIK,
Asst. Engr.,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

342-39-SM—Vol. II

APPLICANT—National Gypsum Company, owner.

SUBJECT—Application for consideration—reopening for report of added channels—re Gold Bond Masonry Wall Furring Bracket, Gold Bond Metal Lath and Lathing Accessories (for use in plastering operations); previously approved.

APPEARANCES—

For Applicant: John H. Waters.

ACTION OF BOARD—Application reopened for test and report.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Kleintert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox 5
Negative: 0

627-57-A

APPLICANT—American Can Company, owner.

SUBJECT—Application September 4, 1957—Appeal from an order and a decision of the Fire Commissioner re use of oil as heat transfer medium, not of approved type.

PREMISES AFFECTED—102-184 43rd Street, south side, from 1st to 2nd Avenues and from 43rd to 44th streets, Block 726, Lot 1, Borough of Brooklyn.

APPEARANCES—

For Applicant: M. A. Nichols, R. N. Salisbury and G. M. Weir.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Kleintert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox 5
Negative: 0

THE RESOLUTION—

WHEREAS, the decision and order of the Fire Commissioner, dated April 26, 1956 on Order No. 3171-6, reads:

"1. Discontinue the practice of using oil as a heat transfer medium or submit evidence to the Fire Commissioner that the Board of Standards and Appeals has approved the device using said oil within the City of New York."

and

WHEREAS, the applicant states that the building is six stories, 87.5 feet in height, 200 feet by 440 feet in area, of

fireproof construction, erected 1917 and 1927, located on a lot 204 feet by 700 feet in area, in an unrestricted use area, class 2 height district, used and occupied by the present owners since 1920 and 1927 as follows: basement—storage, 30 persons; 1st floor—shipping and receiving, packing and storage, 180 persons; 2nd floor—factory and storage, 300 persons; 3rd floor—factory and storage, 110 persons; 4th floor—factory and storage, 150 persons; 5th floor—factory and repair shop, 230 persons; 6th floor—factory, office cafeteria and medical department, 200 persons; that the building is provided with an approved standpipe system, an approved two-source sprinkler system throughout, an approved interior fire alarm system, and regular monthly fire drills are maintained; that there are six interior stairs, fireproof construction, from roof bulkhead to a street and six fire towers; and

WHEREAS, an engineer of the Board inspected the premises and reports as follows: that the system consists of three gas fire tube type International boilers, twelve milk carton manufacturing machines and the interconnecting piping and automatic controls; that the boilers are installed in the basement and the milk carton machines on the 2nd floor; that the heat transfer oil is purchased from the Socony Mobil Company as Mobiltherm 600, a heavy mineral oil with a minimum flashpoint of 350°F; that it is heated in the gas fired boilers to approximately 400°F and is then piped to the various machines where it is used to melt a special glue which is used to seal the milk carton edges together; that the temperature at the machines is held 375-380°F to prevent decomposition of the glue; that the oil temperatures are thermostatically controlled at the boilers and gas supply to the burners will shut off completely if the oil temperature should reach 450°F; that relief valves made by the Fisher Company are provided in the oil lines near each boiler and are set to relieve at 100 p.s.i.; that normal pressures between boilers and carton machines are maintained at approximately 45 p.s.i. on the high side and approximately 20 p.s.i. on the suction side at the pumps; that an expansion tank, open to atmosphere outdoors, is installed on the 3rd floor as part of the system and is approximately 43 feet above the level of the pumps; that this tank is provided with a mercoid switch level control which would stop the system in case of excessive loss of liquid level in the tank; that all piping is heavily lagged and adequately supported; that joints are either flanged or welded; and

WHEREAS, the premises was inspected by a committee of the Board, which recommended that the appeal be granted with the specific understanding that the conditions as approved are permitted, because the conditions found on inspection to present every safeguard.

Resolved, that the decision of the Borough Superintendent, dated April 26, 1956, acting on Order #3171-6, Objection 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted*, to permit the use of oil as proposed, *on condition* that the temperature of such oil shall not exceed approximately 400 degrees; and that all safeguards proposed shall be maintained and that the sprinkler system, standpipe, fire alarm and monthly drills shall be maintained to the satisfaction of the Fire Commissioner and that the requirements of all resolutions adopted by the Board as to prohibition of smoking, storage and use of inflammable materials, enclosure of elevators and other requirements shall be complied with and conditions permitted, maintained to the satisfaction of the administration official.

559-58-A

APPLICANT—Max Wechsler, of Wechsler and Schimenti, for Faith For Today, Inc., owner.

SUBJECT—Application filed September 24, 1958—Appeal from a decision of the Borough Superintendent—review of a decision of the Borough Superintendent—re zoning matter.

PREMISES AFFECTED—108-43 71st Avenue, north side, 100 feet west of 110th Street, Block 2223, Lot 44, Forest Hills, Borough of Queens.

MINUTES

APPEARANCES—

For Applicant: Michael Schimenti and James J. Milligan.

ACTION OF BOARD—Appeal denied.

THE VOTE—JANUARY 13, 1959—

Affirmative: Acting Chairman Kleinert, Commissioner
Sleeper 2
Negative: Commissioner Foley 1
Absent: Chairman Murdock 1

THE VOTE TO GRANT—MARCH 10, 1959—

Affirmative: 0
Negative: Chairman Murdock, Commissioner Fox 2

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, on Alt. Applic. 1760-56, dated July 23, 1958, reads:

"1. The proposed change in use from storage, office, church, practice room and bed room to storage, kitchen, office, print shop, boiler room, garage and parking, class room and church, practice room and recording of a structure on a lot in a residence use district on the ground that this is an eleemosynary institution is contrary to Art. 2 Sec. 3 of the Z.R."

and

WHEREAS, the applicant states that the building is 2 stories and attic, 25 feet in height, 32 feet 1 inch by 36 feet 1¼ inch in area, of class 3 construction, erected in 1909 as a one family dwelling located in residence use, F area, class 1 height district, and used and occupied since 1925: Cellar—storage, 1st floor—office, mail room, garage and parking, 20 persons; 2nd floor—chapel and office, 30 persons; attic—office, music room and recording room, 10 persons; that it is proposed to build a 2 story class 1 extension and change the architecture of the building to an attractive ecclesiastical style; that the size of the altered building will be 87 feet 1 inch by 54 feet 10 inches; that the use and occupancy will be as follows: Cellar—storage, printing shop, kitchen, dining room and boiler room, 40 persons; 1st floor—offices, storage, file room, garage and parking, 60 persons; 2nd floor—chapel, offices, classrooms, 120 persons; attic—offices, music room and recording room, 10 persons; that the applicant requested a ruling from the Borough Superintendent, and he adhered to his original determination with the following decision:

"There is no clear decision by the courts that a building used primarily as an office building by a religious institution conforms to the requirements of Article II, Section 3, of the Zoning Resolution. In consideration of the ambiguity mentioned above, the objection is sustained."

That Article II, Section 3 of the Zoning Resolution prohibits the erection in a residence district of any building except one arranged, intended, or designed for one or more of the following uses, and includes

"(5) Philanthropic or eleemosynary uses or institutions, other than correctional institutions."

That the question for determination, therefore, is whether the applicant is a philanthropic or an eleemosynary institution, or its property is put to philanthropic or eleemosynary uses; that perhaps the quickest answer to that question is the fact that the property is exempt from all taxes by the City of New York; that the applicant, Faith For Today, Inc., was incorporated on June 17, 1952 under the Membership Corporation Law; that its Certificate of Incorporation was approved by Honorable L. Barron Hill, Justice of the Supreme Court, on June 9, 1952 and was further approved under Section II, Article 2 of the Membership Corporations Law by the Commissioner of Education of the State of New York on June 17, 1952, and then was filed in the Queens County Clerk's office on June 30, 1952 under the number 1345 of 1952; that the allegations in the file of the Superintendent of Buildings that Faith For Today, Inc., is a stock corporation are deliberate misstatements of fact; that the Certificate of Incorporation shows that the purposes of the corporation are the following:

"To conduct religious services through the medium of television or radio, to operate and maintain a school

for the teaching of the Holy Bible, to operate and maintain facilities for the teaching and furtherance of moral and religious knowledge through the medium of correspondence and all other instrumentalities and methods, appropriate and available for and tending to the advancement of such ends and aims."

That Faith For Today, Inc., is a non-profit religious organization, whose funds are derived solely from contributions and no part of those funds inures, directly or indirectly, to the profit of any individual or corporation; that Faith For Today, Inc., which is a branch of the Seventh-Day Adventist denomination, sponsors both a radio and a television program; that the purpose of which is to aid in the moral and spiritual upbuilding of our nation through the teaching of the Holy Scriptures and the preaching of the Word of God; that Faith For Today does the same work that any average church does; that it preaches the Word of God; that for this work it uses television; that it teaches the Word of God: that for this work, instead of Sunday School classes it teaches through means of Bible Correspondence Courses, and last it offers spiritual counsel; that to carry on these services modern mailing facilities are necessary such as postage meters and addressographs; that it is true that a small lightweight offset press is used to run off needed form letters, Bible lessons and such; that it would be a neglect of trust if the money donated to our work was not used in the most efficient manner possible; that the use of machines does not make applicant's work any less sacred; that in the proposed new addition it is planned that mailing and addressing machinery and printing equipment will be housed in sound proof engineered rooms without window lights; that it is planned to air condition these portions of the building so that no sound will be admitted to the outside; that for the foregoing it seems to us beyond question that Faith For Today, Inc., is a religious, philanthropic and eleemosynary institution and its property is entirely devoted to those uses; that Dartmouth College, organized for the purpose of preaching Christianity to the Indians, was defined by Chief Justice Marshall as an eleemosynary corporation:

Dartmouth College v. Woodward, 4 Wheat. 660: 4 L. Ed. 629, 658, 660

that a Society for the propagation of the Gospel in foreign parts, with a religious and charitable purpose, was defined as an eleemosynary corporation:

The Society, Inc. v. Town of New Haven, 8 Wheat. 464; 5 L. Ed. 662

that eleemosynary and charitable are, in law, interchangeable terms:

10 Am. & Eng. Enc. of Law, 895

Hamburger v. Cornell, 99 Misc. 564, 567.

that an institution which derives its means of instruction or dispensing charity from the donations of people and applies its funds to that purpose, is a charitable or eleemosynary institution:

People ex. rel. N. Y. Institute for the Blind v. Fitch 154 N. Y. 14, 31, 32.

that it has been specifically held that the American Bible Society could convert a dwelling in a residence use district in New York City into a headquarters, office, store room and place for receiving and sending out Bibles, because it is a philanthropic and eleemosynary institution within the meaning of Section 3 of the Zoning Resolution:

Cromwell v. American Bible Society, 202 App. Div. 625, 628.

WHEREAS, the premises and surrounding area were inspected by a Committee of the Board and the report of the Committee follows:

REPORT OF COMMITTEE

Re: Cal. No. 559-58-A

Premises: 108-43 71st Avenue, Forest Hills, Queens.

This is an appeal for interpretation as to whether the use is a permissive use in a residence use district under Article

MINUTES

II, Section 3, paragraph 5 of the Zoning Resolution which permits institutions that are charitable or eleemosynary.

Under Calendar 241-57-BZ the owners, Faith for Today, Inc., filed an application for a zoning variance to permit the existing two story and attic building, formerly a single family dwelling, to be enlarged by the addition of a fire-proof section about 32 feet wide by 36 feet deep and two stories and attic more than doubling the building for the same uses as were permitted by the Borough Superintendent under Alteration Application 1685 of 1952. The present building was and is used as a plant with printing shop (in the accessory garage) and mailing room, storage room, file room, recording room, kitchen, dining room, chapel and classrooms. After a public hearing and inspection by members of the Board, the Board by a vote of four to one on February 18, 1958 denied the application for a zoning variance but suggested that the applicant might request the Building Department for a ruling as to whether this is an eleemosynary institution and if not so determined the applicant might file an administrative appeal with the Board for an interpretation of the law. The Board found that there was no justification to grant a zoning variance under Section 7, subdivision c.

Thereafter, an administrative appeal was filed on August 14, 1958 from a decision of the Borough Superintendent acting on Alteration Application 1760 of 1958, reading: The proposed change of use from storage, office, church, practice room and bedroom to storage, kitchen, office, print shop, boiler room, garage and parking, classrooms and church, practice room and recording of a structure on a lot in a residence use district on the ground that this is an eleemosynary institution is contrary to Article II, Section 3 of the Zoning Resolution.

Hearing was held on this appeal on December 2, 1958 and was followed by a detailed inspection by two members of the Board who found that the printing equipment consisting of a press, guillotine and accessories was in the garage and that the house was fully occupied by the necessary facilities to produce the advertising matter for distribution. There were no rooms that could be identified as classrooms and the former chapel was divided into two offices.

While the applicant states that this building is exempt from taxes and is a non-profit religious organization, whose funds are derived solely from contributions, the Committee is of the opinion that irrespective of the purpose of the organization, the test must be whether the actual production of material, telecasts and television programs for propagation of the Gospel is a proper use in a residence use district. The Committee finds that it is not and recommends denial of the appeal.

In 1944 under Calendar 235-44-A, the Board permitted a single family dwelling to be occupied as general headquarters of the Greater New York Corporation of Seventh Day Adventists, with which Faith for Today, Inc. is understood to be affiliated. This appeal included no production of propagation material and is located at 108-11 69th Road, Forest Hills, two blocks or more from the building occupied by Faith for Today.

(Sgd.) HARRIS H. MURDOCK, *Chairman*,
MAX H. FOLEY, *Commissioner*,
HUGH P. FOX, *Commissioner*.

and
WHEREAS, the Report of Committee recommended that this appeal be denied.

Resolved, that the decision of the Borough Superintendent, dated July 23, 1958, acting on Alt. Applic. 1760-56, Objection No. One be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

90-59-A

APPLICANT—Goldwater and Flynn for Kimberly Arms, Incorporated, owner.

SUBJECT—Application February 13, 1959—re Disapproval for Tax Abatement and Tax Exemption re extensive alteration.

PREMISES AFFECTED—523-525 East 88th Street, north

side, 270 feet 8½ inches west of East End Avenue, Block 1585, Lots 14 and 15, Borough of Manhattan.

APPEARANCES—

For Applicant: L. R. Colman and Max Wechsler.

For Administration: Nicholas Coti, Jack Linker, Thomas V. Burke and Solomon Sheer.

ACTION OF BOARD—Appeal granted.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Kleintert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox

Negative: 5
0

THE RESOLUTION—

WHEREAS, the decision of the First Deputy Commissioner of the Building Department dated January 15, 1959, on Alt. Applic. #1116/57 and Fire Prevention #1670/58, reads:

"The scope of work performed under Alteration Application No. 1116/57 is so extensive as to constitute a new building. Such alteration is not deemed to come within the purview of Section J41-2.4, Administrative Code."

and

WHEREAS, the applicant states that the building is 5 stories, 59 feet high, 49 feet 11½ inches by 86 feet 8 inches in area, of non-fireproof construction, located in a residence use, B area, class 1½ height district, used and occupied as follows: Cellar—boiler room, storage, tenants' laundry and superintendent's office, no persons; 1st floor—7 apartments; 2nd to 5th floors—8 apartments each floor; which use is in accordance with Certificate of Occupancy #49449/58 issued against Alt. Applic. 1116/57; that this certificate of occupancy describes the building as an Old Law Tenement, Class "A" Multiple Dwelling; and

WHEREAS, the applicant contends that the work performed on this building was completed under Alt. Applic. 1116/57; that this alteration comes within the purview of Section J41-2.4 of the Administrative Code; that the word "Alteration" is defined by Section J41-2.4 of the Administrative Code as follows:

"1. Alteration and improvements; a physical change in an existing dwelling other than painting, ordinary repairs, normal replacements or maintenance items."

and

WHEREAS, the applicant contends that Section J41-2.4 of the Administrative Code does not give the Department of Buildings the discretion to determine what building shall or shall not receive the benefit of Section J41-2.4, of the Administrative Code, Paragraph 5, of Subdivision 3 of Section J41-2.4, provides that Department of Buildings shall determine and certify a reasonable cost of any such alteration and improvements; that therefore the department is not given discretion, but is mandated to determine and certify a reasonable cost; that the Department of Buildings itself not only approved the plans in question as an "Alteration" but subsequently issued a certificate of occupancy based on the fact that an existing structure had been modified and changed; that next, we point out that the Department of Buildings accepted and processed at least 100 similar applications involving plans substantially identical to the plans here filed as "altered" buildings; and

WHEREAS, the premises was inspected by a committee of the Board and the Board found after a full and complete hearing that the alteration meets the requirements of the definition of "alteration" under Section J41-2.4 of the Administrative Code.

Resolved, that the decision of the Borough Superintendent, dated January 15, 1959, acting on Alt. Applic. 1116/57 and Fire Prevention #1670/58 be and it hereby is *reversed* and that the appeal be and it hereby is *granted*.

98-59-A

APPLICANT—Goldwater and Flynn for Metsch Construction Corporation, owner.

SUBJECT—Application February 18, 1959—Tax Exemption and Abatement; Scope of work performed under

MINUTES

Alteration so extensive as to constitute New Building.
PREMISES AFFECTED—435-443 East 85th Street, north side, 94 feet west of York Avenue, Block 1565, Lots 17, 18, 19, 20 and 21, Borough of Manhattan.

APPEARANCES—

For Applicant: L. R. Colman and Max Wechsler.
For Administration: Nicholas Coti, Jack Linker, Thomas V. Buke and Solomon Sheer.

ACTION OF BOARD—Appeal granted.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Klei-
ert, Commissioner Foley, Commissioner Sleeper and
Commissioner Fox 5

Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Commissioner of the De-
partment of Buildings dated January 27, 1959 on Alt. Applic.
904/57 and Fire Prevention 837/58, reads:

"The scope of work performed under Alteration Ap-
plication 904/57 is so extensive as to constitute a new
building. Such alteration is not deemed to come within
the purview of Section J41-2.4, Administrative Code.

In addition to the foregoing reason, premises not sub-
ject to the provisions of the Emergency Housing Rent
Control Law are ineligible for tax exemption and abat-
ment under the provisions of Subdivision k, Section
J41-2.4, Administrative Code, as enacted by Local Law
No. 14-1959, effective January 19, 1959."

and

WHEREAS, the applicant states that the building is 4 sto-
ries, 46 feet high, 125 feet by 70 feet 4 inches in area, of
non-fireproof construction, located in residence use, B area,
class 1½ height district, used and occupied as follows: Cel-
lar—8 apartments, boiler room, storage, tenants' laundry
and office of the building, 1st floor—16 apartments, which
use is in accordance with Certificate of Occupancy #49108/
58 issued against Alt. Applic. 904/57, which describes this
buildings as an old law tenement Class A Multiple Dwelling;
and

WHEREAS, the applicant contends that the work performed
on this building was completed under Alt. Applic. 904/57;
that this alteration covers within the purview of Section
J41-2.4 of the Administrative Code, which section defines
alteration as follows:

"1. Alteration and improvements; a physical change
in an existing dwelling other than painting, ordinary
repairs, normal replacements or maintenance items."

and

WHEREAS, the applicant states that Section J41-2.4 of
the Administrative Code does not give the Department of
Buildings the discretion to determine what building shall
or shall not receive the benefit of Section J41-2.4, Para-
graph 5, of Subdivision 3 of Section J41-2.4, provides that
Department of Buildings shall determine and certify a rea-
sonable cost of any such alterations and improvements; that
therefore the department is not given discretion, but is man-
dated to determine and certify a reasonable cost; that the
Department of Buildings itself not only approved the plans
in question as an "Alteration" but subsequently issued a cer-
tificate of occupancy based on the fact that an existing
structure had been modified and changed; that next, we
point out that the Department of Buildings accepted and
processed at least 100 similar applications involving plans
substantially identical to the plans here filed as "altered"
buildings; and

WHEREAS, the premises was inspected by a committee of
the Board and the Board found after a full and complete
hearing that the alteration meets the requirements of the
definition of "alteration" under Section J41-2.4 of the Ad-
ministrative Code; and

WHEREAS, the Board is not passing on the question raised
as to the provisions of the Emergency Rent law as not
within the jurisdiction of the Department.

Resolved, that the decision of the Borough Superintend-
ent dated January 27, 1959, acting on Alt. Applic. 904/57
and Fire Prevention #837/58 be and it hereby is *modified*

and that the appeal be and it hereby is *granted*, reversing
the decision of the Borough Superintendent.

1238-23-S—Vol. II

APPLICANT—Fred C. Dahlem, for Edwin H. Morris &
Company, owner.

SUBJECT—Application for consideration—reopening as
Vol. II subject to regular procedure—re Application, deci-
sion of the Borough Superintendent; previously granted on
condition.

PREMISES AFFECTED—31 West 54th Street, north side,
533 feet west of Fifth Avenue, Block 1270, Lot 16, Bor-
ough of Manhattan.

APPEARANCES—

For Applicant: Fred C. Dahlem.

ACTION OF BOARD—Application reopened as 1238-23-S,
Vol. II, subject to the regular procedure.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Klein-
ert, Commissioner Foley, Commissioner Sleeper and
Commissioner Fox 5

Negative: 0

963-54-A

APPLICANT—Robert Gottlieb, for Meprin Realty Corp.,
owner.

SUBJECT—Application December 15, 1954—Appeal from a
decision of the Borough Superintendent—re egress.

PREMISES AFFECTED—369 3rd Avenue, east side, 49
feet 4½ inches south of East 27th Street, Block 907, Lot
57, Borough of Manhattan.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Laid over to March 17, 1959, at
2 P. M., at written request of the applicant.

86-55-A—Vol. II

APPLICANT—Reuben Rappaport for Netzach Israel Jew-
ish Center, Inc., owner; Beth Jacob School for Girls of
East Bronx, Lessee.

SUBJECT—Application reopened February 3, 1959 as Vol-
ume II—Appeal from a decision of the Borough Super-
intendent, re construction and egress.

PREMISES AFFECTED—1078 Kelly Street, east side,
89.32 feet south of East 167th Street, Block 2716, Lot 29,
Borough of the Bronx.

APPEARANCES—

For Applicant: Reuben Rappaport.

ACTION OF BOARD—Laid over to April 7, 1959, at 2
P. M. for inspection and decision; hearing closed.

305-58-A

APPLICANT—Samuel Carr, for Willa Realty Co., owner.

SUBJECT—Application May 13, 1958—Appeal from a de-
cision of the Borough Superintendent, re egress.

PREMISES AFFECTED—35 West 21st Street, north
side, 372 feet east of Avenue of The Americas, Block
823, Lot 19, Borough of Manhattan.

APPEARANCES—

For Applicant: Samuel Carr.

ACTION OF BOARD—Laid over to April 14, 1959, at 2
P. M. at request of the applicant.

430-58-A

APPLICANT—Edwiene Schmitt, for Kentbrook Realty
Company, owner.

SUBJECT—Application July 11, 1958—Appeal from a deci-
sion of the Borough Superintendent, re exists.

PREMISES AFFECTED—429-431 Kent Avenue, east side,
92 feet north of South 9th Street, Block 2135, Lot 5,
Borough of Brooklyn.

APPEARANCES—

For Applicant: Edwiene Schmitt and I. H. Lanzarone.

ACTION OF BOARD—Laid over to April 7, 1959, at 2
P. M. for inspection and decision; hearing closed.

MINUTES

586-58-A

APPLICANT—Abraham Grossman, for Seymour Nathan, owner.

SUBJECT—Application October 10, 1958—Appeal from a decision of the Borough Superintendent, re egress, fire escape, etc.

PREMISES AFFECTED—101-103 Wooster Street, west side, 125 feet north of Spring Street, Block 501, Lot 28, Borough of Manhattan.

APPEARANCES—

For Applicant: Abraham Grossman.

ACTION OF BOARD—Laid over to March 17, 1959, at 2 P. M. at request of the applicant, to file revised plans.

639-58-A

APPLICANT—Lee Schoen, for A E A Realty Corp., owner.

SUBJECT—Application November 6, 1958—Appeal from a decision of the Borough Superintendent, re exits, entrance to fire tower, etc.

PREMISES AFFECTED—224-226 West 47th Street, south side, 141 feet 3½ inches west of Broadway, Block 1018, Lot 44, Borough of Manhattan.

APPEARANCES—

For Applicant: Lee Schoen.

ACTION OF BOARD—Laid over to March 17, 1959, at 2 P. M., for revised plans, showing a different means of exit from mezzanine which does not propose an opening to enclosed fire tower exit to street.

1187-23-BZ—Vol. II

APPLICANT—Arthur Kaplan, for Spitzer Electric Company, Inc., owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired March 2, 1959—re Application, decision of the Borough Superintendent; previously granted on condition, under section 7e of the Zoning Resolution, to permit in a residence use district, the addition of motor vehicle repair shop to garage for more than 5 motor vehicles.

PREMISES AFFECTED—523-527 East 80th Street, north side, 223 feet west of East End Avenue, Block 1577, Lot 15, Borough of Manhattan.

APPEARANCES—

For Applicant: Arthur Kaplan.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Kleintert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox 5

Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on November 27, 1923, on certain conditions; and

WHEREAS, the resolution was amended on March 29, 1949; and

WHEREAS, the term of variance was extended on March 2, 1954; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on March 29, 1949, only so far as it refers to the term of variance, so that as *amended* this portion of the resolution shall read:

"... granted under Section 7, Subdivision c for a term of five years from the date of this *amended* resolution, to permit; that other than as herein *amended* the resolution above cited shall be complied with in all respects; and that all permits, including a new Certificate of Occupancy, shall be obtained and all work completed within six months from the date of this *amended* resolution." (Alt. Applic. 1915/48, disapproved February 18, 1959).

313-33-BZ—Vol. III

APPLICANT—Manes, Sturim, Donovan & Laufer, for Digama Realty Company, owner.

SUBJECT—Application for consideration—reopening for amendment of resolution—re Application, decision of the Borough Superintendent; previously granted on condition, under sections 7e, 7f, 7A and 7i of the Zoning Resolution, to permit in a business and residence use district, the erection and maintenance of a gasoline service station, auto wash, lubritorium, sales space, service parking, motor vehicle repairs, with hand tools only, and with a curb cut on 39th Street.

PREMISES AFFECTED—38-06 Greenpoint Avenue, south west corner of 50th Avenue, Block 212, Lot 23, Woodside, Borough of Queens.

APPEARANCES—

For Applicant: Arthur M. Laufer.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Kleintert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox 5

Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. III, on March 4, 1958, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on March 4, 1958, by adding thereto:

"that in the event the owner desires to make certain changes such changes may be made as follows:

1. that the accessory building, as proposed, may be extended along the rear line for a distance of 61 feet 7½ inches;

2. that there may be an additional curb cut to Greenpoint Avenue;

3. that there may be one additional pole light as now shown on revised plans marked 'Received February 13, 1958,' one sheet, as passed by the Borough Superintendent under NB App 3492/55, objection No. 1, denied September 18, 1958, *on condition* that in all other respects the requirements of the resolution above cited shall be complied with."

318-34-BZ—Vol. II

APPLICANT—New York Central System, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which has expired February 24, 1959—re Application decision of the Borough Superintendent; previously granted on condition, under section 7h of the Zoning Resolution, permitting in a restricted retail use district, the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—31-39 Vanderbilt Avenue, east side, 398 ft. north of East 42nd Street, Block 1280, part of Lot 1, Borough of Manhattan.

APPEARANCES—

For Applicant: John F. Holden, Jr.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Kleintert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox 5

Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. II, on February 1, 1949, on certain conditions; and

WHEREAS, the resolution was amended on March 29, 1949; and

WHEREAS, the term of variance was extended on February 24, 1954; and

MINUTES

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on February 1, 1949, as thereafter *amended* by resolutions adopted through February 24, 1954, only so far as it refers to the term of variance, so that as *amended* this portion of the resolution shall read:

"... granted under Section 7, Subdivision h for a term of five years from the date of this amended resolution, to permit; that other than as herein amended the resolution above cited shall be complied with in all respects; and that all permits, including a new Certificate of Occupancy, shall be obtained and all work completed within six months from the date of this amended resolution." (Alt. Applic. 79/58, disapproved January 19, 1959)

27-40-BZ—Vol. II

APPLICANT—Ingram S. Carner, for Frank Derasmo, owner.

SUBJECT—Application for consideration—reopening for amendment of resolution—re Application, decision of the Borough Superintendent; previously granted on condition, under Section 7c of the Zoning Resolution, permitting in a residence use district the erection of an accessory building on an existing gasoline service station.

PREMISES AFFECTED—144-25 North Conduit Avenue, north side, 215 ft. west of 135th Avenue and 144-40 135th Avenue, Block 2873, Lot 18, South Ozone Park, Borough of Queens.

APPEARANCES—

For Applicant: Ingram S. Carner.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Kleintert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox 5
Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. II, on May 5, 1942 on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended from time to time and last extended on May 21, 1957; and

WHEREAS, the resolution was amended on November 9, 1948 and October 30, 1956; and

WHEREAS, the applicant requested a further amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted by the Board on May 5, 1942, as thereafter *amended* by resolutions adopted through October 30, 1956, only in so far as it has reference to the number of tanks so that as *amended* this portion of the resolution shall read:

"that there may be a total of seven tanks, namely three tanks in addition to the four tanks previously permitted, as shown on plans marked 'Received February 25, 1959,' one sheet." (Misc. 1251/58)

588-41-BZ

APPLICANT—Jacob B. Okonowitz, for Donald Associates, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which has expired November 7, 1958—re Application, decision of the Borough Superintendent; previously granted on condition, under Section 7h of the Zoning Resolution, permitting in a residence use district, for a term of years, the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—201-217 Beach 29th Street and 202-214 Beach 30th Street, and north side of Seagirt Avenue, from Beach 29th to Beach 30th Streets, Block 287, Lot 20, Edgemere, Borough of Queens.

APPEARANCES—

For Applicant: Jacob B. Okonowitz.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Kleintert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox 5
Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on June 17, 1941 on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on December 16, 1941; and

WHEREAS, the resolution was amended on June 21, 1949 and November 16, 1954; and

WHEREAS, the term of variance was extended from time to time and last extended on November 7, 1956; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 17, 1941 as thereafter amended by resolutions adopted through November 7, 1956 only so far as it refers to the term of variance, so that as *amended* this portion of the resolution shall read:

"... granted under Section 7, Subdivision h for a term of two years from the date of this amended resolution, to permit; that other than as herein amended the resolution above cited shall be complied with in all respects; and that all permits, including a new Certificate of Occupancy, shall be obtained and all work completed within three months from the date of this *amended* resolution." (Alt. Applic. 1386-50 disapproved January 5, 1959)

676-41-BZ

APPLICANT—The City of New York, Department of Water Supply, Gas & Electricity, owner.

SUBJECT—Application for consideration—reopening for amendment of resolution—re Application, decision of the Borough Superintendent; previously granted on condition, under Sections 7c and 21 of the Zoning Resolution, to permit partly in a business use district and partly in a residence use district, the conversion of occupancy of a building occupied for storage to garage for more than 5 motor vehicles and for storage purposes.

PREMISES AFFECTED—105 West 96th Street, north side, 100 feet west of Columbus Avenue, Block 1861, Lot 28, Borough of Manhattan.

APPEARANCES—

For Applicant: Abraham Brown.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Kleintert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox 5
Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on January 16, 1942 on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on January 6, 1942 by adding thereto:

"that in the garage previously permitted there may be installed a gasoline storage system substantially as proposed and as indicated on plans filed with this application marked 'Received March 4, 1959,' on sheet; and passed by the Borough Superintendent under Misc. App. 3346-58, disapproved March 4, 1959, on condition that the installation shall be installed and maintained to the satisfaction of the Fire Commissioner."

MINUTES

346-47-BZ—Vol. II

APPLICANT—Samuel Rosenblum, for Riviera Hotel, Inc., owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which has expired February 8, 1959—re Application, decision of the Borough Superintendent; previously granted on condition, under section 7f of the Zoning Resolution, permitting in a business use district, the erection and maintenance of a garage for more than five motor vehicles, a gasoline service station and parking for more than five motor vehicles, on the roof.

PREMISES AFFECTED—792-798 10th Avenue and 455 West 53rd Street, northeast corner, Block 1063, Lot 1, Borough of Manhattan.

APPEARANCES—

For Applicant: Samuel Rosenblum.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Kleintert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox 5
Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on February 8, 1949 on certain conditions; and

WHEREAS, the applicant requested an extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on February 8, 1949 only so far as it refers to the term of variance, so that as *amended* this portion of the resolution shall read:

"... granted under Section 7, Subdivision f for a term of ten years from the date of this amended resolution, to permit; that other than as herein amended the resolution above cited shall be complied with in all respects; and that all permits, including a new Certificate of Occupancy, shall be obtained and all work completed within six months from the date of this *amended* resolution." (NB App. 4/1947 disapproved February 17, 1957)

201-48-BZ

APPLICANT—Forsyth Monument Works, Inc., owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired January 15, 1959—re Application, decision of the Borough Superintendent; previously granted on condition, under section 7e of the Zoning Resolution, to permit in a business use district, the proposed alteration to existing display and sales of monumental stones by the installation of a new traveling crane.

PREMISES AFFECTED—170 Suffolk Street, east side, 125 feet north of Stanton Street, Block 350, Lot 3, Borough of Manhattan.

APPEARANCES—

For Applicant: Irving Goldfinger.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Kleintert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox 5
Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on October 19, 1948 on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on October 20, 1953; and

WHEREAS, the term of variance was last extended on October 15, 1958; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on October 19, 1948 and amended through October 15, 1958 only so far as it refers to the completion of work, so that as *amended* this portion of the resolution shall read:

"that all permits shall be obtained and all work completed within six months from the date of this *amended* resolution." (Alt. Applic. 2307-47, and Application for Certificate of Occupancy #114-59)

45-53-BZ—Vol. II

APPLICANT—Burke, Green & Groh, for Gabriel H. Luff, owner; Luff's Hardware, Inc., lessee.

SUBJECT—Application for consideration—reopening for amendment of resolution—re Application, decision of the Borough Superintendent; previously granted on condition, under section 7h of the Zoning Resolution, to permit in a residence and retail use district, the parking and storage of more than five (5) motor vehicles for patron and employees of the adjoining hardware store, the parking to be on the residence portion of the plot.

PREMISES AFFECTED—254-01 Northern Boulevard, northeast corner of Westmoreland Street, Block 8138, Lot 42, Little Neck, Borough of Queens.

APPEARANCES—

For Applicant: Robert T. Groh.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Kleintert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox 5
Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. II, on May 13, 1958 on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on November 12, 1958; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on May 13, 1958, by adding thereto:

"that in lieu of the fence wall heretofore required by resolution adopted May 13, 1958, the present steel wire fence along Westmoreland Street may be continued provided the gates are reconstructed so as to be in good condition and provided that there are split saplings applied to the present wire fence for the full height and length thereof, other than the gates; that the gate may be increased to twelve feet provided it is properly constructed so as to prevent sagging, and with proper stile posts." (Alt. 1448/57)

849-53-BZ

APPLICANT—Anthony J. Di Bitetto, for Lorenz Schneider Company, Inc. and F. K. Brown, owners.

SUBJECT—Application for consideration—reopening for extension of term of variance—re Application, decision of the Borough Superintendent; previously granted on condition, under section 7h, for a term of five years, to permit in the extension of existing parking and storage of owners, customers and employees motor vehicles located in the unrestricted use district portion of plot into the residence use district portion of plot, with the entrance and exit of motor vehicles from and through the

MINUTES

unrestricted use district portion of plot (no fee to be charged).

PREMISES AFFECTED—217-40 98th Avenue, south side, 230 feet east of 217th Street, 217-25 Sigourney Avenue, north side, 111.48 feet east of 217th Street and 217-01 99th Avenue, Block 10763, Lots 23 and 64, Queens Village, Borough of Queens.

APPEARANCES—

For Applicant: Anthony J. Di Bitetto.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Klei-
ert, Commissioner Foley, Commissioner Sleeper and
Commissioner Fox 5

Negative: 0

THE RESOLUTION:

WHEREAS, this application was granted by the Board on March 23, 1954 on certain conditions, for a term of five years; and

WHEREAS, the applicant requested an extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on March 23, 1954 only so far as it refers to the term of variance, so that as amended this portion of the resolution shall read:

"... granted under Section 7, Subdivision h for a term of five years from the date of this amended resolution, to permit the premises to be occupied for the parking of cars belonging to the owner, patrons and employees of the concern on Lot 23, that other than as herein amended the resolution above cited shall be complied with in all respects; and that all permits, including a new Certificate of Occupancy, shall be obtained and all work completed within six months from the date of this amended resolution." (Alt. Applic. 2312/53 disapproved February 18, 1959)

889-55-BZ—Vol. II

APPLICANT—Charles M. Spindler, for Ledbill Realty Corp., owner.

SUBJECT—Application for consideration—reopening for amendment of resolution—re Application, decision of the Borough Superintendent; previously granted on condition, under Sections 7e and 7h of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs, car washing, office and sales, storage room, parking and storage of motor vehicles for a stated term of fifteen (15) years.

PREMISES AFFECTED—69-13 to 69-25 (69-15 official) 164th Street, east side, 110 feet (120.02 feet) south of 69th Avenue, Block 6931, Lots 38 and 41, Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Charles M. Spindler.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Klei-
ert, Commissioner Foley, Commissioner Sleeper and
Commissioner Fox 5

Negative: 0

THE RESOLUTION—

WHEREAS, this application was amended by the Board as Vol. II, on July 29, 1958; and

WHEREAS, the applicant requested a further amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on December 3, 1957 as thereafter amended by resolutions adopted through July 29, 1958, by adding thereto:

"that in the event the owner desires to make certain changes in the building and equipment such changes may be permitted as follows:

1. to reduce the building to 28 feet 4 inches and 27 feet 8 inches by 60 feet in length; and
2. to change the design to Colonial; and
3. to increase the number of gasoline storage tanks so that the total will be twelve 550 gallon approved tanks, as now shown on revised plans marked 'Received February 25, 1959', two sheets; and that in all other respects the resolution above cited shall be complied with." (N.B. 3908/55)

584-56-BZ

APPLICANT—Herman Kron, for Gramercy Parking Terminal Inc., owner.

SUBJECT—Application for consideration—reopening for amendment of resolution—re Application, decision of the Borough Superintendent; previously granted on condition, under Sections 7c and 7A of the Zoning Resolution, to permit in a local retail and residence use district, the reconstruction of the present gasoline service station and extend the use to include auto repairs, lubritorium, car washing, parking and storage of more than 5 cars and the sale of used cars, with a business entrance less than 75 feet from the residence use district.

PREMISES AFFECTED—73-15 Parsons Boulevard, north-east corner of 75th Avenue, Block 6822, Lot 20, Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Herman Kron.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Klei-
ert, Commissioner Foley, Commissioner Sleeper and
Commissioner Fox 5

Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on June 3, 1958 on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on June 3, 1958, by adding thereto:

"that the following changes may be permitted in the resolution above cited:

1. that there may be two pump islands instead of four;
2. that the gasoline tanks may be relocated as shown on revised plans marked 'Received February 20, 1959', one sheet, on condition that in all other respects the requirements of the resolution above cited shall be complied with and that no other changes shall be permitted."

634-56-BZ

APPLICANT—Lama, Proskauer & Prober, for Rego Park Jewish Center, Inc., owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired March 4, 1959—re Application, decision of the Borough Superintendent; previously granted on condition, under Section 21 of the Zoning Resolution, to permit in a residence use, C and D area district, the erection of a building of Class 1 construction, extending the use of the existing synagogue occupying more than the permitted area.

PREMISES AFFECTED—97-30 Queens Boulevard, south side, 230 feet east of 64th Road and 64-59 to 64-77 Saun-

MINUTES

ders Street, Block 3084, Lot 14, Rego Park, Borough of Queens.

APPEARANCES—

For Applicant: James J. Vassalotti.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Kleintert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox 5

Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on March 26, 1957 on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on March 4, 1958; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on March 26, 1957, only as to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of statement by the applicant that plans for construction previously reported on March 4, 1958 as having been approved by the Department of Buildings and now stated that they have not been approved and are in process of completion that all permits required, including a certificate of occupancy, shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution." NB App 94/56, as denied March 9, 1959

107-57-BZ

APPLICANT—Lama, Proskauer and Prober, for Henroy Corporation, owner.

SUBJECT—Application for consideration—reopening for amendment of resolution—re Application, decision of the Borough Superintendent; previously granted on condition, under sections 7c and 21 of the Zoning Resolution, to permit in a local and residence use C area district, the change in occupancy of several existing buildings from restaurants, stores, residences, factory, offices and four car garage to factory, office and four car garage by erecting extensions occupying more than the permitted area.

PREMISES AFFECTED—393-397 Sumner Avenue, 434-440A Hancock Street, southeast corner and 365-383 Halsey Street, Block 1659, Lots 1, 3, 8, 73 and 80, Borough of Brooklyn.

APPEARANCES—

For Applicant: James J. Vassalotti.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Kleintert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox 5

Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on October 29, 1957 on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted by the Board on October 29, 1957 by adding thereto:

"that in the event the owner desire to remove the two upper stories from the building and to complete it as a one-story building such change may be permitted as now proposed and as indicated on plans filed with this request for amendment marked 'Received February 25,

1959', 7 sheets, and passed by the Borough Superintendent under Amdt to Alt App 3642/56, as denied February 24, 1959, *on condition* that in all other respects the resolution above cited shall be complied with."

27-58-BZ

APPLICANT—Henri Billharz, Inc., new owner; Esther Lynch, former owner.

SUBJECT—Application for consideration—reopening for amendment of resolution to omit garage at rear—re Application, decision of the Borough Superintendent; previously granted on condition, under section 7e of the Zoning Resolution, to permit in a residence use district, the construction of a building to be used as a plumber shop, office, store, cellar and one car garage.

PREMISES AFFECTED—45-25 47th Street, east side, 117.12 feet south of Greenpoint Avenue, Block 151, Lot 23, Woodside, Borough of Queens.

APPEARANCES—

For Applicant: Henri X. Billharz.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Kleintert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox 5

Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on July 1, 1958 on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted by the Board on July 1, 1958 by adding thereto:

"that in the event the owner desires to omit the proposed garage in the rear, such elimination may be permitted provided in all other respects the resolution above cited shall be complied with." (N.B. 3803/57)

937-27-BZ—Vol. II

APPLICANT—Irving P. Marks, for Aaron and H. Edwin Goldberg, owners; Makashay Service Station, Inc., lessee.

SUBJECT—Application for consideration—reopening as Vol. II subject to regular procedure—re Application, decision of the Borough Superintendent; previously granted on condition, under section 21 of the Zoning Resolution, to permit in a business use district the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—5338-5342 Kings Highway and 5215-5225 Farragut Road, northwest corner, Block 7948, Lot 22, Borough of Brooklyn.

APPEARANCES—

For Applicant: Irving P. Marks.

ACTION OF BOARD—Application reopened as Vol. II subject to the regular procedure.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Kleintert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox 5

Negative: 0

372-47-BZ

APPLICANT—Edward R. Kane for Stadium Holding Corp., owner.

SUBJECT—Application for consideration—reopening for amendment of resolution—re decision of the Borough Superintendent;

3

University of Illinois Library
Serials Dept.
Urbana, Ill.

MINUTES

PREMISES AFFECTED—150 Davis Avenue, Borough of The Bronx.

APPEARANCES—

For Applicant: William C. Kane.

ACTION OF BOARD—Application withdrawn at the request of applicant.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Klei-
ert, Commissioner Foley, Commissioner Sleeper and
Commissioner Fox

Negative: 5
0

870-55-BZ—Vol. II

APPLICANT—Lama, Proskauer & Prober, for Joseph Stumer, owner.

SUBJECT—Application for consideration—reopening as Vol. II subject to regular procedure—re Application, decision of the Borough Superintendent; previously denied, under sections 7f, 7i and 7A of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, car wash, minor auto repairs, office and sales, storage room, parking and storage of motor vehicles, proposed show window and signs within 75 ft. of the residence use district.

PREMISES AFFECTED—5402-5412 Church Avenue and 261-271 East 54th Street, southeast corner, Block 4702, Lot 1, Borough of Brooklyn.

APPEARANCES—

For Applicant: James J. Vassalotti.

ACTION OF BOARD—Application reopened as Vol. II, subject to the regular procedure.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Klei-
ert, Commissioner Foley, Commissioner Sleeper and
Commissioner Fox

Negative: 5
0

148-56-BZ

APPLICANT—William A. Giesen, for Octavio Barrios, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired December 18, 1957—re Application, decision of the Borough Superintendent; previously granted on condition, under section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot for the parking

and storage of more than 5 motor vehicles, for a stated term of 10 years.

PREMISES AFFECTED—1437 Longfellow Avenue, west side, 150 feet south of Jennings Street, Block 2999, Lots 31 and 32, Borough of The Bronx.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

ACTION OF BOARD—Application reopened and set for hearing on April 21, 1959, at 10 A. M., subject to the regular procedure waiving all requirements except a new decision of the Borough Superintendent, which has been filed, and to permit two publications in the Bulletin as notice in view of the time to complete having expired on December 18, 1957.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Klei-
ert, Commissioner Foley, Commissioner Sleeper and
Commissioner Fox

Negative: 5
0

910-57-BZ

APPLICANT—Lama, Proskauer and Prober, for Gregmal Realty Corp., owner.

SUBJECT—Application for consideration—restoration to docket—re Application, decision of the Borough Superintendent; previously withdrawn, under sections 7f and 7i of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, minor auto repairs, utility room, store, parking and storage of motor vehicles.

PREMISES AFFECTED—2309-2319 8th Avenue and 301-315 West 124th Street, northwest corner, Block 1951, Lot 29, Borough of Manhattan.

APPEARANCES—

For Applicant: James J. Vassalotti.

ACTION OF BOARD—Application reopened and restored to docket, previously withdrawn without prejudice.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Klei-
ert, Commissioner Foley, Commissioner Sleeper and
Commissioner Fox

Negative: 5
0

Adjourned: 5:30 P. M.

JOSEPH J. DOYLE, Chief Clerk.

352.05
NEW
287

LIBRARY OF THE

APR 20 1959

UNIVERSITY OF ILLINOIS

BULLETIN

OF THE

BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

Issued under authority of Chapter 27, Section 665 of the Charter of the City of New York
Published weekly by the Board of Standards and Appeals at its office, 80 Lafayette Street, 9th Floor, Manhattan,
New York 13, N. Y.

Vol. XLIV

Subscription
\$15.00 a year

March 24, 1959

Single Copies, 25 cents
By Mail, 30 cents

No. 12

DIRECTORY

BOARD OF STANDARDS AND APPEALS

HARRIS H. MURDOCK, Chairman
EDWIN W. KLEINERT, Vice Chairman
MAX H. FOLEY
HAROLD R. SLEEPER
HUGH P. FOX

SAMUEL L. BECKER, Director

JOSEPH J. DOYLE, Chief Clerk

OFFICE—80 Lafayette Street, 9th Floor, Manhattan, New
York 13, N. Y.

TELEPHONE—WHitehall 3-3600, Extensions 2600-2609, 2769-
2770 and 3020-3024.

Address all communications to the Chairman

CONTENTS

Petition and Order of Certiorari Served on the Board
or Standards and Appeals.

Court Decisions.

Docket.

Notice of Hearing Calendar.

Minutes of Regular Meeting, Tuesday Morning, March
17, 1959, Affecting Calendar Numbers 492-27-BZ—Vol.
II, 962-28-BZ—Vol. II, 68-36-BZ—Vol. IV, 29-59-A,
135-49-BZ—Vol. II, 711-56-BZ, 782-56-BZ—Vol. II,
157-57-BZ, 78-58-BZ, 584-58-BZ, 589-58-BZ, 60-59-A,
618-58-BZ, 634-58-BZ, 645-58-BZ, 726-58-BZ, 735-58-
BZ, 736-58-BZ, 743-58-BZ, 744-58-A, 753-58-BZ, 769-58-
BZ, 763-58-BZ, 1051-21-BZ—Vol. IV, 950-40-BZ—Vol.
III, 844-47-BZ, 186-53-BZ—Vol. II, 352-53-BZ, 470-57-
BZ, 300-58-BZ, 537-58-BZ, 563-58-BZ, 594-58-BZ, 595-
58-BZ, 602-58-BZ, 603-58-BZ, 605-58-BZ, 648-58-BZ, 649-
58-BZ, 653-58-BZ, 660-58-BZ, 742-58-BZ and 749-58-BZ.

Minutes of Regular Meeting, Tuesday Afternoon, March
17, 1959, Affecting Calendar Numbers 568-50-SA, 211-
53-SA, 278-57-SM, 1037-57-SA, 65-58-SA, 390-58-SM,
436-58-SA, 748-58-SA, 539-53-SM, 302-58-SM, 408-58-
SM, 367-54-SA, 409-54-SA, 499-56-SM, 531-56-SM, 682-
56-SM, 506-58-SA, 140-49-A—Vol. III, 963-54-A, 528-
57-A, 639-58-A, 1489-22-S—Vol. II, 796-45-A—Vol. II,
530-58-A—Vol. II, 112-56-A, 122-56-A, 1009-57-A, 586-
58-A, 344-38-BZ—Vol. IV, 105-41-BZ—Vol. II, 736-45-

PETITION AND ORDER OF CERTIORARI SERVED ON THE BOARD OF STANDARDS AND APPEALS

On March 18, 1959, Petition & Notice of Motion was served on
the Board by Constantino & Levine, attorneys for Daniel J. Carter,
objecting property owner, seeking a review of the Board's determina-
tion on December 19, 1958, granting a variance under Section 7c, to
permit in a retail and residence use district, the installation of an
amusement center consisting of children's rides to be used in conjunc-
tion with the existing one story restaurant with accessory parking;
Cal. No. 127-58-BZ; Premises 1300 Hylan Boulevard, northeast corner
of Old Town Road, Block 3224, Lot 14, Grasmere, Borough of
Richmond.

COURT DECISIONS

Matter of Marion Dutka and Adeline Knox vs. Murdock, Et. Al. :—
On July 25, 1957, the Board granted a variance under Section 7-e
of the Zoning Resolution to permit in a local retail use district the
erection and maintenance of a gasoline service station, office, sales,
car wash (non-automatic), minor repairs and lubricatorium for a period
of fifteen years; Cal. No. 275-56-BZ; premises 929 Manor Road,
Northeast corner of Lincoln Street, Block 700, Lot 1, West New
Brighton, Borough of Richmond.

Upon court review, Mr. Justice Crane, Supreme Court, rendered a
decision which, as published in the New York Law Journal of No-
vember 14, 1958, page 14, reading:

"Motion for an order vacating order of certiorari, dismissing
the petition and sustaining the determination of the board of
standards and appeals denied. Petitioners' cross-motion will be
granted to the extent that the matter will be remitted to the board
of standards and appeals for reconsideration and the making of a
new determination in proper form. This court is of the opinion that
the form of the determination is not based upon findings of fact
and is conclusory in form and therefore insufficient in law.

Upon reargument, Mr. Justice Crane made the following decision,
as published in the New York Law Journal of January 22, 1959;

"Motion by respondents to reargue motions of the respondents
for a final order vacating the order of certiorari and dismissing
the petition and affirming the determination of the board of
standards and appeals, and for an order striking out the reply,
and for affirmative relief granted, and on such reargument the
decisions of the court previously made are adhered to and con-
firmed."

A notice of appeal to the Appeals Division was filed on March 11,
1959.

Matter of Jack Ryback vs. Murdock:—On April 12, 1955, the
Board granted an application under Section 21 of the Zoning Resolu-
tion, to permit in a business use, B area district, the extension on
first story of proposed structure, using more than the area permitted;
Cal. No. 957-54-BZ; premises 524-532 Third Avenue and 163-167
East 35th Street, Borough of Manhattan.

In Bulletins of September 13, 1955, March 27, 1956 and December
9, 1958, the court record was completely published through the second
decision by the Appellate Division, First Department in which the
Board's resolution granting a variance under Section 21 was unani-
mously affirmed with costs. The former decision of the Appellate
Division, First Department was to annul the Board's decision and
remit to the Board for further hearing.

The Appeals Division of the Law Department now advises under
date of March 13, 1959:

"In this case the Appellate Division unanimously affirmed the
order of Special Term. The order of the Appellate Division was
served by mail on the attorney for the petitioner on February
4, and his time to apply for leave to appeal to the Court of
Appeals has now expired and no such motion has been made."

BZ—Vol. II, 773-47-BZ—Vol. III, 734-55-BZ, 703-56-
BZ—Vol. II, 851-56-BZ, 796-57-BZ, 888-57-BZ, 919-57-
BZ, 163-51-BZ—Vol. II, 602-51-BZ—Vol. V, 199-57-BZ
—Vol. II, 976-57-BZ—Vol. II.

Corrections Affecting Calendar Numbers 183-58-A, 489-
58-BZ and 437-55-A.

CALENDAR

DOCKET

New Cases filed up to March 17, 1959

Cal. No. Dept. Premises Affected

141-59-A—B.Q.—14-24 118th Street, west side, 100.01 feet north of 14th Road, Block 4052, Lot 24, College Point, Borough of Queens, Alt. 2887-58—re use of frame building for business use.

142-58-BZ—B.B.—512-532 Ralph Avenue, southeast corner of 79th Street, Block 7957, Lots 23, 30, 35, Borough of Brooklyn, N.B. 2474-58—re gasoline service station, lubricatorium, minor repairs, office and sales, parking of more than five motor vehicles, etc.—retail use district.

143-59-SA—Luxaire Gas-Fired Furnaces, Series G, SH, SHC, A, Y, H, HC and D; also marketed as Moncrief, Crane (Sunnyland) Series G, SH, SHC, A, Y, H, HC and D, manufactured by C. A. Olsen Manufacturing Co., Appliance.

144-59-BZ—B.Bx.—3326 Decatur Avenue, east side, 523.34 feet south of Gun Hill Road, Block 3355, Lot 92, Borough of The Bronx, Alt. 151-59—re parking and storage of more than 5 cars—residence use district.

145-59-BZ—B.Q.—7-24 Clintonville Street, northwest corner of 8th Avenue, Block 4512, Lot 35, Whitestone, Borough of Queens, N.B. 459-53—re required setback, etc.—residence use, G-1 area district.

146-59-BZ—B.Bx.—686-688 Gerard Avenue, east side, 180 feet north of East 153rd Street, Block 2473, Lot 8, Borough of The Bronx, Alt. 130-59—re parking and storage of more than five motor vehicles—residence use district.

147-59-A—B.B.—69 2nd Avenue, east side, from 8th to 9th Streets, first floor, Block 1002, Lot 1, Borough of Brooklyn, B.N. 3044-58—re spray booth, etc.

148-59-BZ—B.B.—251-253 Newkirk Avenue, north side, 267 feet, 3¼ inches east of Ocean Parkway, Block 5421, Lot 67, Borough of Brooklyn, Alt. 495-59—re non-transient parking lot for pleasure type vehicles—residence use district.

149-59-BZ—B.Bx.—2411 Waterbury Avenue, northeast corner of Zerega Avenue, Block 3844, Lot 1, Borough of The Bronx, N.B. 183-59—re storage, manufacturing and offices, loading berths, etc.—residence use district.

150-59-BZ—B.R.—1650 Richmond Avenue, west side, 245.56 feet north of Victory Boulevard, Block 2236, Lot 125, Bulls Head, Borough of Richmond, N.B. 1421-58—re bowling alley, restaurant, cocktail lounge and accessory parking, area excessive—retail and residence use, D and E area districts.

151-59-BZ—B.B.—1240 Liberty Avenue, southwest corner of Drew Street, Block 4206, Lots 21, 26, 28, 29 and 30, Borough of Brooklyn, N.B. 2265-58—re parking lot, etc. and windows, etc.—business and residence use districts.

152-59-SA—Caloric Heating and Cooking Appliance, Gas-

Fired, Models CPHC3, CPHC4 and CPH36, manufactured by Caloric Appliance Corp., Appliance.

153-59-SA—Philco-Bendix Commercial Clothes Dryers (Gas-Fired), Models DC-9950 and DC-9950R, manufactured by Philco Corp., Appliance.

154-59-SA—Philco-Bendix Automatic Commercial Washer, Models WC-9916M and WC-9916, manufactured by Philco Corporation, Appliance.

155-59-SA—Philco-Bendix Automatic Commercial Washer, Models WC-9910M and WC-9910, manufactured by Philco Corporation, Appliance.

156-59-SM—Laurelton Series Monumental Aluminum Window, manufactured by Williams and Williams Ltd., Material.

157-59-SA—Airco Cutting Torches—Hand and Machine, Models 822-2005, 822-2006, 823-2540, 823-2550 and 823-2560, manufactured by Air Reduction Co., Inc., Appliance.

158-59-BZ—B.Bx.—2315-2323 Grand Concourse, west side, 147 feet north of East 183rd Street, Block 3164, Lots 9 and 29, Borough of The Bronx, Alt. 111-59—re extension at the rear of the building—residence use, B area district.

159-59-A—B.Q.—79-57 Metropolitan Avenue and 66-92 80th Street, northwest corner, Block 3070, Lot 78, Middle Village, Borough of Queens, N.B. 378-59—under section 35 of the General City Law re premises in bed of mapped street—proposed widening of Metropolitan Avenue.

160-59-BZ—B.Q.—33-21 21st Street and 21-01 to 21-09 33rd Road, northeast corner, Block 556, Lot 15, Long Island City, Borough of Queens, Alt. 1994-58—re extension of use of gasoline service station to include lubricatorium and motor vehicle repairs—business use district.

161-59-A—B.M.—692-694 Broadway and 2-20 East 4th Street, southeast corner and 386 Lafayette Street, 2nd, 3rd, 4th, 8th and 9th floors, Block 531, Lot 6, Borough of Manhattan, Alt. 1591-58—re egress.

Restored to Docket

1489-22-S—Vol. II—B.M. 47 Am Street, north side, 119 feet, 7½ inches east of Nassau Street, Block 92, Lot 17, Borough of Manhattan, Alt. 1715-58—re egress, etc.

530-58-A—Vol. II—B.Bx.—838 Gerard Avenue, east side, 263 feet, 5 inches south of East 161st Street, 3rd floor, Block 2474, Lot 32, Borough of The Bronx, Alt. 846-57—re use of 3rd floor as caretakers apartment.

796-45-A—Vol. II—B.B.—28 East 16th Street (Buckingham Road), west side, 229 feet, 7 inches south of Caton Street, Block 5076, part of Lot 14, Borough of Brooklyn, Alt. 48-59—re change in occupancy to boiler room, 1 family dwelling, kitchen, etc.

539-53-SM—X-12 Flame Retardant—for flame retarding paper, textiles and cellulosic materials, manufactured by

CALENDAR

E. I. DuPont de Nemours and Co.; reopened for test and report as to additional use, Material.

302-58-SM—Interboro Cast Iron One Hour Incinerator Hopper Door, Model HD-1, manufactured by Interboro Incinerator Co.; reopened for test and report as to additional size of hopper door, Material.

408-58-SM—Saranspun Drapery Fabric, manufactured by The Georgia Co. Inc.; reopened for report as to additional material, Material.

976-57-BZ—Vol. II—B.Q.—167-10 South Conduit Boulevard, southeast corner of 167th Street, Block 12369, Lot 210, Rosedale, Borough of Queens, Amendment to N.B. 4219-58—re gasoline service station, auto washing, non-automatic, lubrication, minor repairs with hand tools only, parking and storage of cars awaiting service, etc.—residence use district.

163-51-BZ—Vol. II—B.Q.—179-32 Hillside Avenue, south side, 25.02 feet east of 179th Place, Block 9915, Lot 31, Jamaica, Borough of Queens, Alt. 149-59—re area excessive—retail use, C area district.

199-57-BZ—Vol. II—B.M.—48-54 East 34th Street, south side, 153 feet, 2¼ inches east of Madison Avenue, Block 863, Lots 53, 54, 55 and 56, Borough of Manhattan, N.B. 14-59—re 8 levels and cellar garage—restricted and retail use district.

602-51-BZ—Vol. V—B.Bx.—2338 Hermany Avenue, south side, 255.15 feet east of Havemeyer Avenue, Block 3697, Lots 19, 21 and 25, Borough of The Bronx, Alt. 1068-58—re extension to the existing motor vehicle repair shop accessory to milk plant—residence use district.

DESIGNATIONS: B.—Department of Buildings; B.B.—Department of Buildings, Brooklyn; B.M.—Department of Buildings, Manhattan; B.Q.—Department of Buildings, Queens; B.R.—Department of Buildings, Richmond; B.Bx.—Department of Buildings, Bronx; H.D.—Health Department; F.D.—Fire Department, and M. and A.—Dept. of Marine and Aviation.

RULES

	Last Publication
Arc and Gas Welding and Oxygen Cutting	Nov. 27, 1956.
Carbon Dioxide Liquefier, Rules..	Mar. 18, 1947—Vol. 32, No. 11
Cements, Air Entraining Portland, Rules for Approval and Use of.	April 12, 1955.
Cements, Blended, Rules for Testing and Use of	Mar. 15, 1955—Vol. 40, No. 11
Certificate of Occupancy, approved form	Dec. 28, 1943—Vol. 28, No. 52A
Concrete Flat Slabs, Rules	July 13, 1937—Vol. 22, No. 28
Concrete Masonry Units, Rules for Manufacture, Testing and Use of	April 24, 1951—Vol. 36, No. 7A
Dry Cleaning Establishments, Rules Covering	Sept. 15, 1955.
Concrete Rules (Hydrated Lime) ..	Aug. 3, 1937—Vol. 22, No. 31
Elevator Rules	Mar. 3, 1936—Vol. 21, No. 9
Erection, Alteration, Repair, Excavation for and Demolition of Buildings	Feb. 1, 1956.
Exit Rules (Revolving Doors) ...	June 15, 1937—Vol. 22, No. 24
Exterior Veneering Materials, Rules for	Mar. 11, 1952—Vol. 37, No. 11A
Factory Exit Rules	Feb. 22, 1955.
Fire Alarm Rules (Interior).....	April 15, 1958.
Fire Drill Rules	April 15, 1958.
Fire Resistive, Flameproof Materials, etc., Rules for Testing of	Jan. 8, 1957.

	Last Publication
Fire Retarding Rules for Garages, Motor Vehicle Repair Shops and Oil Selling Stations	Apr. 22, 1952—Vol. 37, No. 17
Fireproof Wood, Testing of.....	Apr. 13, 1937—Vol. 22, No. 15
Gas Shut-Off Rules	Apr. 7, 1925—Vol. 10, No. 14
Hatchway Protection	June 5, 1928—Vol. 13, No. 23
Insulating Fibre Board Rules	Mar. 25, 1952—Vol. 37, No. 13A
Methyl Chloride Rules for Class B and C Refrigerating Systems...	Feb. 11, 1947—Vol. 32, No. 6
Oil Burner Rules	Nov. 20, 1956.
Opening Protective Assemblies, Rules for Inspection of	May 27, 1954.
Parking and Storage of Motor Vehicles—Rules of Commissioner of Housing and Buildings	Sept. 7, 1948—Vol. 33, No. 36
Plumbing Rules	Aug. 3, 1937—Vol. 22, No. 31
Plumbing Rules (Submerged Inlets; Protective Methods to Prevent Contamination of Water Supply)	Nov. 13, 1956.
Procedure, Rules of	Sept. 7, 1937—Vol. 22, No. 36
Smoking in Factories, Rules for..	April 15, 1958.
Spraying and Drying of Paints, Varnishes, Lacquers, etc.	Mar. 4, 1958.
Sprinkler, Rules	June 29, 1937—Vol. 22, No. 26
Standpipe Fireline Rules	June 8, 1937—Vol. 22, No. 23
Structural Alterations, Reporting.	June 7, 1932—Vol. 17, No. 23
Wire Glass Rules (Amendment to Rule 505 of Industrial Code) ..	Sept. 3, 1946—Vol. 31, No. 36

Zoning Resolution, Rule to Supplement Section 19-A—July 11, 1958.

Section I, List of Approved Gas Fired Heating Equipment, Gas Burner and Heater Accessories. Oil Fired Heating Equipment and Oil Burner and Heater Accessories, issued June 1, 1955, listing all approvals through May 24, 1955.

Section II, List of Approved Concrete and Clay Products, issued June 27, 1958, listing all approvals through July 2, 1957.

These pamphlets may be purchased at 80 Lafayette Street, Manhattan. Single Copies \$1.25; By Mail—\$1.50.

Further Sections will be published, containing other approved materials and appliances.

MARCH 31, 1959, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, March 31, 1959, at 10 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:

222-57-BZ—Vol. II

APPLICANT—J. G. L. Molloy, for Park Drive East Holding Corp., owner.

SUBJECT—Application reopened November 12, 1958 as Vol. II—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in a residence use, F area district, the erection of a six (6) story multiple dwelling that exceeds the permitted area coverage.

PREMISES AFFECTED—87-01 to 87-11 Midland Parkway and 180-02 to 180-16 Wexford Terrace, southeast corner, Block 9944, Lot 1, Jamaica, Borough of Queens.

Laid over from March 10, 1959, to March 31, 1959, for hearing, at request of objector; no further requests for adjournments.

684-58-BZ

APPLICANT—Frederick A. Ketcher, for Jack Treulieb, owner; Rayco Auto Seat Covers, Inc., lessee.

SUBJECT—Application November 24, 1958—decision of the Borough Superintendent, under section 7c and 7i of the Zoning Resolution, to permit in a business and residence use district, a permanent variance to maintain the legal conforming use of store, storage and installation of auto seat covers and for the additional use of minor motor vehicle repairs limited to the installation and service of mufflers with the use of acetylene torch, the parking of more than five (5) motor vehicles for patrons only and the erection of a roof sign.

PREMISES AFFECTED—81-15 Queens Boulevard, northwest corner 51st Avenue, Block 1540, Lots 3 and 6, Elmhurst, Borough of Queens.

CALENDAR

717-58-BZ

APPLICANT—Lama, Proskauer and Prober, for Virver Atlantic Realty Corp., owner.

SUBJECT—Application December 8, 1958—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot for more than five (5) motor vehicles for a temporary term of ten (10) years.

PREMISES AFFECTED—244-262 Hendrix Street, west side, 105 feet, 11 inches south of Atlantic Avenue, Block 3962, Lot 24, Borough of Brooklyn.

698-58-BZ

APPLICANT—George H. Colin, for Cities Service Oil Co., owner.

SUBJECT—Application December 1, 1958—decision of the Borough Superintendent, under sections 7c and 21 of the Zoning Resolution, to permit in a business use district, the reconstruction of an existing gasoline service station, lubritorium, car wash, accessory sales, minor motor repairs and parking and storage of more than five (5) motor vehicles, the proposed reconstruction to provide a new accessory building, additional gasoline tanks and eliminate two existing curb-cuts.

PREMISES AFFECTED—457 Southern Boulevard, northeast corner of Tinton Avenue, Block 2582, Lot 1, Borough of The Bronx.

745-58-BZ

APPLICANT—Leonard F. Rothkrug for Joseph and Edna Ragozini, owner.

SUBJECT—Application December 19, 1958—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot with accessory caretaker's dwelling for a temporary term of five (5) years.

PREMISES AFFECTED—2556-2558 East 14th Street west side, 125 feet north of Avenue Z, Block 7434, Lots 30, 31 and 32, Borough of Brooklyn.

670-58-BZ

APPLICANT—Gustave Goldman, for James Nugent, owner.

SUBJECT—Application November 20, 1958—decision of the Borough Superintendent under sections 7e, 19A (i) and 21 of the Zoning Resolution, to permit in a local retail use C area district, the construction of a one story extension to the rear of an existing building, use the first and second floors as funeral chapels as an extension to the funeral chapel in the adjoining building and use the third floor for caretaker's apartment, the proposed extension to occupy more than the permitted area and the elimination of the required loading and unloading berth.

PREMISES AFFECTED—2721 Avenue D, north side, 20 feet west of East 28th Street, Block 5193, Lot 41, Borough of Brooklyn.

685-58-A

APPLICANT—Gustave Goldman, for James Nugent, owner.

SUBJECT—Application December 1, 1958—Appeal from a decision of the Borough Superintendent, re construction.

PREMISES AFFECTED—2721-2723 Avenue D, north side, 20 feet west of East 28th Street, 1st floor; Block 5193, Lots 40 and 41, Borough of Brooklyn.

627-58-BZ

APPLICANT—Morris Kwell, for East Park Realty Co., owner.

SUBJECT—Application October 30, 1958—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the erection of two buildings for use as gasoline service station and diner, the gasoline service station will include lubritorium, car wash, minor repairs with hand tools, sale of

accessories and parking of cars awaiting service, the diner will have kitchen facilities, office and patron parking.
PREMISES AFFECTED—2347-2369 Linden Boulevard, northeast corner of Shepherd Avenue, Block 4476, Lot 22, Borough of Brooklyn.

724-58-BZ

APPLICANT—Paul Friedman, for Peter J. Houser, owner; Houser Buick, Inc., lessee.

SUBJECT—Application December 9, 1958—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit for a term of ten (10) years the outdoor display and sale of more than five (5) motor vehicles, office, parking of more than five (5) motor vehicles for tenants or its employees, customers and patrons and business ground sign in a local retail use district.

PREMISES AFFECTED—218-18 Hempstead Avenue, south side, 150.16 feet west of 218th Place, Block 11106, Lots 43, 46 and 49, Queens Village, Borough of Queens.

56-59-BZ

APPLICANT—Reginald S. Hardy for Stockman Holding Corporation, owner; H. C. Bohack Company, Inc., lessee.

SUBJECT—Application January 30, 1959—Appeal from a decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a D area district, the extension of the cellar and first floor of an existing two story building occupying more than the permitted area and without the required rear yard.

PREMISES AFFECTED—72-50 Austin St., south side, 101.17 feet west of Ascan Avenue, Block 3255, Lot 65, Forest Hills, Borough of Queens.

95-59-A

APPLICANT—Reginald S. Hardy for Stockman Holding Corporation, owner; H. C. Bohack Company, Incorporated, lessee.

SUBJECT—Application February 17, 1959—Appeal from a decision of the Borough Superintendent re Egress; provide two means of egress from cellar area.

PREMISES AFFECTED—72-50 Austin Street, south side, 100.17 feet west of Ascan Avenue, Block 3255, Lot 65, Forest Hills, Borough of Queens.

697-58-BZ

APPLICANT—Frederick A. Ketcher, for Charles E. Fletcher, owner.

SUBJECT—Application December 1, 1958—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a local retail use D area district, the erection of a one story building for use as seven (7) stores, the proposed structure exceeds the permitted area coverage.

PREMISES AFFECTED—285 West 231st Street, and 3103 Corlear Avenue, northwest corner, Block 3406, Lot 83, Borough of The Bronx.

1283-18-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober for Socony Mobil Oil Company, owner.

SUBJECT—Application reopened July 22, 1958 as Vol. II—decision of the Borough Superintendent under section 7c of the Zoning Resolution to permit in a business, residence and local retail use district, the reconstruction of the present gasoline service station and extend the uses to include lubritorium, minor auto repairs, car washing, store utility room, parking and storage of motor vehicles and discontinue the uses of public garage, repair shop and brake repairs.

PREMISES AFFECTED—1702-1714 Neptune Avenue and 2802-2814 West 17th Street, southwest corner, Block 7020, Lot 6, Borough of Brooklyn.

374-37-BZ—Vol. III

APPLICANT—James J. Lyons, Jr. and John J. Lynch, for Lucie Blaesius, owner; Kesbec, Inc., Lessee.

CALENDAR

SUBJECT—Application reopened November 25, 1958 as Vol. III—re decision of the Borough Superintendent under sections 7f, 7e and 7i of the Zoning Resolution, to permit in a business use district the erection and maintenance of a gasoline and oil service station, lubritorium, facilities for car washing and minor repairs, an office and salesroom, and the parking and storage of more than five (5) motor vehicles.

PREMISES AFFECTED—2165-2175 Southern Boulevard and 820 East 182nd Street, southwest corner, Block 3111, Lot 59, Borough of The Bronx.

707-58-BZ

APPLICANT—Leonard F. Rothkrug, for George and Witali Federow, doing business as Four Brothers Repair Shop, owners.

SUBJECT—Application December 2, 1958—decision of the Borough Superintendent, under sections 7e, 7f and 7i of the Zoning Resolution, to permit in a business use district the rebuilding and extension of a motor vehicle repair shop (completely destroyed by fire) with accessory welding, painting and spraying and the additions of gasoline pumps and tanks (not for sale), car washing (non-automatic) parking and used car sales, all for a temporary term of ten (10) years.

PREMISES AFFECTED—858-862 Bedford Avenue, west side, 232 feet, 9 inches north of Myrtle Avenue, Block 1900, Lots 53 and 54, Borough of Brooklyn.

619-58-BZ

APPLICANT—Kenneth W. Milnes, for Garabed S. Papazian, owner.

SUBJECT—Application October 29, 1958—decision of the Borough Superintendent, under sections 7f and 7i of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, car wash, minor repairs and office and sales.

PREMISES AFFECTED—333 Forest Avenue, northeast corner of Hart Boulevard, Block 131, Lot 242, West Brighton, Borough of Richmond.

673-58-BZ

APPLICANT—Hurley and Hughes, for Beverly Management Corp., owner; A. and P. Tea Co., lessee.

SUBJECT—Application November 21, 1958—decision of the Borough Superintendent, under sections 7c and 7A of the Zoning Resolution, to permit in a retail and residence use district, the erection of a one story and cellar structure for use as a retail supermarket and to provide, in the residence portion of the premises, a business entrance into the rear yard for an unloading area.

PREMISES AFFECTED—300-304 West 20th Street and 189-195 8th Avenue, southwest corner, Block 743, Lots 44, 45, 47 and 49, Borough of Manhattan.

132-58-BZ

APPLICANT—Lama, Proskauer and Prober, for Ken-Isle Inc., owner.

SUBJECT—Application March 18, 1958—decision of the Borough Superintendent, under sections 7e and 7h of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs, car wash, storage, office and sales and the parking and storage of motor vehicles for a stated term of fifteen (15) years.

PREMISES AFFECTED—17-39 to 17-61 (17-55 official) Francis Lewis Boulevard, 157-63 to 157-71 18th Avenue, northeast corner, 157-52 to 157-64 17th Road and 17-38 to 17-48 160th Street, Block 4747, Lot 31, Whitestone, Borough of Queens.

Laid over from July 15, 1958, to September 30, 1958, at the request of the applicant; then to October 21, 1958, for inspection and decision; hearing closed; attorney in opposition permitted to file objection within ten days, then to November 12, 1958, for further inspection by members of the Board, and decision; then to December 9, 1958 for further

inspection and decision; then to January 6, 1959, for decision at the request of the applicant to acquire additional lot; then to January 13, 1959, for inspection and decision; for full vote of the Board; then laid over, date to be set; for full vote of the Board; then set for March 31, 1959.

587-58-BZ

APPLICANT—John F. Fitzsimons, for George and Eugene Capuozzo, owners.

SUBJECT—Application October 14, 1958—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in an unrestricted use, D area district, an extension to an existing building so as to cover more than the permitted area.

PREMISES AFFECTED—95-14 Sutphin Boulevard, west side, 100 feet south of Atlantic Avenue, Block 10026, Lot 12, Jamaica, Borough of Queens.

Laid over from February 25, 1959 to March 31, 1959, for inspection and decision; hearing closed.

555-56-BZ—Vol. III

APPLICANT—Carl H. Salminen, for Charles J. Erthal, owner.

SUBJECT—Application October 28, 1958—decision of the Borough Superintendent, under Sections 7f, 7i and 7A of the Zoning Resolution, to permit in a retail use district, the change in use of the present building, public garage, store, and gasoline station to gasoline station, lubritorium, car wash, minor motor vehicle repairs with hand tools only, curb cuts and show window within 75 feet of a residence use district.

PREMISES AFFECTED—22-50 122nd Street and 121-11 23rd Avenue, northwest corner, Block 4197, Lot 40, College Point, Borough of Queens.

Laid over from March 3, 1959, to March 31, 1959, for inspection and decision; applicant to file revised plans; hearing closed.

377-57-BZ—Vol. II

APPLICANT—Carl H. Salminen, for Edgersam Corporation, owner.

SUBJECT—Application reopened October 21, 1958, as Vol. II—decision of the Borough Superintendent, under Sections—7a, 7e and 21 of the zoning resolution, to permit in a retail use, D area district, the erection of an extension to an existing structure occupying more than the permitted area and extend the use of light manufacturing of incombustible plastic novelties, office, storage, storage of cardboard containers and incombustible plastics, parking and loading area.

PREMISES AFFECTED—45-22 to 45-30 162nd Street, west side, 200 feet south 45th Avenue, Block 5440, Lots 51 and 54, Flushing, Borough of Queens.

Laid over from March 3, 1959, to March 31, 1959, for inspection and decision; applicant to file revised plans and new decision of the Building Dept.; hearing closed.

727-58-BZ

APPLICANT—Arno Fischer, for James J. and Katherine Bartley, owners.

SUBJECT—Application December 10, 1958—decision of the Borough Superintendent, under Sections 7c, 7i and 7A of the Zoning Resolution, to permit in a business and residence use district, the reconstruction of an existing gasoline service station, eliminating the garage and extend the uses to include minor auto repairs, lubritorium, non-automatic auto laundry, sale of accessories, state inspection service, parking of cars awaiting service with show window and curb cuts within 75 feet of a residence use district.

PREMISES AFFECTED—27-01 to 27-11 Newtown Avenue and 26-50 to 26-56 28th Street, northwest corner, Block 573, Lot 1, Long Island City, Borough of Queens.

Laid over from March 3, 1959, to March 31, 1959, for inspection and decision; hearing closed.

CALENDAR

604-58-BZ

APPLICANT—Andrew Di Camillo, for Joseph Azara, owner.

SUBJECT—Application October 22, 1958—decision of the Borough Superintendent, under Section 7c of the Zoning Resolution, to permit in a residence use district, the change in occupancy of an existing one story and cellar structure from blacksmith shop to the storage and light repairing of air conditioning equipment.

PREMISES AFFECTED—1342 65th Street, south side, 340 feet east of 13th Avenue, Block 5734, Lot 24, Borough of Brooklyn.

Laid over from March 3, 1959, to March 31, 1959, for inspection and decision; applicant to report to the Board as to second means of exit for both buildings; hearing closed.

592-58-BZ

APPLICANT—Edith Glennon, for Estate of Edward J. Glennon, owner.

SUBJECT—Application October 16, 1958—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a residence use district, the construction and maintenance of a non-transient parking lot for pleasure-type vehicles only for a term of ten (10) years.

PREMISES AFFECTED—276 Bedford Park Boulevard (East 200th Street), south side, 36.33 feet west of Bainbridge Avenue, Block 3297, Lot 19, Borough of The Bronx.

Laid over from March 3, 1959, to March 31, 1959, for inspection and decision; hearing closed.

770-58-BZ

APPLICANT—Lama, Proskauer & Prober, for Drake Bakeries, Inc., owner.

SUBJECT—Application December 30, 1958—decision of the Borough Superintendent, under Section 7c of the Zoning Resolution, to permit in an unrestricted, business and residence use district, the extension of the use of parking and storage of owners trucks, loading and unloading from the unrestricted and business portion into the residence portion of the plot.

PREMISES AFFECTED—81-85 Clinton Avenue, east side, 105 feet 4 inches south of Park Avenue and 76 Waverly Avenue, Block 1888, Lots 37, 38 and 39, Borough of Brooklyn.

Laid over from March 3, 1959, to March 31, 1959, for inspection and decision; hearing closed.

911-57-BZ

APPLICANT—Charles M. Spindler, for Sarah Burick, owner.

SUBJECT—Application December 13, 1957—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station with accessory uses of lubritorium, auto washing (non-automatic), office, sale of accessories, minor repairs with hand tools only, safety inspection station and parking and storage of motor vehicles for a temporary term of fifteen (15) years.

PREMISES AFFECTED—80-14 to 80-24 (80-20 official) Pitkin Avenue, southwest corner of 81st Street, Block 9139, Lot 340, Ozone Park, Borough of Queens.

Laid over from March 3, 1959, to March 31, 1959, for inspection and decision; and decision by the Board as to whether this application can be accepted in its present form as it overlaps the previous application; hearing closed.

345-58-BZ

APPLICANT—Leo Kornblath, for Geray Comp, and Ethel Latt, owners.

SUBJECT—Application May 27, 1958, decision of the Borough Superintendent, under Sections 7c and 7f of the Zoning Resolution, to permit in a business use district,

on a plot presently used for the parking of more than five (5) motor vehicles, the installation of gasoline tanks and pumps to be used in conjunction with the existing gasoline service station located on the adjoining lot.

PREMISES AFFECTED—2125 Jerome Avenue, west side, 70.65 feet, south of West 181st Street, Block 3192, Lots 46 and 42, Borough of Bronx.

Laid over from March 3, 1959, to March 31, 1959, for inspection and decision; hearing closed.

787-55-BZ—Vol. III

APPLICANT—J. G. L. Molloy, for B. Kerner and Son, Inc., and Padula Service Station, Inc., owners.

SUBJECT—Application reopened October 28, 1958 as Vol. III—decision of the Borough Superintendent, under Sections 7e, 7f and 7i of the Zoning Resolution, to permit in a business use district, the enlargement in area of a gasoline service station by the addition of an adjoining lot and to relocate and add curb cuts and gasoline pumps.

PREMISES AFFECTED—160-168 Ridge Street and 339-345 East Houston Street, southeast corner, Block 345, Lots 44, 48, 49 and 50, Borough of Manhattan.

Laid over from March 3, 1959, to March 31, 1959, for inspection and decision; hearing closed.

759-58-BZ

APPLICANT—Leonard F. Rothkrug for Berkeley Plaza Corporation, owner.

SUBJECT—Application December 24, 1958—decision of the Borough Superintendent, under Sections 9A and 21 of the Zoning Resolution, to permit in a class one height district, the erection of a multiple dwelling of a height in excess of that permitted within two miles of a designated airport.

PREMISES AFFECTED—2111 Brown Street, southeast corner of Avenue U, Block 7365, Lot 1, Borough of Brooklyn.

Laid over from March 3, 1959, to March 31, 1959, for inspection and decision; hearing closed.

668-58-BZ

APPLICANT—Department of Traffic, City of New York, owner.

SUBJECT—Application November 19, 1958—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a municipal parking lot for more than five (5) motor vehicles.

PREMISES AFFECTED—2869-2883 Pitkin Avenue, north side, from Sheridan to Grant Avenues, Block 4222, Lot 1, Borough of Brooklyn.

Laid over from March 3, 1959, to March 31, 1959, for inspection and decision; Traffic Department to submit construction drawings; hearing closed.

669-58-BZ

APPLICANT—Department of Traffic, City of New York, owner.

SUBJECT—Application November 19, 1958—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a municipal parking lot for more than five (5) cars.

PREMISES AFFECTED—2885-2907 Pitkin Avenue, north side, from Grant Avenue to Elderts Lane, Block 4223, Lot 1, Borough of Brooklyn.

Laid over from March 3, 1959, to March 31, 1959, for inspection and decision; Traffic Department to submit working drawings; hearing closed.

289-58-BZ

APPLICANT—Leo Kornbluth, for Allwyn Contracting Co., Inc., owner.

SUBJECT—Application May 9, 1958—decision of the Borough Superintendent, under Sections 7e, 7f, 7i and 7A of the Zoning Resolution, to permit in a business use dis-

CALENDAR

trict, the erection and maintenance of a gasoline service station, lubritorium, minor repairs with hand tools only, non-automatic auto laundry, office, storage and sales of auto accessories, parking of more than five (5) motor vehicles waiting for service for a stated term of (15) years.

PREMISES AFFECTED—398-410 Kings Highway, southwest corner of Kings Place, Block 6678, Lots 73, 75 and 77, Borough of Brooklyn.

Laid over from September 30, 1958, to October 15, 1958, for inspection and decision; hearing closed; then to December 16, 1958, at request of applicant to investigate possible conforming use, which might result in withdrawal of this application; premises have been inspected; then to January 13, 1959, at the request of the applicant; then to March 3, 1959, at the request of applicant pending negotiation for the sale of the property; then to March 31, 1959, for inspection and decision; hearing closed.

707-56-BZ Vol. II

APPLICANT—Charles M. Spindler, for William Galvin, owner.

SUBJECT—Application reopened November 18, 1958 as Vol. II—decision of the Borough Superintendent, under sections 7f and 7i of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubrication, auto washing—non automatic, office, sale of accessories, minor repairs with hand tools only, safety inspection station and the parking and storage of motor vehicles, all for a temporary term of fifteen (15) years.

PREMISES AFFECTED—1500-1510 Williamsbridge Road and 1601-1611 Eastchester Road, northeast corner, Block 4082, Lots 5 and 10, Borough of The Bronx.

Laid over from February 3, 1959, to March 3, 1959, for inspection and decision; hearing closed; then to March 31, 1959, for further inspection and decision.

702-58-A

APPLICANT—Charles M. Spindler, for William Galvin, owner.

SUBJECT—Application October 23, 1958—filed pursuant to section 35, General City Law proposed sign within bed of a mapped street—proposed widening of Williamsbridge Road.

PREMISES AFFECTED—1500-1510 Williamsbridge Road, northeast corner of Eastchester Road, Block 4082, Lots 5 and 10, Borough of The Bronx.

125-57-BZ

APPLICANT—James E. Vassalotti, for Max Kirsch, Inc., owner.

SUBJECT—Application February 18, 1957—decision of the Borough Superintendent, under sections 7e and 7h of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs, storage, offices and sales, car washing and parking and storage of motor vehicles.

PREMISES AFFECTED—9501-9515 Sea View Avenue and 1645-1655 East 95th Street, northeast corner, Block 8298, Lot 7, Borough of Brooklyn.

Laid over from February 17, 1959, to March 10, 1959, for inspection and decision; hearing closed; then to March 31, 1959, at request of the applicant, to furnish Board with information previously requested.

711-56-BZ

APPLICANT—Paul Friedman, for Felnor Realty Corp., owner.

SUBJECT—Application October 19, 1956—re decision of the Borough Superintendent, under Sections 7e, 7h and 7i of the Zoning Resolution, to permit in a local retail use district, the erection and maintenance of a gasoline service station, lubritorium, minor repairs with hand tools only,

office, storage and sales of auto accessories, parking of more than five (5) motor vehicles waiting to be serviced and a post standard ground sign for a stated term of fifteen (15) years.

PREMISES AFFECTED—101-02 to 101-10 (101-06 official) Astoria Boulevard, 101-01 to 101-09 31st Avenue and 28-01 to 28-13 101st Street, southwest corner of Astoria Boulevard, Block 1688, Lot 30, East Elmhurst, Borough of Queens.

Laid over from March 5, 1957, to April 9, 1957, for applicant to file lay-out plan and inspection and decision; hearing closed; then placed on the reserve calendar pending erection of church on adjacent property; then set for hearing on October 1, 1957; then to October 8, 1957 for further inspection and decision; then to November 6, 1957, for further inspection and decision; then to December 10, 1957, at request of the applicant, to file revised plans; then to June 10, 1958, for further consideration by Board; inspected by committee of the Board, which is of the opinion that the application should be laid over further in order to give the church proposed to be erected on the adjoining plot more time to determine whether they can proceed with the development for church or school; then to October 7, 1958, for report from objecting property owner; then to December 9, 1958, for applicant to report to the Board as to adjacent property proposed for church and school which are in objection; then to January 13, 1959, for further consideration as to the progress of construction of the church building on the plot adjacent; then to February 10, 1959, for inspection and decision; to March 17, 1959, for further inspection and decision; then to March 31, 1959, for decision.

584-58-BZ

APPLICANT—Lama, Proskauer and Prober, for Menora Caterers Inc.

SUBJECT—Application October 10, 1958—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution to permit in a residence use district, the maintenance of a parking lot for the parking of patrons' cars in conjunction with the Masonic Temple located on the corner plot.

PREMISES AFFECTED—1362-1364 50th Street, south side, 140 feet west of 14th Avenue, Block 5649, Lots 32 and 33, Borough of Brooklyn.

Laid over from February 17, 1959, to March 10, 1959, for inspection and decision; applicant to give additional information to the Board as to use of Masonic Temple located on the site; hearing closed; then to March 17, 1959, for inspection and decision; applicant to furnish the Board with additional information as to the present use of the Masonic Temple as requested; then to March 31, 1959, for applicant to furnish the Board with a certificate of occupancy for the former Masonic Temple.

157-57-BZ

APPLICANT—Fred C. Dahlem and Victor E. Block, for Jacob Starr, owner.

SUBJECT—Application March 1, 1957—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot for the parking and storage of more than five (5) motor vehicles.

PREMISES AFFECTED—1191-1195 Woodycrest Avenue, west side, 140 feet north of West 167th Street, Block 2515, Lot 53, Borough of The Bronx.

Laid over from February 17, 1959, to March 10, 1959, for inspection and decision; hearing closed; then to March 17, 1959, for owner to file corrected affidavit as to his address; then to March 31, 1959, for the Board to prepare a report and for decision.

HARRIS H. MURDOCK, *Chairman.*

CALENDAR

MARCH 31 1959, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, March 31, 1959, at 2 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:*

499-56-SM

APPLICANT—United States Steel Corp., American Bridge Division, owner.
SUBJECT—Application June 25, 1956—USS Ambridge Standard Steel Joists, approval of.

506-58-SA

APPLICANT—The Ohio Foundry & Mfg. Company, owner.
SUBJECT—Application August 26, 1958—Brilliant Fire, Ohio, Radiant, Model 1025, 1025-M, 1035 and 1035-M, approval of.

409-54-SA

APPLICANT—Johnson Heater Corporation, owner.
SUBJECT—Application reopened January 13, 1959 for amendment of resolution as to additional models of gas-fired warm air furnaces—re Johnson Gas-fired Heaters, Models JA15, JA20, JA25, JA30, JA35, JA40, JA50, HB75, HB1, HB2, HB3, HB4, HB5, JAS1, JAS1E, JAS15, JAS2, JAS2E, JAS3E, JAS4, JAS5, JA.75, JA1, JA.2, JA1.5, JA3, JA4, JA5, JA6, JA7, JA8, JA2, JA10 and JA12; previously approved.

367-54-SA

APPLICANT—Johnson Heater Corporation, owner.
SUBJECT—Application reopened January 13, 1959 for amendment of resolution as to models of oil-fired warm air heater—re Johnson Forced Warm Air Heaters, oil-fired, Models JA75, JA1, JA1.5, JA2, JA2.5, JA3, JA4, JA5, JA6, JA7, JA8, JA1.2, JA35, JA40, JA50, HB75, HB1, HB2, HB3, HB4, HB5, JAS1, JAS1E, JAS1.5, JAS2, JAS2E, JAS3, JAS3E, JAS4, JAS5, JA10, JA12, JA15, JA20, JA25, and JA30; previously approved.

682-56-SM

APPLICANT—Bestwall Gypsum Company, owner.
SUBJECT—Application reopened January 13, 1959 for amendment of resolution as to additional trade name—re Bestwall Gypsum Wallboard, Bestwall Insulating Gypsum Wallboard, Bestwall Wood Grain Gypsum Wallboard, interior wall surfacing material; previously approved.

531-56-SM

APPLICANT—Russell, Burdsall & Ward Bolt & Nut Company, owner.
SUBJECT—Application reopened January 27, 1959 for amendment of resolution as to bolt marking—re Empire (E) High Strength Bolts for Structural Steel Connections; previously approved.

388-52-SM

APPLICANT—American Biltrite Rubber Company, owner.
SUBJECT—Application May 23, 1953—Amtico Rubber Tile Flooring, approval of.

664-53-SM

APPLICANT—The Peelle Company, owner.
SUBJECT—Application August 28, 1953—Peelle Metal Clad Counter Balanced Door, approval of.

159-55-SM

APPLICANT—Certain-teed Products Corporation, owner.
SUBJECT—Application February 16, 1955—Metro-Mix (gypsum concrete used for poured roof deck), approval of.

98-56-SM

APPLICANT—J. H. Thorp & Company, Inc., owner.
SUBJECT—Application January 24, 1956—48 Inch Saravel, Model 2926, approval of.

442-57-SM

APPLICANT—B. F. Goodrich Flooring Company, owner.
SUBJECT—Application May 28, 1957—B. F. Goodrich Koroseal Vinyl Floor Tile, approval of.

574-57-SA

APPLICANT—Sears, Roebuck & Co., for Temco, Inc., owner.
SUBJECT—Application July 25, 1957—E-Z Vent Wall Heater (gas-fired), Model 138.527-020, approval of.

673-57-SA

APPLICANT—Temco, Inc., owner.
SUBJECT—Application July 9, 1957—Temco Pre-Vent Gas-fired Wall Heaters, Models 208-3 and 308-3, approval of.

760-57-SM

APPLICANT—Simplex Ceiling Corporation, owner.
SUBJECT—Application October 11, 1957—Simplex Flush Metal Panel Ceilings; approval of.

806-57-SA

APPLICANT—The Blackstone Corporation, owner.
SUBJECT—Application October 17, 1957—Blackstone Convertible Washing Machine, Model 251, Automatic Washer & Model 252 Semi-Automatic Washer, approval of.

1013-57-SM

APPLICANT—Gustin-Bacon Manufacturing Company, owner.
SUBJECT—Application December 17, 1957—Gustin-Bacon Ultracoustic Ceiling Board, approval of.

35-58-SM

APPLICANT—Joseph Platzker, for Dow Chemical Company, owner.
SUBJECT—Application January 29, 1958—Saraloy-400 (shower pan installation), approval of.

110-58-SM

APPLICANT—Wilkinson Chutes, Inc., owner.
SUBJECT—Application February 19, 1958—Wilkinson Hand or Foot Operated Intake Door, Models W01B, W1B, W3B, W5B, W7B and Wilkinson Discharge Doors, Models 28" x 36", 24" x 30", 20" x 30", 18" x 30", 15" x 24" and 12" x 24", approval of.

113-58-SM

APPLICANT—E. I. du Pont de Nemours & Company (Inc.), owners.
SUBJECT—Application February 20, 1958—DuPont "Tontine" Flame Resistant Vinyl Drapery Material, traversing window draperies, etc., approval of.

250-58-SA

APPLICANT—Ray Oil Burner Sales, Inc., for Ray Burner Company, owner.
SUBJECT—Application February 3, 1958—Ray Conversion Oil Burner, Model PD, approval of.

516-58-SA

APPLICANT—Komline-Sanderson Engineering Corporation, owner.
SUBJECT—Application September 4, 1958—Pneumatic Sewage Ejector Systems, Single & Duplex, Models 30, 50, 75, 100, 150, 200, 250, 300, 350 and 400 GPM, approval of.

596-58-SM

APPLICANT—Imperial Damper Company, Inc., owner.
SUBJECT—Application October 17, 1958—Automatic Louvred Fire Damper, Model VWNVT-1, approval of.

646-58-SA

APPLICANT—The Peelle Company, owner.
SUBJECT—Application October 31, 1958—Peelle Type UA-3 Interlock & Type, UA-4, Lock & Contact, approval of.

CALENDAR

650-58-SM

APPLICANT—The Gamewell Company, owner.
SUBJECT—Application November 13, 1958—Flexalarm Fire Line Telephone System as addition to Flexalarm Fire Alarm System, approval of.

720-58-SA

APPLICANT—Per-Fab Company, Inc., owner.
SUBJECT—Application December 9, 1958—Per-Fab Heat Transfer System, approval of.

758-58-SA

APPLICANT—General Automatic Products Corporation, owner.
SUBJECT—Application December 26, 1958—General Automatic Gas-fired Hot Water Domestic Heating Boilers, Models L-4, L-5, L-6, L-7, L-8, L-9 and L-10, approval of.

301-38-SM

APPLICANT—Syre & Fisher Company, owner.
SUBJECT—Application reopened December 9, 1958 for amendment of resolution as to additional size brick—re S. & F. Colonial Veneer Brick, previously approved.

888-40-SA

APPLICANT—Bethlehem Foundry & Machine Company, owner.
SUBJECT—Application reopened January 13, 1959 for amendment of resolution as to additional models of oil-fired Boiler Units, namely Dynatherm Models 48/32 and 100 and the Crusade-A-Therm, Model 36—re Bethlehem-Dynatherm Oil Burner; previously approved.

58-49-SA

APPLICANT—Superior Combustion Industries, Inc., owner.
SUBJECT—Application reopened January 13, 1959 for amendment of resolution as to additional models of rotary oil burners—re Superior Rotary Burners (various models); previously approved.

126-51-SM

APPLICANT—National Gypsum Company, owner.
SUBJECT—Application reopened May 28, 1957 for amendment of Gold Bond Poured-In-Place Gypsum Roof Deck construction to include additional bulb tees, additional method of construction and fire endurance ratings—re Gold Bond Poured-In-Place Gypsum Roof Deck, previously approved.

647-55-SM

APPLICANT—The Celotex Corporation, owner.
SUBJECT—Application reopened December 9, 1958 for amendment of resolution as to additional size acoustical tile—re Celotex Steelacoustic Ceiling Panels (ceiling finish that provides acoustical absorption); previously approved.

405-56-SM—Vol. II

APPLICANT—The Gamewell Company, owner. E. S. Roth, Agent.
SUBJECT—Application reopened December 9, 1958 as Vol. II for amendment of resolution—re Flexalarm (fire alarm system); previously approved.

900-56-SA

APPLICANT—Pyrotronics, Division of Baker Industries, Inc., owner.
SUBJECT—Application for amendment of resolution adopted December 17, 1957—re Pyr-A-Larm, Type C-A Fire Detector & Alarm with Controls; previously approved.

83-57-SA

APPLICANT—Sunstrand Engineering Company, owner.
SUBJECT—Application reopened January 13, 1959 for amendment of resolution as to additional trade name,

namely Thermo Products Oil Burner—re Sunstrand Oil Burner, Models SS, XA2, XB4, XB5 & XC6 to be also marketed as Atlantic, Bard, Hess, Ingersoll, Jackson & Church, Inland, Sure, Comfort, Waterbury, Modernaire, Meridian, Gyprosopic, Premier, Radiation, Fitzgibbons, Thatcher, Burnham, Weil-McLain, Patten, Spi-ro-fin & Bendix Oil Burner; previously approved.

746-57-A

APPLICANT—Samuel Rosenblum, for Alma G. Roos.
SUBJECT—Application October 10, 1957—Appeal from a decision of the Borough Superintendent—re egress.
PREMISES AFFECTED—147-149 West 22nd Street, north side, 249 feet, 6 inches east of 7th Avenue, Block 798, Lot 17, Borough of Manhattan.

122-56-A

APPLICANT—Ludwig Hanauer, for Eleanor Glickman, Owner.
SUBJECT—Application February 15, 1956—Appeal from a decision of the Borough Superintendent, re egress.
PREMISES AFFECTED—5 East 3rd Street, north side, 104 feet 4 inches east of Bowery, Block 459, Lot 47, Borough of Manhattan.

112-56-A

APPLICANT—Grand Central Apartments Inc., owner.
SUBJECT—Application February 7, 1956—Appeal from orders of the Fire Commissioner re Certificate of Fitness.
PREMISES AFFECTED—252-09 to 252-17 72nd Avenue; 251-27 to 251-45 71st Avenue; 251-35 to 251-61 71st Road; 251-05 to 251-33 71st Road and 71-02 Little Neck Parkway; Block 8401, Lots 350 and 675, Bellerose, Borough of Queens.

1009-57-A

APPLICANT—Aaron Halpern, for Salvatore Cantone, owner.
SUBJECT—Application December 30, 1957—Appeal from a decision of the Borough Superintendent, re frame structure, factory use, re exits, stairs, etc.
PREMISES AFFECTED—77-03 101st Avenue, north side, 20.11 feet east of 77th Street, Block 9049, Lot 38, Woodhaven, Borough of Queens.

718-58-A

APPLICANT—S. Walter Katz, for Twenty-Third Operating Corp., owner.
SUBJECT—Application December 8, 1958—filed pursuant to section 35, General City Law re extension of existing building in bed of a mapped street—approach to Queensboro Bridge.
PREMISES AFFECTED—244 East 60th Street, south side, 135 feet west of 2nd Avenue, Block 1414, Lot 30, Borough of Manhattan.

337-52-A—Vol II.

APPLICANT—Irving P. Marks, for Bernard, Hermand and Minnie Feuer, owners.
SUBJECT—Application reopened November 25, 1958 as Vol. II—Appeal from a decision of the Borough Superintendent—re erection of extension to existing nursing home, increase in area
PREMISES AFFECTED—115-49 118th Street, east side, 240 feet north of Sutter Avenue, Block 11711, Lot 18 and 62. South Ozone Park, Borough of Queens.

425-53-A—Vol. II

APPLICANT—John F. Fitzsimons, for Anthony E. and Mary C. Schneider, owners.
SUBJECT—Application reopened November 18, 1958—re Vol. II—Appeal from a decision of the Borough Superintendent, extension and increase in area of frame building for business purposes.
PREMISES AFFECTED—103-45 Lefferts Boulevard, east side, 132.59 feet north of Liberty Avenue, 1st floor; Block 9557, Lot 48, Richmond Hill, Borough of Queens.

CALENDAR

611-57-A

APPLICANT—Lama, Proskauer and Prober, for New York Central and Hudson River Railroad Co., owner; Herbert Kerkow, Inc., lessee.

SUBJECT—Application August 1, 1957—Appeal from an order of the Fire Commissioner—re sprinkler system.

PREMISES AFFECTED—480 Lexington Avenue, west side, from East 46th to East 47th Streets, 6th floor, Block 1301, Lot 6, Borough of Manhattan.

654-58-A

APPLICANT—Hyman H. Smith, for Shelbert Homes Realty Corp., owner; Shore Front Taxpayers, Association, Inc.; lessee.

SUBJECT—Application November 17, 1958—Appeal from a decision of the Borough Superintendent, re frame construction, public use.

PREMISES AFFECTED—2924-2926 West 22nd Street, west side, 210 feet, 7 inches south of Mermaid Avenue, Block 7057, Lot 20, Borough of Brooklyn.

778-58-A

APPLICANT—Arnold W. Lederer for Pauline Farber, owner.

SUBJECT—Application December 29, 1958—filed pursuant to section 310 of the Multiple Dwelling Law for variation of section 187, sub. div. 1e, of the Multiple Dwelling Law re egress.

PREMISES AFFECTED—1588 Carroll Street, south side, 225 feet west of Schenectady Avenue, 2nd floor, Block 1413, Lot 28, Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

APRIL 7, 1959, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning*, April 7, 1959, at 10 o'clock, at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:

622-58-BZ

APPLICANT—Fred C. Dahlem and Victor E. Block, for Anthony Monaco, owner.

SUBJECT—Application October 29, 1958—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubricatorium, car wash, office, sale of accessories, minor repairs with hand tools only and the parking and storage of more than five (5) motor vehicles.

PREMISES AFFECTED—3850-3852 Bronxwood Avenue and 904-908 East 222nd Street, southeast corner, Block 4692, Lots 40, 42 and 43, Borough of The Bronx.

Laid over from March 3, 1959, to April 7, 1959, at the request of the objectors for hearing.

192-24-BZ—Vol. II

APPLICANT—Frederick A. Ketcher, for Jerome Evander Corp., owner; Jack Grotzky, lessee.

SUBJECT—Application reopened December 9, 1958 as Vol. II—decision of the Borough Superintendent, under sections 7c and 7i of the Zoning Resolution, to permit in a business use district, in an existing two story building occupied as a Public garage, the use of the store area on the first floor as a motor vehicle repair shop with hand tools only and incidental welding.

PREMISES AFFECTED—2359-2369 Jerome Avenue, west side, 60.26 feet south of West 184th Street, Block 3198, Lot 18, Borough of The Bronx.

149-57-BZ—Vol. II

APPLICANT—Jerome W. Perlstein for Butcher Knitting Mills, Inc., owner.

SUBJECT—Application reopened October 28, 1958 as Vol. II—decision of the Borough Superintendent, under sections

7c and 21 of the Zoning Resolution, to permit in a business and residence use, D area district, the erection of a one and two story structure occupying more than the permitted area and used for the manufacture of knitwear, retail sales, office and parking of employees and customers cars. PREMISES AFFECTED—71-45 Metropolitan Avenue, north side, 69.74 feet west of Pleasantview Street, Block 3055, Lot 16, Middle Village, Borough of Queens.

150-57-A—Vol. II

APPLICANT—Jerome W. Perlstein, for Butcher Knitting Mills, Inc., owner.

SUBJECT—Application reopened October 28, 1958 as Vol. II—filed pursuant to section 35, General City Law re proposed parking lot in bed of mapped street—proposed widening of Metropolitan Avenue.

PREMISES AFFECTED—71-45 Metropolitan Avenue, north side, 69.74 feet west of Pleasantview Street, Block 3055, Lot 16, Middle Village, Borough of Queens.

125-52-BZ

APPLICANT—Edmund H. Franz, for Marion V., Raymond V., and Edmund H. Franz, owners.

SUBJECT—Application—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a retail and residence use district, the maintenance of a garage for fourteen (14) motor vehicles.

PREMISES AFFECTED—71-34 to 71-50 Myrtle Avenue, southwest corner of 72nd Street, Block 3710, Lot 22, Glendale, Borough of Queens.

214-27-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Socony Mobil Oil Co., Inc., owner.

SUBJECT—Application reopened September 23, 1958 as Vol. II—decision of the Borough Superintendent, under sections 7c and 7a of the Zoning Resolution, to permit in a manufacturing and residence use district, the reconstruction of an existing gasoline service station with the additional accessory uses of lubricatorium, minor auto repairs, car washing, utility room, store and parking and storage of more than five (5) motor vehicles with show windows and signs within 75 feet of a residence use district.

PREMISES AFFECTED—296 West Fordham Road, southeast corner of Major Deegan Expressway, Block 3233, Lot 65, Borough of The Bronx.

24-34-BZ—Vol. II

APPLICANT—Anthony M. Salvati, for D and S Holding Corporation, owner.

SUBJECT—Application reopened November 5, 1958 as Vol. II—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a retail and residence use district, the erection and an extension to the second floor in an existing three story building and changing the use from theatre, stores and apartments for two families to bowling alleys, stores and apartments for two families.

PREMISES AFFECTED—3117-3127 Surf Avenue, northeast corner of West 32nd Street, Block 7049, Lot 51, Borough of Brooklyn.

757-58-BZ

APPLICANT—Leonard F. Rothkrug for Doody Holding Corp., owner.

SUBJECT—Application December 24, 1958—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a manufacturing and residence use district the extension of an existing building used for the storage of building materials to be used for retail sales and storage of building materials, equipment and tools with accessory lumber storage and power saws of low horsepower and accessory customer and employee parking, no fee to be charged.

PREMISES AFFECTED—2475-2483 East 17th Street and

CALENDAR

1701-1717 Avenue Y, northeast corner, Block 7419, Lot 45, Borough of Brooklyn.

691-58-BZ

APPLICANT—Burke, Green and Groh, for James Newell, Dominick Miranda and Frederick M. Silva, owners; Research Shopping Centers, Inc., vendee.

SUBJECT—Application November 26, 1958—decision of the Borough Superintendent, under sections 7c and 7h of the Zoning Resolution, to permit in a business and residence use district, the erection and maintenance of a gasoline service station, auto washing, non-automatic, lubrication, office, sales, minor repairs with hand tools only and the parking and storage of cars awaiting service.

PREMISES AFFECTED—131-25 20th Avenue, northwest corner of 132nd Street, Block 4137, Lot 55, College Point, Borough of Queens.

692-58-A

APPLICANT—Burke, Green and Groh, for Dominick Miranda and Frederick M. Silva, owners; Research Shopping Centers, Inc., vendee.

SUBJECT—Application November 26, 1958—filed pursuant to section 35, General City Law re utilization of portion or lot in bed of a mapped street—20th Avenue.

PREMISES AFFECTED—131-25 20th Avenue, northwest corner of 132nd Street, Block 4137, Lot 55, College Point, Borough of Queens.

693-58-BZ

APPLICANT—Burke, Green and Groh, for James Newell, Dominick Miranda and Frederick M. Silva, owners; Research Shopping Centers, Inc., vendee.

SUBJECT—Application November 26, 1958—decision of the Borough Superintendent, under sections 7e and 7h of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubricatorium, minor repairs with hand tools only, auto washing, office and sales and the parking of cars awaiting service.

PREMISES AFFECTED—132-08 20th Avenue, southeast corner of 132nd Street, Block 4178, Lot 22, College Point, Borough of Queens.

694-58-A

APPLICANT—Burke, Green and Groh, for James Newell, Dominick Miranda and Frederick M. Silva, owners; Research Shopping Centers, Inc., vendee.

SUBJECT—Application November 26, 1958—filed pursuant to section 35, General City Law re utilization of portion of lot in bed of a mapped street—20th Avenue.

PREMISES AFFECTED—132-08 20th Avenue, southeast corner of 132nd Street, Block 4178, Lot 22, College Point, Borough of Queens.

777-58-BZ

APPLICANT—Charles M. Spindler for Louis C. Duro, owner.

SUBJECT—Application December 31, 1958—decision of the Borough Superintendent, under sections 7f, 7i, 7e and 21 of the Zoning Resolution, to permit in a retail and residence use, D and E-1 area district, the erection and maintenance of a gasoline service station, lubrication, non-automatic car wash, office, sale of accessories, minor repairs with hand tools only, safety inspection station and parking and storage of motor vehicles all for a temporary term of fifteen (15) years, the proposed building encroaches on the required rear yard.

PREMISES AFFECTED—180-06—180-14 (180-10 official) Linden Boulevard, south side, 125.42 feet west of Montauk Street, Block 12406, Lots 320 and 321, St. Albans, Borough of Queens.

137-27-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Socony Mobil Oil Co., owner.

SUBJECT—Application reopened January 20, 1959—de-

cision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a business district, the reconstruction of an existing gasoline service station and extend the uses to include lubricatory, minor auto repairs with hand tools only, utility room and store and the parking and storage of motor vehicles on the open area.

PREMISES AFFECTED—2103-2121 Webster Avenue, west side, 280 feet north of East 180th Street, Block 3143, Lot 113, Borough of The Bronx.

882-56-BZ—Vol. II

APPLICANT—Frederick A. Ketcher for John Poth, owner; Esso Standard Oil Company, lessee.

SUBJECT—Application reopened January 13, 1959 as Vol. II—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a retail use district, the extension of the open area of the existing gasoline service station by adding that portion occupied by a one story frame building, to be demolished and open the rear wall of the car wash bay, extend the east curb cut on East 101st Street and add an additional curb cut on First Avenue.

PREMISES AFFECTED—1962-1970 First Avenue and 401 East 101st Street, northeast corner, Block 1695, Lots 1 and 50, Borough of Manhattan.

341-43-BZ—Vol. IV

APPLICANT—Leonard F. Rothkrug, for 3319 Realty Corp., owner and conditional vendee doing business as Riteway Laundry.

SUBJECT—Application reopened January 6, 1959 as Volume IV—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a residence use district the extension of a laundry with accessory dry cleaning previously granted by the Board into an existing public garage, the public garage use to be discontinued with the addition of accessory laundry truck storage use and the extension of the garage building for accessory laundry storage use.

PREMISES AFFECTED—3319-3335 Atlantic Avenue, northeast corner of Euclid Avenue, Block 4145, Lot 1, 13 and 23, Borough of Brooklyn.

737-58-BZ

APPLICANT—Kenneth W. Milnes for F. D. Koehler Co., Inc., owner.

SUBJECT—Application December 16, 1958—decision of the Borough Superintendent, under section 7c and 7A of the Zoning Resolution, to permit in a retail and residence use district, the reconstruction of an existing gasoline service station, lubricatorium, sales room, minor auto repairs and car washing, the proposed reconstruction to provide a new accessory building, additional gasoline tanks and pumps, the relocation of the existing pumps and curb cuts within 75 feet of residence use district.

PREMISES AFFECTED—717 Richmond Road, northwest corner of Price Street, Block 631, Lot 1, Concord, Borough of Richmond.

630-58-BZ

APPLICANT—Milton P. Miller, for Brooklyn Jenapo Federal Credit Union, owner.

SUBJECT—Application November 3, 1958—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit retail and residence use district, the maintenance of a parking lot for use in conjunction with the federal credit union in an adjoining lot for a term of five years, no fee to be charged.

PREMISES AFFECTED—4904 Church Avenue, south side, 20 feet east of East 49th Street and 431 East 49th Street, Block 4697, Lots 2 and 56, Borough of Brooklyn.

581-58-BZ

APPLICANT—Kelly and Schwartz, for Giroloma Le Brutto, owner.

SUBJECT—Application October 8, 1958—decision of the Borough Superintendent, under section 7e of the Zoning

CALENDAR

Resolution, to permit in a business and residence use district, the continuance of a three car, non-accessory, garage located on the residence portion of the premises.
PREMISES AFFECTED—23-13 Broadway, north side, 125.31 feet east of 23rd Street, Block 567, Lot 19, Long Island City, Borough of Queens.

710-58-BZ

APPLICANT—Ziegler, Gill and Clabby, for 45th Street Realty Corp., owner, F. X. R., Inc., lessee.
SUBJECT—Application December 5, 1958—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot for employees of F. X. R. Inc.
PREMISES AFFECTED—25-70 Old Bowery Bay Road, 50th Street, west side, 170 feet north of 28th Avenue and 25-81 49th Street, Block 745, Lots 9, 22, 10, 65-70 inclusive and Lot 72, Woodside, Borough of Queens.

711-58-A

APPLICANT—Ziegler, Gill and Clabby, for 45th Street Realty Corp., owner; F. X. R., Inc., lessee.
SUBJECT—Application December 5, 1958—filed pursuant to section 35, General City Law re use of part of premises within bed of a mapped street—50th Street.
PREMISES AFFECTED—25-70 Old Bowery Bay Road, 50th Street, west side, 170 feet north of 28th Avenue and 25-81 49th Street, Block 745, Lots 9, 10, 22, 65-70 and Lot 72, Woodside, Borough of Queens.

712-58-BZ

APPLICANT—Carl H. Salminen, for Ida Cacciatore, owner.
SUBJECT—Application December 5, 1958—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit on a plot partly in a G-1 area and partly in a D area district, the conversion of a one family dwelling to a two family dwelling.
PREMISES AFFECTED—190-17 33rd Avenue and 32-66 191st Street, northwest corner, Block 4941, Lot 5, Flushing, Borough of Queens.
 Laid over from March 10, 1959, to April 7, 1959, for inspection and decision; hearing closed.

713-58-A

APPLICANT—Carl H. Salminen, for Ida Cacciatore, owner.
SUBJECT—Application December 5, 1958—Appeal from a decision of the Borough Superintendent, re frame construction.
PREMISES AFFECTED—190-17 33rd Avenue and 32-66 191st Street, northwest corner, Block 4941, Lot 5, Flushing, Borough of Queens.

149-56-BZ

APPLICANT—Leonard F. Rothkrug, for Gair Realty Corp., owner.
SUBJECT—Application reopened February 25, 1959 for consideration of extension of time to complete, expired December 17, 1958—decision of the Borough Superintendent, previously granted on condition, under section 19A(j) of the Zoning Resolution, permitting in an unrestricted use district, a voluntary loading berth in conjunction with existing manufacturing and warehouse uses less than 25 feet from the intersection.
PREMISES AFFECTED—110 Water Street, southwest corner of Washington Street, Block 37, Lot 1, Borough of Brooklyn.

81-57-BZ

APPLICANT—Leonard F. Rothkrug, for Sanpark Realty Corp., doing business as B. and C. Bowling Alley Builders, Inc., owner.
SUBJECT—Application reopened February 25, 1959 for consideration as to extension of time to complete, expired September 24, 1958—decision of the Borough Super-

intendent, previously granted on condition under section 7c of the Zoning Resolution, permitting in a manufacturing use district, the alteration of an existing building and the erection and maintenance of a new building for the manufacture of bowling alleys, silk screens and wood frame (using power equipment).
PREMISES AFFECTED—105-111 Sanford Street, east side, 217 feet 9 inches north of Myrtle Avenue, Block 1737, Lots 52, 53 and 54, Borough of Brooklyn.

98-58-BZ

APPLICANT—Robert J. Crimmion, for Ahonor, Inc., owner.
SUBJECT—Application March 5, 1958—decision of the Borough Superintendent, under sections 7e and 7h of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, with accessory uses of lubricatorium, car washing, (non-automatic), minor repairs with hand tools only, office storage and sale of automobile accessories and parking of more than five (5) passenger cars awaiting service.
PREMISES AFFECTED—3915 Bronxwood Avenue, west side, from East 222nd Street to East 223rd Street, Block 4847, Lots 1 and 3, Borough of The Bronx.
 Postponed from September 17, 1958, to September 30, 1958, at the request of an objector, applicant concurring; then to October 21, 1958, for inspection and decision; hearing closed; then to November 12, 1958, for further inspection and decision; then to November 25, 1958 for further inspection and decision; then laid over for inspection by member of the Board and decision; date to be set; then set for April 7, 1959.

644-58-BZ

APPLICANT—Lama, Proskauer and Prober, for Abraham H. Spilky, owner.
SUBJECT—Application November 10, 1958—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a business, retail and residence use district, the erection and maintenance of a one story building extending from the business portion into the residence portion of the plot and used for bowling alleys, snack bar, and dining room, kitchen, cocktail lounge, offices, sport shop, locker room and parking of patrons cars on the unbuilt upon portion of the plot—no fee to be charged.
PREMISES AFFECTED—878 Bay Street, 1-27 Greenfield Avenue, southwest corner and 16-24 Townsend Avenue, Block 2840, Lot 93, St. George, Borough of Richmond.
 Laid over from February 3, 1959, date to be set; for inspection and decision; hearing closed; then set for April 7, 1959.

623-58-BZ

APPLICANT—Carl H. Salminen, for Frank Reis, owner; Bari Construction Co., Inc., owner under contract.
SUBJECT—Application October 31, 1958—decision of the Borough Superintendent, under sections 7e and 21 of the Zoning Resolution, to permit in a residence use district, the erection of a one-story structure of Class 3 construction to be used for light manufacturing as permitted in a business use district, office, loading and unloading and parking of trucks used in conjunction with business, the structure to occupy more than the permitted area.
PREMISES AFFECTED—33-04 23rd Street and 21-04 33rd Avenue, southwest corner, Block 556, Lots 34-39 inclusive, Astoria, Borough of Queens.

Laid over from February 3, 1959, to March 3, 1959, for inspection and decision; hearing closed; then to April 7, 1959, for inspection and decision; for applicant to file revised plan as to entrances from 33rd Avenue, and for name and business of tenant.

292-58-BZ

APPLICANT—Leonard F. Rothkrug, for Oneibern Realty Corp., owner; Esso Standard Oil Co., conditional Purchaser under contract.

CALENDAR

SUBJECT—Application May 12, 1958—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a local retail use district, the erection of a gasoline service station, lubritorium, minor auto repairs, car washing (non-automatic), office, sale and the accessory parking of cars awaiting service all for a temporary term of fifteen (15) years.

PREMISES AFFECTED—826 East 233rd Street, southeast corner of Bussing Avenue, Block 4857, Lot 44, Borough of The Bronx.

Laid over from February 25, 1959, to March 10, 1959, at the request of an objector, for hearing with 672-58-A; then to April 7, 1959, for inspection and decision; applicant to file statement as to restrictive covenant for use of Lot 49; hearing closed.

672-58-A

APPLICANT—Leonard F. Rothkrug, for Oneibern Realty Corp., owner; Esso Standard Oil Co., conditional Purchaser under contract.

SUBJECT—Application November 21, 1958—filed pursuant to section 35, General City Law re proposed structure in bed of a mapped street—proposed widening of Bussing Avenue.

PREMISES AFFECTED—826 East 233rd Street, southeast corner of Bussing Avenue, Block 4857, Lot 44, Borough of The Bronx.

477-58-BZ

APPLICANT—James J. Chambers, for Oppen and Cefalu, owner.

SUBJECT—Application August 6, 1958—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a residence use district, for a term of five (5) years, the use of the lot for off street shipping and receiving of metal bed springs and parking of occupants and customers cars as accessory to the bed spring factory to the west under the same ownership.

PREMISES AFFECTED—745 East 9th Street, north side, 118 feet, west of Avenue D, Block 379, Lot 42, Borough of Manhattan.

Laid over from March 10, 1959, to April 7, 1959, for inspection and decision; hearing closed.

666-58-BZ

APPLICANT—Boris W. Dorfman, for Mathilde and Francis Mortingeno, owners.

SUBJECT—Application November 19, 1958—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a business and residence use district, the use of the present building and open area as a machine shop in conjunction with tile, terrazzo and marble works.

PREMISES AFFECTED—6901-6923 Avenue X, north side, from East 69th to East 70th Streets, Block 8447, Lots 1 and 3, Borough of Brooklyn.

Laid over from March 10, 1959, to April 7, 1959, for inspection and decision; hearing closed.

690-58-BZ

APPLICANT—Lama, Proskauer and Prober, for Rebecca Rubin, owner.

SUBJECT—Application December 1, 1958—decision of the Borough Superintendent, under Sections 7e and 7h of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubrication, car wash, office, minor auto repairs, sales room and the parking and storage of more than five (5) cars for a temporary term of fifteen (15) years.

PREMISES AFFECTED—666-670 Castle Hill Avenue and 2201-2207 Cincinnatus Avenue, Block 3575, Lots 28, 30 and 31, Borough of The Bronx.

Laid over from March 10, 1959, to April 7, 1959, for inspection and decision; hearing closed.

678-58-BZ

APPLICANT—Leonard F. Rothkrug, for Anna Cara, owner.

SUBJECT—Application November 25, 1958—decision of the Borough Superintendent, under Sections 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a non-transient parking lot—pleasure type vehicle only, for a temporary term of five (5) years.

PREMISES AFFECTED—182-188 Clermont Avenue, east side, 152 feet, 7 inches north of Willoughby Avenue, Block 2074, Lot 41, Borough of Brooklyn.

Laid over from March 10, 1959, to April 7, 1959, for inspection and decision; applicant to file, at his request, a revised plan showing relocated fence ten feet from rear lot line; hearing closed.

633-58-BZ

APPLICANT—Henry Nordheim, for American Revolving Door Co., Inc., owner.

SUBJECT—Application November 6, 1958—decision of the Borough Superintendent, under Section 7c of the Zoning Resolution, to permit in a manufacturing use district, the use of power saws in the manufacture of revolving doors.

PREMISES AFFECTED—240-242 East 146th Street, south side, 250.13 feet west of Morris Avenue, Block 2335, Lot 23, Borough of The Bronx.

Laid over from March 10, 1959, to April 7, 1959, for applicant to file new decision of the Borough Superintendent and for inspection and decision; hearing closed.

764-58-BZ

APPLICANT—Lama, Proskauer & Prober for Ann Turso, owner.

SUBJECT—Application December 30, 1958—decision of the Borough Superintendent under Section 21 of the Zoning Resolution, to permit in a retail use, C area district, the erection of a one story retail store for the sales, storage, loading and unloading of fruits and vegetables, the proposed building to cover the entire lot, exceeds the permitted area coverage.

PREMISES AFFECTED—1889-1893 Fulton Street north side, 103 feet 2¼ inches east of McDougal Street and 14-18 McDougal Street, Block 1530, Lot 19, Borough of Brooklyn.

Laid over from March 10, 1959, to April 7, 1959, for inspection and decision; hearing closed.

206-42-BZ—Vol. II

APPLICANT—Samuel Miller for Esso Standard Oil Company, owner.

SUBJECT—Application reopened December 9, 1958 as Vol. II—decision of the Borough Superintendent, under Section 7c and 7i of the Zoning Resolution, to permit in a retail use district, the reconstruction of an existing gasoline service station and parking lot and the additional conjunctive uses of lubritorium, non-automatic car washing and minor auto repairs with hand tools only for adjustments.

PREMISES AFFECTED—91-02 63rd Drive, northeast corner of Alderton Street, Block 3104, Lot 208, Rego Park, Borough of Queens.

Laid over from March 10, 1959, to April 7, 1959, for inspection and decision; hearing closed.

585-53-BZ

APPLICANT—De Rose and Cavalieri, for Michael De Stefano, owner.

SUBJECT—Application October 10, 1958—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot for the parking and storage of more than five (5) motor vehicles.

PREMISES AFFECTED—915 Clarence Avenue, west side, 96.08 feet north of Lafayette Avenue, Block 5468, Lot 18, Borough of The Bronx.

CALENDAR

Laid over from March 10, 1959, to April 7, 1959, for inspection and decision; hearing closed.

774-58-BZ

APPLICANT—Leonard F. Rothkrug for Takabe Corporation, owner.

SUBJECT—Application December 31, 1958—decision of the Borough Superintendent, under Section 9A of the Zoning Resolution, to permit in a class 1 height district, the erection of a multiple dwelling of a height in excess of the permitted within two miles of La Guardia Airport.

PREMISES AFFECTED—36-25 Parsons Boulevard, northeast corner of 37th Avenue, Block 5014, Lot 1, Flushing, Borough of Queens.

Laid over from March 10, 1959, to April 7, 1959, for inspection and decision; applicant to file revised plan; hearing closed.

144-19-BZ—Vol. IV

APPLICANT—Justin A. Rothstein, for David E. Meltzer and Alvin Greenstein, owners; Windowcraft Display Installation, lessee.

SUBJECT—Application reopened December 4, 1956 as Vol. IV—re decision of the Borough Superintendent, under Sections 7e and 21 of the Zoning Resolution to permit in a residence use district, the manufacture of display cards and posters in an existing building.

PREMISES AFFECTED—23-69 to 23-71 38th Street, east side, 162.21 feet north of Astoria Boulevard (Triboro Bridge Plaza), Block 803, Lot 13, Long Island City, Borough of Queens.

Laid over from March 10, 1959, to April 7, 1959, for inspection and decision; hearing closed.

630-38-BZ—Vol. III

APPLICANT—John Harold Barry, for 5239 Corporation, owner; Webb and Knapp, Inc., lessee.

SUBJECT—Application reopened December 9, 1958—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a restricted retail use district, the erection of two additional illuminated signs, one over the East 41st Street garage entrance reading "Parking" and one on the Park Avenue facade of the penthouse reading "Parking Airlines Building".

PREMISES AFFECTED—118-134 Park Avenue, west side, from East 41st to East 42nd Streets, 57-63 East 41st Street and 74-80 East 42nd Street, Block 1276, Lot 33, Borough of Manhattan.

Laid over from March 10, 1959, to April 7, 1959, for inspection and decision; hearing closed.

450-58-BZ

APPLICANT—Sidney H. Kitzler, for Sardin Realty Corp., owner; Ralph Iron Works and Allen Peterson, lessee.

SUBJECT—Application July 21, 1958—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a local retail use district, the change in occupancy of an existing one story building from automobile salesroom and auto accessories to auto repair shop with spray booth, manufacturing of metal products with welding and parking for three (3) motor vehicles.

PREMISES AFFECTED—480-496 Ralph Avenue to 1626-1636 Prospect Place, south corner, Block 1369, Lot 39, Borough of Brooklyn.

Laid over from March 10, 1959, to April 7, 1959, for inspection and decision; hearing closed.

18-37-BZ Vol. IV

APPLICANT—Carl H. Salminen, for Kinney Motors, Inc., owner.

SUBJECT—Application reopened December 9, 1958 as Vol. IV—decision of the Borough Superintendent, under sections 7c, 7h, 7i and 21 of the Zoning Resolution, to permit in a business and residence use, C and D area district,

the erection and maintenance of an auto showroom, offices, servicing of new and used cars and trucks, new car and truck conditioning, parts sale and storage, wheel alignment, car wash, welding with the use of oxyacetylene torch, car and truck storage in basement, gasoline pump and tank for servicing new cars—not for sale, parking of more than five (5) cars in the residence portion of plot of cars awaiting service.

PREMISES AFFECTED—2166-2190 Coney Island Avenue, west side, 100 feet, 4 3/8 inches south of First Court, Block 6685B, Lot 34, Borough of Brooklyn.

Laid over from February 3, 1959, to February 10, 1959, at the request of an objector; no further request for adjournment; then to March 10, 1959, for inspection and decision; hearing closed; then to April 7, 1959, for applicant to file revised plans, carrying out requirements of resolution previously adopted by the Board; and apply them to the reduced building as proposed.

525-58-BZ

APPLICANT—Charles M. Spindler, for Helen Bartelucci, Kuni Rickel and Louise S. Grimm, owners.

SUBJECT—Application September 10, 1958—decision of the Borough Superintendent, under Sections 7e and 7h of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubrication, auto washing—non automatic, office, sale of accessories, minor repairs with hand tools only, safety inspection station and the parking and storage of motor vehicles for a stated term of fifteen (15) years.

PREMISES AFFECTED—43-01 to 43-09 (43-07 official) Astoria Boulevard and 23-11 to 23-21 43rd Street, northeast corner, Block 780, Lot 80 (tentative), Astoria, Borough of Queens.

Laid over from February 17, 1959, to March 10, 1959, for inspection and decision; hearing closed; then to April 7, 1959, for further inspection and decision.

782-56-BZ Vol. II

APPLICANT—Lama, Proskauer and Prober, for David Minkin, Sigmund S. Briger and Elias Thall, owners.

SUBJECT—Application reopened April 22, 1958 as Vol. II—decision of the Borough Superintendent, under sections 7f, 7i, 7e and 7A of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubricatorium, minor auto repairs, car washing, storage, office and sales, parking and storage of motor vehicles with show window and sign less than 75 feet from a residence use district for a stated term of fifteen (15) years.

PREMISES AFFECTED—195-06 to 195-24 (195-20 official) Northern Boulevard, south side, from 195th to 196th Streets, 43-01 to 43-09 195th Street and 43-02 to 43-10 196th Street, Block 5519, Lot 1, Flushing, Borough of Queens.

Laid over from February 3, 1959, to February 25, 1959, at the request of the applicant to permit attendance of owner; no further requests for adjournment; then to March 17, 1959, for inspection and decision; hearing closed; then to April 7, 1959, for applicant to furnish information requested at meeting of February 25th and decision.

78-58-BZ

APPLICANT—Gilbert Lazerus, for Helen Kraft, Morris Maran and Billiou Corp., owners.

SUBJECT—Application February 24, 1958—decision of the Borough Superintendent, under sections 7e and 7h of the Zoning Resolution, to permit in a residence use district, the construction and maintenance, for a term of fifteen (15) years, of a gasoline service station with lubricatorium, incidental car washing (non-automatic), minor motor vehicle repairs with hand tools only—no welding or spraying, office, sale and storage of auto accessories and parking of more than five (5) motor vehicles awaiting service with incidental ground signs.

CALENDAR

PREMISES AFFECTED—142-02 to 142-14 (142-10) Horace Harding Expressway, 61-13 to 61-19 Main Street, southeast corner and 142-01 to 142-09 61st Road, Block 6411, Lot 34, Kew Gardens Hills, Borough of Queens.

Laid over from February 25, 1959, to March 17, 1959, for inspection and decision; applicant to file revised plans showing conditions on Horace Harding Expressway, the service streets, bridge across Main Street, etc.; hearing closed; then to April 7, 1959, for applicant to furnish information requested at the meeting of February 25, 1959, and for decision.

HARRIS H. MURDOCK, *Chairman.*

APRIL 7, 1959, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, April 7, 1959, at 2 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:

86-55-A—Vol. II

APPLICANT—Reuben Rappaport for Netzach Isreal Jewish Center, Inc., owner; Beth Jacob School for Girls of East Bronx, Lessee.

SUBJECT—Application reopened February 3, 1959 as Volume II—Appeal from a decision of the Borough Superintendent, re construction and egress.

PREMISES AFFECTED—1078 Kelly Street, east side, 89.32 feet south of East 167th Street, Block 2716, Lot 29, Borough of the Bronx.

430-58-A

APPLICANT—Edwiese Schmitt, for Kostbrook Realty Company, owner.

SUBJECT—Application July 11, 1958—Appeal from a decision of the Borough Superintendent, re exists.

PREMISES AFFECTED—429-431 Kent Avenue, east side, 92 feet north of South 9th Street, Block 2135, Lot 5, Borough of Brooklyn.

586-58-A

APPLICANT—Abraham Grossman, for Seymour Nathan, owner.

SUBJECT—Application October 10, 1958—Appeal from a decision of the Borough Superintendent, re egress, fire escape, etc.

PREMISES AFFECTED—101-103 Wooster Street, west side, 125 feet north of Spring Street, Block 501, Lot 28, Borough of Manhattan.

419-58-A

APPLICANT—Swingline Inc., owner.

SUBJECT—Application July 10, 1958—Appeal from an order of the Fire Commissioner, re use of Spraying Equipment, not approved type.

PREMISES AFFECTED—32-01 Queens Boulevard, north side, 32-00 Skillman Avenue, south side, entire block bounded by Queens Boulevard, Skillman Avenue, Van Dam Street and 32nd Place, Block 245, Lot 9, Long Island City, Borough of Queens.

2-59-A

APPLICANT—Ross and Atkin for Joseph Reutershan, owner.

SUBJECT—Application January 2, 1959—filed pursuant to section 35, General City Law re proposed alteration in the bed of a mapped street—William Avenue.

PREMISES AFFECTED—62 Hawkins Street, south side, 533.48 feet west of City Island Avenue, Block 5629, Lot 200, Borough of The Bronx.

HARRIS H. MURDOCK, *Chairman.*

APRIL 14, 1959, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, April 14, 1959, at 10 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:

515-47-BZ—Vol. II

APPLICANT—Max Siegel Associates, for Sty Town Realty Inc., owner; Sty Town Service and Parking Station, lessee.

SUBJECT—Application reopened November 18, 1958 as Vol. II—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a local retail and residence use district, the reconstruction and extension of a gasoline service station and parking lot and extend the uses to include lubritorium, minor auto repairs with hand tools only, auto washing (non-automatic), office and sales room.

PREMISES AFFECTED—197-201 Avenue C, 645-649 East 12th Street, northwest corner and 646-648 East 13th Street, Block 395, Lots 29, 36, 38 and 39, Borough of Manhattan.

247-56-BZ—Vol. II

APPLICANT—Lama, Proskauer & Prober for John Stevens & Irene Stevens, owner.

SUBJECT—Application reopened October 21, 1958 as Vol. II—decision of the Borough Superintendent, under sections 7c and 21 of the Zoning Resolution, to permit in a business and residence use, D and G-1 area district, the erection of a class one building to be used as bowling alleys with less than the required setback for a G-1 area district with parking for patrons and employees.

PREMISES AFFECTED—160-30 Cross Bay Boulevard, west side, 80 feet north of 161st Avenue, Block 14030, Lot 1, Howard Beach, Borough of Queens.

593-58-BZ

APPLICANT—Sidney H. Kitzler, for Petval Realty Corp., owner; Angelo Maurici, lessee.

SUBJECT—Application October 16, 1958—decision of the Borough Superintendent, under sections 7c and 7A of the Zoning Resolution, to permit in a retail and residence use district, the extension of the existing used car sales and parking lot into the residence portion of the premises with a business entrance within 75 feet of the residence use district.

PREMISES AFFECTED—273-279 68th Street, northside, 40 feet, 13/4 inches west of 3rd Avenue and 272-278 Senator Street, Block 5853, Lots 36, 38 and 49, Borough of Brooklyn.

754-58-BZ

APPLICANT—Leonard F. Rothkrug for Clemente and A. Sgarlato, owners, Plushed Stuffed Toys, lessee.

SUBJECT—Application December 23, 1958—decision of the Borough Superintendent, under sections 7c and 21 of the Zoning Resolution, to permit in a business use, C area district, the erection of a one-story extension to a one and two story building that exceeds the permitted area coverage and change the occupancy from storage of fruits and garage for two trucks to toy manufacturing, the floor area used for manufacturing exceeds that permitted.

PREMISES AFFECTED—280-282 Baltic Street, south side, 152 feet, 11 inches east of Court Street, Block 402, Lot 13, Borough of Brooklyn.

172-16-BZ—Vol. II

APPLICANT—Herman Kron, for Banner Oil Company, Inc., owner.

SUBJECT—Application reopened July 23, 1957 as Vol. II—decision of the Borough Superintendent, under sections 7c and 7h of the Zoning Resolution, to permit in a business and residence use district, the reconstruction of an existing gasoline service station, minor auto repairs with hand tools only, auto laundry, garage for more than five (5) cars and parking and storage of more than five (5) motor vehicles to be used in conjunction with the existing garage.

CALENDAR

PREMISES AFFECTED—31-37 Church Avenue, north side, 100 feet east of Chester Avenue, Block 5313, Lots 34 and 38, Borough of Brooklyn.

25-57-BZ—Vol. II

APPLICANT—Jerome W. Perlstein for Davemac Corporation, owner.

SUBJECT—Application reopened December 23, 1959 as Vol. II—decision of the Borough Superintendent, under sections 7c and 21 of the Zoning Resolution, to permit in a retail and residence use, D and E-1 area district, the erection of a one story extension in the residence portion of the plot to be used for the storage of tires and exceeding the area coverage for the E-1 area district portion of the plot.

PREMISES AFFECTED—221-18 Merrick Boulevard and 134-01 to 134-09 221st Street, southeast corner, Block 13100, Lot 26, Laurelton, Borough of Queens.

42-32-BZ—Vol. II

APPLICANT—Haus and Bresin for Lawrence Florin, owner.

SUBJECT—Application reopened November 7, 1958 as Vol. II—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the modernization of the present gasoline service station by extending the service building and extend the uses to include minor repairs with hand tools only for an additional term of fifteen (15) years.

PREMISES AFFECTED—2263 Linden Boulevard and 786-794 Elton Street, northwest corner, Block 4336, Lot 27, Borough of Brooklyn.

43-59-BZ

APPLICANT—Lama, Proskauer and Prober for Max Ackerman, owner.

SUBJECT—Application January 23, 1959—decision of the Borough Superintendent, under sections 7e and 21 of the Zoning Resolution, to permit in a retail and residence use, C area district, the erection of a class one building to be used as a factory and office with two loading berths, occupying more than the permitted area and with the omission of the required rear yard for a C area district.

PREMISES AFFECTED—76-96 Rochester Avenue, 1802-1812 Pacific Street, southwest corner and 1793-1801 Dean Street, Block 1343, Lot 45, Borough of Brooklyn.

320-33-BZ—Vol. II

APPLICANT—Albert Melniker, Ida Elphand, Esther Radish and Lillian Lader, owners; Thomas Schleier, purchaser under contract.

SUBJECT—Application reopened November 25, 1958—as Vol. II—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, car washing—non-automatic, minor auto repairs with hands tools, sale of accessories, parking of more than five (5) motor vehicles for a stated term of fifteen (15) years.

PREMISES AFFECTED—4360 Hylan Boulevard and 4333 Richmond Avenue, southeast corner and 4 Oceanic Avenue, Block 5322, Lot 1, Eltingville, Borough of Richmond.

683-58-A

APPLICANT—Albert Melniker, for Ida Elphant, Esther Radish and Lillian Lader, owner; Thomas Schlier, purchaser under contract.

SUBJECT—Application November 6, 1958—filed pursuant to section 35, General City Law re construction of Curb Cuts in bed of a mapped street—proposed widening of Richmond and Oceanic Avenues.

PREMISES AFFECTED—4360 Hylan Boulevard, 4333 Richmond Avenue, southeast corner and 4 Oceanic Avenue, Block 5322, Lot 1, Eltingville, Borough of Richmond.

49-59-BZ

APPLICANT—Voorhees Walker Smith Smith and Haines for The Trustees of Columbia University in the City of New York, owners.

SUBJECT—Application January 27, 1959—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a class 1½ height district, the erection of a thirteen (13) story building exceeding the permitted height.

PREMISES AFFECTED—500-520 West 120th Street and 1200-1218 Amsterdam Avenue, southwest corner, Block 1973, part of Lot 1, Borough of Manhattan.

775-58-BZ

APPLICANT—Leonard F. Rothkrug, Herbst and Rusciano, for Baychester Operating Corporation, owner.

SUBJECT—Application December 31, 1958—decision of the Borough Superintendent, under sections 7c and 21 of the Zoning Resolution, to permit in a manufacturing and residence use, C area district, the erection of and extension into the residence portion of the premises of a one story building for use as bowling alleys, restaurant and bar, storage and locker rooms and to provide accessory parking on the unbuilt upon portion of the premises, the proposed building exceeds the permitted area coverage.

PREMISES AFFECTED—3490 Palmer Avenue, southeast corner of Boston Road, Block 5259, Lot 1, Borough of The Bronx.

738-57-BZ

APPLICANT—Lama, Proskauer and Prober, for 644 Bushwick Avenue Corp., owner.

SUBJECT—Application October 16, 1957—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in an unrestricted and business use district, the erection and maintenance of a gasoline service station, lubritorium, car wash, office and sales, storage, minor auto repairs, parking and storage of motor vehicles, extending from the unrestricted to the business portion of the plot.

PREMISES AFFECTED—640-648 Bushwick Avenue, south side, 131 feet 8¾ inches west of Myrtle Avenue and 14-20 Troutman Street, Block 3182, Lot 18, Borough of Brooklyn.

486-25-BZ—Vol. II

APPLICANT—Herman Kron, for Washgert Garage Corp., owner.

SUBJECT—Application reopened January 19, 1954 as Vol. II—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a business use district the use of roof for more than five motor vehicles, in building used as a garage for more than five motor vehicles.

PREMISES AFFECTED—113-117 Chrystie Street, west side, 100 feet north of Grand Street, Block 423, Lots 22, 23 and 24, Borough of Manhattan.

514-55-BZ

APPLICANT—John F. Fitzsimons, for Stephen and Helen Fedor, owners.

SUBJECT—Application reopened February 25, 1959 for consideration as to extension of time to complete and obtain Certificate of Occupancy, expired March 17, 1958—decision of the Borough Superintendent, previously granted on condition, under sections 7c and 7A of the Zoning Resolution, permitting in a residence and retail use district, the proposed extension of gasoline service station, auto repairs, accessory store, office and dwelling to be used for gasoline station, motor vehicle repair shop, car washing, greasing, office, accessory store, boiler room and dwelling, with curb cut closer to residence use district than is permitted.

PREMISES AFFECTED—78-08 51st Avenue and 51-02 Gorsline Street, southwest corner, Block 2470, Lot 5, Elmhurst, Borough of Queens.

CALENDAR

164-46-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Joseph P. Clavin, owner.

SUBJECT—Application reopened March 3, 1959 for consideration as to extension of time to complete, expired October 8, 1958—decision of the Borough Superintendent, previously granted on condition, under section 7e of the Zoning Resolution, permitting in a residence use district, the proposed enlargement of undertaker's establishment and proposed extension of business use in excess of that granted by the Board.

PREMISES AFFECTED—7722-7736 4th Avenue and 375-379 78th Street, northwest corner, Block 5960, Lot 50, Borough of Brooklyn.

19-57-BZ

APPLICANT—Reginald S. Hardy, for Frances P. Headley and Seena Prastien, owners.

SUBJECT—Application January 15, 1957—decision of the Borough Superintendent, under sections 7f, 7i and 7A of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry (non-automatic), motor vehicle repair shop, for minor repairs (hand tools only), and with show windows within 75 feet of residence use district.

PREMISES AFFECTED—1790-1820 Utica Avenue and 4914-4924 Avenue J, southwest corner, Block 7797, Lots 47, 49, 50 and 51, Borough of Brooklyn.

Laid over from July 16, 1957, to July 23, 1957, for inspection and decision; hearing closed; then to December 17, 1957, for further consideration by the Board after community building has been developed; then to May 20, 1958, for report at that time as to the condition in connection with the proposed community house in Block 7775 opposite the proposed gasoline station; and for determination by the Board as to procedure thereafter; then to June 17, 1958, for inspection and decision; hearing closed; also for applicant to advise the Board the status of the construction of proposed Community House; then to July 8, 1958, at request of the applicant to permit him to examine plans filed for the nearby Community House and to report to the Board what such plans call for and the status of proposed structure and for decision; then to September 23, 1958, for applicant to report to the Board as to his examination of plan and the status of the proposed structure under the building now planned to be located in similar location; then to October 28, 1958, for information as to status of Community Center opposite and as to ownership; then to November 25, 1958, at the request of the applicant to furnish the Board with information as to the proposed community center; then to January 27, 1959, for further consideration and decision; then to March 10, 1959, for decision; at request of applicant; then to April 14, 1959, at request of the applicant, for full report to the Board as to proposed Community building on the other side of Avenue J.

565-57-BZ

APPLICANT—Charles M. Spindler, for Leopold Gerinsky and Thomas J. O'Brien, owners.

SUBJECT—Application July 26, 1957—decision of the Borough Superintendent, under sections 7e, 7f, 7i, and 7A of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, auto laundry—non automatic, lubritorium, office, accessory sales, minor repairs with hand tools only, safety inspection station, parking and storage of more than five (5) motor vehicles with curb cuts within 75 feet of a residence use district for a stated term of fifteen (15) years.

PREMISES AFFECTED—5832-5848 Broadway and 196-198 West 239th Street, southeast corner, Block 3271, Lots 193, 194, 195, 196, 197 and 198, Borough of The Bronx.

Laid over from January 28, 1958, to February 18, 1958, for applicant to consult Department of Buildings with

respect to Section 21A; then to March 18, 1958, for inspection and decision; hearing closed, then laid over pending Court action, reviewing denial by the Board of a similar application on property across the street from subject site, Block 3414, Lot 340, under Cal. No. 510-39-BZ; date for decision to be determined; then set for February 17, 1959; then to March 10, 1959, for further inspection and decision; then to April 14, 1959, at request of the applicant and for further inspection; hearing closed.

645-58-BZ

APPLICANT—Leonard F. Rothkrug, for Yerna J. Kauffman, owner.

SUBJECT—Application November 12, 1958—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot (non-transient)—pleasure type only for daily use by officers and employees of the Kings Highway Savings Bank and for evening use by the officers of the Avenue "R" Temple for a term of five (5) years.

PREMISES AFFECTED—1717 East 16th Street, east side, 120 feet south of Quentin Road, Block 6799, Lot 85, Borough of Brooklyn.

Laid over from February 25, 1959, to March 17, 1959, at the request of an objector, for hearing, then to April 14, 1959, for inspection and decision; hearing closed.

618-58-BZ

APPLICANT—Michael A. Cardo, for Gasper Guzzetta, owner.

SUBJECT—Application October 28, 1958—decision of the Borough Superintendent, under sections 7c and 21 of the Zoning Resolution, to permit in a retail use district, the erection of a second floor addition to an existing one story building for use as a factory using a greater floor area for manufacturing than permitted.

PREMISES AFFECTED—582 East 188th Street and 2429-2431 Arthur Avenue, southwest corner, Block 3066, Lot 18, Borough of The Bronx.

Laid over from March 17, 1959, to April 14, 1959, for inspection and decision and study of the record; hearing closed.

769-58-BZ

APPLICANT—Lama, Proskauer and Prober, for Vidia Land Corp., owner.

SUBJECT—Application December 30, 1958—decision of the Borough Superintendent, under sections 7e, 7f and 7i of the Zoning Resolution, to permit in a retail and residence use district, the erection and maintenance of a gasoline service station, lubritorium, car wash, minor auto repairs, office and sales, parking and storage of motor vehicles for a stated term of fifteen (15) years.

PREMISES AFFECTED—8001-8023 Flatlands Avenue, north side, from East 80th to East 81st Streets, 765-775 East 80th Street and 766-776 East 81st Street, Block 8001, Lots 1, 3 and 9, Borough of Brooklyn.

Laid over from March 17, 1959, to April 14, 1959, for inspection and decision; applicant to furnish evidence as to correct ownership of the property; hearing closed.

726-58-BZ

APPLICANT—Leonard F. Rothkrug, for Jalm Realty Inc., doing business as John J. McManus and Sons, Inc., owner.

SUBJECT—Application December 11, 1958—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot in conjunction with the McManus Funeral Chapels at 1997-1999 Flatbush Avenue, Block 7840, Lots 10 and 12 for a temporary term of five (5) years.

PREMISES AFFECTED—3833 Flatlands Avenue, north side, 200 feet $\frac{3}{8}$ inches west of Flatbush Avenue, Block 7817, Lot 10, Borough of Brooklyn.

Laid over from March 17, 1959, to April 14, 1959, for inspection and decision; hearing closed.

CALENDAR

962-28-BZ—Vol. II

APPLICANT—Unger and Unger, for Sinclair Refining Co., owner.

SUBJECT—Application reopened October 7, 1958—as Vol. II—decision of the Borough Superintendent, under sections 7c, 7i and 21 of the Zoning Resolution, to permit in a business and residence use district, at an existing gasoline service station with office, grease pits and auto laundry the extension of the uses to include sale of accessories, minor auto repairs and the parking and storage of motor vehicles and to have the present pump islands remain in their present location.

PREMISES AFFECTED—714 Jamaica Avenue, southwest corner of Richmond Street, Block 4102, Lot 27, Borough of Brooklyn.

Laid over from March 17, 1959, to April 14, 1959, for inspection and decision; hearing closed.

736-58-BZ

APPLICANT—De Rose and Cavalieri, for Vincent J. Vella and Dr. Frank A. Manzella, owners.

SUBJECT—Application December 16, 1958—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, for a stated term of five (5) years, the parking and storage of more than five (5) pleasure-type motor vehicles.

PREMISES AFFECTED—414 East 120th Street, south side, 175 feet east of First Avenue, Block 1807, Lot 42, Borough of Manhattan.

Laid over from March 17, 1959, to April 14, 1959, for inspection and decision; hearing closed.

634-58-BZ

APPLICANT—Gilbert Lazarus, for Morris A. Goodman and Raymond Shuster, owners.

SUBJECT—Application November 6, 1958—decision of the Borough Superintendent, under sections 7f, 7i and 7e of the Zoning Resolution, to permit in a retail use district, the erection and maintenance for a term of fifteen (15) years as a gasoline service station with incidental car washing (non-automatic), lubritorium, motor vehicle repair service with hand tools only (no welding or spraying), office and sales and storage of accessories and parking of more than five (5) motor vehicles awaiting service or have been serviced.

PREMISES AFFECTED—1955 Williamsbridge Road, west side, 175 feet south of Neill Avenue, Block 4273, Lots 13, 15 and 17, Borough of The Bronx.

Laid over from March 17, 1959, to April 14, 1959, for inspection and decision; applicant to submit letter as to prospective tenant; hearing closed.

743-58-BZ

APPLICANT—N. K. Winston Management Corp., owner.

SUBJECT—Application December 18, 1958—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the erection of a one-story non-storage garage of class 3 construction to accommodate 32 motor vehicles.

PREMISES AFFECTED—77-11 21st Avenue, northeast corner of 77th Street, Block 946, Lot 41, Jackson Heights, Borough of Queens.

Laid over from March 17, 1959, to April 14, 1959, for inspection and decision; applicant to file new design of proposed garage; applicant to stamp engineer's or architect's seal on plans.

744-58-A

APPLICANT—N. K. Winston Management Corp., owner.

SUBJECT—Application December 18, 1958—appeal from a decision of the Borough Superintendent—re Class 3 construction, area excessive.

PREMISES AFFECTED—77-11 21st Avenue, northeast corner of 77th Street, Block 946, Lot 41, Jackson Heights, Borough of Queens.

735-58-BZ

APPLICANT—Leonard F. Rothkrug, for Orak Realty Corp., owner.

SUBJECT—Application December 16, 1958—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a business and residence use district, the extension of a retail supermarket with accessory patron and employee parking, loading and unloading.

PREMISES AFFECTED—1902 Mott Avenue, north side, 124 feet west of Beach 18th Street, 1111 Foam Place, south side, 93 feet west of Beach 18th Street, Block 40, Lots 8 and 62, Far Rockaway, Borough of Queens.

Laid over from March 17, 1959, to April 14, 1959, for applicant to file report from the Federal Aviation Agency and for inspection and decision; hearing closed.

753-58-BZ

APPLICANT—Robert Gottlieb for Sta-Jax Realty Corp., owner.

SUBJECT—Application December 23, 1958—decision of the Borough Superintendent, under sections 7f and 7i of the Zoning Resolution, to permit in a business and unrestricted use district, the erection and maintenance of a gasoline service station, lubritorium, car wash (non-automatic), motor vehicle repairs (hand tools only), parking and storage of more than five (5) motor vehicles, and used car sales lot for a stated term of fifteen (15) years.

PREMISES AFFECTED—1720 Boone Avenue, and 1020 East 174th Street, southeast corner, Block 3015, Lot 19, Borough of The Bronx.

Laid over from March 17, 1959, to April 14, 1959, for inspection and decision; hearing closed.

589-58-BZ

APPLICANT—Carl H. Salminen, for Brancato Iron Works, owner.

SUBJECT—Application October 15, 1958—decision of the Borough Superintendent, under sections 7e and 21 of the Zoning Resolution, to permit in a residence use district, the erection of a one story building for use as an ornamental iron shop with welding and forging facilities and to provide loading and unloading and parking in conjunction with the existing one-story structure used as an office.

PREMISES AFFECTED—157-11 Linden Boulevard and 148-44 158th Street, northwest corner, Block 12175, Lots 83, 86, 88 and 182, Jamaica, Borough of Queens.

Laid over from March 17, 1959, to April 14, 1959, for inspection and decision; hearing closed.

60-59-A

APPLICANT—Carl H. Salminen for Brancato Iron Works, Incorporated, owner.

SUBJECT—Application February 2, 1959—filed pursuant to Section 35 of the General City Law re proposed utilization of the portion of lot which is in bed of mapped street for business entrance.

PREMISES AFFECTED—157-11 Linden Boulevard and 148-44 158th Street, northwest corner, Block 12175, Lots 83, 86, 88 and 182, Jamaica, Borough of Queens.

68-36-BZ—Vol. IV

APPLICANT—Lama, Proskauer and Prober, for 10 Brighton 11th Street Corp. and New York City Transit Authority, owners; Waldbaum 21, Inc., lessee.

SUBJECT—Application reopened January 6, 1959 as Vol. IV—re decision of the Borough Superintendent, under Section 7c of the Zoning Resolution, to permit in a business and residence use district, the change in use of an existing public garage, motor repairs, lubritorium, and parking in the open area to a supermarket, stores, loading and unloading area, parking of patrons and employees cars—no fee to be charged, and a sign in the residential portion of the plot.

PREMISES AFFECTED—14-48 Brighton 11th Street, west side, 59 feet, 9½ inches south of Neptune Avenue,

CALENDAR

Block 7516, Lots 2375 and part of 2370, Borough of Brooklyn.

Laid over from February 17, 1959, to February 25, 1959, for hearing, at the request of one objector for additional objectors to be present; then to March 17, 1959, for inspection and decision and for consideration of an Administrative Appeal in connection therewith; which has been filed; hearing closed; then to April 14, 1959, with Calendar Number 29-58A.

29-59-A

APPLICANT—Lama, Proskauer and Prober for 10 Brighton 11th Street Corporation and New York City Transit Authority, owners; Waldbaum 21 Incorporated, lessee.

SUBJECT—Application December 12, 1958—Appeal from a decision of the Borough Superintendent re excessive area of building.

PREMISES AFFECTED—14-48 Brighton 11th Street, west side, 59 feet 9½ inches south of Neptune Avenue, Block 7516, Lot 2375 and part of 2370, Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman*.

APRIL 14, 1959, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon* April 14, 1959, at 2 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:

305-58-A

APPLICANT—Samuel Carr, for Willa Realty Co., owner. SUBJECT—Application May 13, 1958—Appeal from a decision of the Borough Superintendent, re egress.

PREMISES AFFECTED—35 West 21st Street, north side, 372 feet east of Avenue of The Americas, Block 823, Lot 19, Borough of Manhattan.

51-59-A

APPLICANT—George Cooley of John Graham and Company for Federated Department Stores, Incorporated, owner; Abraham and Straus, lessee.

SUBJECT—Application January 29, 1959—Appeal from a decision of the Borough Superintendent re Construction—parking garage.

PREMISES AFFECTED—1-31 Hoyt Street, 203-227 Livingston Street, northeast corner, 10-28 Elm Place northwest corner of Livingston Street, Block 157, Lot 1, Borough of Brooklyn.

403-58-A

APPLICANT—Elias K. Herzog, for Samuel Goodman, owner.

SUBJECT—Application June 26, 1958—Appeal from a decision of the Borough Superintendent re: egress, fire escape not an acceptable 2nd means, etc.

PREMISES AFFECTED—13 East 16th Street, north side, 250 feet of Union Square West, Block 844, Lot 10, Borough of Manhattan.

104-59-A

APPLICANT—Charles M. Spindler for Pierce J. Gerety, owner.

SUBJECT—Application filed February 19, 1959—Appeal from a decision of the Borough Superintendent, re installation of six 5000-gallon tanks in a concrete vault.

PREMISES AFFECTED—126-142 Flatbush Avenue Extension, southwest corner of Duffield Street, Block 132, Lots 23, 24, 27, 31, Borough of Brooklyn.

110-59-A

APPLICANT—Leonard F. Rothkrug for Harte and Company, Incorporated, owner.

SUBJECT—Application February 20, 1959—Appeal from a decision of the Borough Superintendent re Floor construction, live load and exit stairs.

PREMISES AFFECTED—49-51 Dupont Street, northeast corner of Franklin Street, Block 2487, Lots 1, 10, 12, 72, 78, Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman*.

APRIL 21, 1959, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning* April 21, 1959, at 10 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:

148-56-BZ

APPLICANT—William A. Giesen, for Octavio Barrios, owner.

SUBJECT—Application reopened March 10, 1959 for consideration as to extension of time to complete, expired December 18, 1957—decision of the Borough Superintendent, previously granted on condition under section 7h of the Zoning Resolution, permitting in a residence use district, the maintenance of a parking lot for the parking and storage of more than five (5) motor vehicles, for a stated term of ten (10) years.

PREMISES AFFECTED—1437 Longfellow Avenue, west side, 150 feet south of Jennings Street, Block 2999, Lots 31 and 32, Borough of The Bronx.

280-58-BZ

APPLICANT—James E. Vassalotti, for L. L. F. Realty Co., Inc., owner.

SUBJECT—Application May 5, 1958—decision of the Borough Superintendent, under sections 7e and 7h of the Zoning Resolution, to permit in a residence use district, the erection of two (2) one-story buildings to be used as public market and stores with loading and unloading and the parking of patrons cars—no fee to be charged.

PREMISES AFFECTED—1555-1581 Rockaway Parkway, east side, 379 feet south of Flatlands Avenue and 1162-1174 East 98th Street, Block 8205, Lot 11, Borough of Brooklyn.

Laid over from December 9, 1958, to January 20, 1959, for inspection and decision; hearing closed; then to March 3, 1959, for further consideration after applicant advises the Board as to the proposed tenant who shall have signed an agreement to occupy the premises; then to April 21, 1959, applicant to furnish Board with information as to road crossing the property.

HARRIS H. MURDOCK, *Chairman*.

APRIL 21, 1959, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon*, April 21, 1959, at 2 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:

938-55-A

APPLICANT—Morris Kwellner, for C. H. and R. Realty Corp., owner.

SUBJECT—Application November 2, 1955—Appeal from an order and a decision of the Fire Commissioner—re barred windows.

PREMISES AFFECTED—1733-1753 McDonald Avenue, east side, 245.6 feet south of Avenue O, Block 6608, Lot 77, Borough of Brooklyn.

CALENDAR

281-45-A—Vol. II

APPLICANT—Sirof & Sivertsen, for 608 East 133rd Street Corp. and Helen J. Hirschhorn, Executrix, for the trust of Richard S. Hirschhorn and Stewart A. Hirschhorn, owners.

SUBJECT—Application reopened November 12, 1958 as Vol. II—appeal from a decision of the Borough Superintendent re non-fireproof buildings, construction, area, etc.
PREMISES AFFECTED—608 East 133rd Street, south side 325 feet west of Cypress Avenue and 160 Bruckner Boulevard, Block 2546, Lots 19, 23 and 24, Borough of The Bronx.

655-58-A

APPLICANT—Robert J. Crinnion and Lesser and Lesser, for Harry Hinrichsen, owner.

SUBJECT—Application November 17, 1958—Appeal from an order of the Borough Superintendent; re erection of legal retaining wall.

PREMISES AFFECTED—2119 Edenwald Avenue, north side, 30 feet west of Monticello Avenue, Block 5027, Lots 33 and 34, Borough of The Bronx.

656-58-A

APPLICANT—Robert J. Crinnion, and Lesser and Lesser, for Saverio Grasso, owner.

SUBJECT—Application November 17, 1958—Appeal from an order of the Borough Superintendent, re erection of legal retaining wall.

PREMISES AFFECTED—4111 Monticello Avenue, west side, 100 feet north of Edenwald Avenue, Block 5027, Lot 29, Borough of The Bronx.

738-58-A

APPLICANT—Robert J. Crinnion and Harry Lesser, for Harry Lesser owner.

SUBJECT—Appeal from a decision of the Borough Superintendent, re dismissal of violation—illegal retaining wall.
PREMISES AFFECTED—4114 Hill Avenue, east side, 100 feet north of Edenwald Avenue, Block 5027, Lot 41, Borough of The Bronx.

HARRIS H. MURDOCK, *Chairman.*

APRIL 28, 1959, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon*, April 28, 1959, at 2 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matter:

617-58-A

APPLICANT—Leonard F. Rothkrug, for Angelo Santomartino, doing business as S and S Service Station, owner.

SUBJECT—Application October 28, 1958—filed pursuant to Section 35, General City Law re erection of building in bed of a mapped Street—West 19th Street.

PREMISES AFFECTED—2974-2984 Cropsey Avenue, west side, 25 feet south of Bay 53rd Street, Block 6947, Lot 301, Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

MINUTES

REGULAR MEETING

TUESDAY MORNING, MARCH 17, 1959, 10 A. M.

Present: Chairman Murdock, Vice Chairman Kleinert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox.

The minutes of the regular meetings of the Board held on Tuesday morning and afternoon March 3, 1959, were approved as printed in the Bulletin of March 10, 1959, Vol. 44, No. 10.

492-27-BZ—Vol. II

APPLICANT—Ingram S. Carner, for Halward Realty Corporation, owner.

SUBJECT—Application reopened January 27, 1959 for consideration as to amendment of resolution and extension of time to complete—expired December 11, 1957—decision of the Borough Superintendent, previously granted on condition under sections 7c and 21 of the Zoning Resolution, permitting in a business use district, the change in occupancy from gasoline service station to gasoline service station, sales office, lubritorium, brake testing, wheel alignment and extension of existing structure.

PREMISES AFFECTED—1134-1144 East New York Avenue and 2-12 East 98th Street, southwest corner, Block 4600, Lot 7, Borough of Brooklyn.

APPEARANCES—

For Applicant: Ingram S. Carner.

For Opposition: None.

ACTION OF BOARD—Taken off calendar and referred to Examiner to prepare a corrected digest reciting prior resolution and current request for discontinuing 12 pumps and installing 12 new tanks in a location adjacent to four existing tanks and to extend time to complete.

962-28-BZ—Vol. II

APPLICANT—Unger and Unger, for Sinclair Refining Co., owner.

SUBJECT—Application reopened October 7, 1958—as Vol. II—decision of the Borough Superintendent, under sections 7c, 7i and 21 of the Zoning Resolution, to permit in a business and residence use district, at an existing gasoline service station with office, grease pits and auto laundry the extension of the uses to include sale of accessories, minor auto repairs and the parking and storage of motor vehicles, and to have the present pump islands remain in their present location.

PREMISES AFFECTED—714 Jamaica Avenue, southwest corner of Richmond Street, Block 4102, Lot 27, Borough of Brooklyn.

APPEARANCES—

For Applicant: Paul Feldman.

For Opposition: Edward F. Longo, Agnes Dahl, Edith Given, Philip Dahl and Eugene H. Bartaldus.

ACTION OF BOARD—Laid over to April 14, 1959, at 10 A. M. for inspection and decision; hearing closed.

68-36-BZ—Vol. IV

APPLICANT—Lama, Proskauer and Prober, for 10 Brighton 11th Street Corp. and New York City Transit Authority, owners, Waldbaum 21, Incorporated, Lessee.

SUBJECT—Application reopened January 6, 1959 as Vol. IV—re decision of the Borough Superintendent, under Section 7c of the Zoning Resolution, to permit in a business and residence use district, the change in use of an existing public garage, motor repairs, lubritorium, and parking in the open area to a supermarket, stores, loading and unloading area, parking of patrons and employees cars, no fee to be charged, and a sign in the residential portion of the plot.

PREMISES AFFECTED—14-48 Brighton 11th Street, west side, 59 feet, 9½ inches south of Neptune Avenue, Block 7516, Lots 2375 and part of 2370, Borough of Brooklyn.

APPEARANCES—

For Applicant: James E. Vassalotti.

For Opposition: Abram Shlefstein and Joseph Goldberg.

MINUTES

ACTION OF BOARD—Laid over to April 14, 1959, at 10 A. M. with Calendar Number 29-58-A; hearing previously closed.

29-59-A

APPLICANT—Lama, Proskauer and Prober for 10 Brighton 11th Street Corporation and New York City Transit Authority, owners, Waldbaum 21, Incorporated, Lessee.

SUBJECT—Application December 12, 1958—Appeal from a decision of the Borough Superintendent re excessive area of building.

PREMISES AFFECTED—14-48 Brighton 11th Street, west side, 59 feet 9½ inches south of Neptune Avenue, Block 7516, Lot 2375 and part of 2370, Borough of Brooklyn.

APPEARANCES—

For Applicant: James E. Vassalotti.

For Opposition: Abram Shlefstein and Joseph Goldberg.

ACTION OF BOARD—Laid over to April 14, 1959, at 10 A.M., for decision in connection with 68-36-BZ, Vol. IV; hearing closed.

135-49-BZ—Vol. II

APPLICANT—Leonard A. Swarthe, for Krekor and Pauline Selian, owners.

SUBJECT—Application reopened February 10, 1959 for consideration as to extension of time to complete—expired June 11, 1958—decision of the Borough Superintendent, previously granted on condition, under sections 7c, 7e, 7f and 7i of the Zoning Resolution, permitting in a business use district, the proposed extension of an existing gasoline and oil service station previously granted by the Board.

PREMISES AFFECTED—1773 East Gun Hill Road, north side, 125 feet east of Wickham Avenue, Block 4806, Lot 44, Borough of The Bronx.

APPEARANCES—

For Applicant: Leonard A. Swarthe.

For Opposition: None.

ACTION OF BOARD—Taken off calendar and referred to Examiner to prepare a revised digest as to amendment to omit 2 tanks and 2 pumps permitted by resolution as amended June 11, 1957 and now to be omitted, and to extend time to complete.

711-56-BZ

APPLICANT—Paul Friedman, for Felner Realty Corp., owner.

SUBJECT—Application October 19, 1956—re decision of the Borough Superintendent, under Sections 7e, 7h and 7i of the Zoning Resolution, to permit in a local retail use district, the erection and maintenance of a gasoline service station, lubritorium, minor repairs with hand tools only, office, storage and sales of auto accessories, parking of more than five (5) motor vehicles waiting to be serviced and a post standard ground sign for a stated term of fifteen (15) years.

PREMISES AFFECTED—101-02 to 101-10 (101-06 official) Astoria Boulevard, 101-01 to 101-09 31st Avenue and 28-01 to 28-13 101st Street, southwest corner of Astoria Boulevard, Block 1688, Lot 30, East Elmhurst, Borough of Queens.

APPEARANCES—

For Applicant: Paul Friedman.

For Opposition: None.

ACTION OF BOARD—Laid over to March 31, 1959, at 10 A. M. for decision; hearing previously closed.

782-56-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for David Minkin, Sigmund S. Briger and Elias Thall, owners.

SUBJECT—Application reopened April 22, 1958 as Vol. II—decision of the Borough Superintendent, under sections 7f, 7i, 7e and 7A of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs, car washing, storage, office and sales, parking and

storage of motor vehicles with show window and sign less than 75 feet from a residence use district for a stated term of fifteen (15) years.

PREMISES AFFECTED—195-06 to 195-24 (195-20 official) Northern Boulevard, south side, from 195th to 196th Streets, 43-01 to 43-09 195th Street and 43-02 to 43-10 196th Street, Block 5519, Lot 1, Flushing, Borough of Queens.

APPEARANCES—

For Applicant: James E. Vassalotti.

For Opposition: None.

ACTION OF BOARD—Laid over to April 7, 1959, at 10 A. M. for applicant to furnish information requested at meeting of February 25th and for decision; hearing previously closed.

157-57-BZ

APPLICANT—Fred C. Dahlem and Victor E. Block, for Jacob Starr, owner.

SUBJECT—Application March 1, 1957—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot for the parking and storage of more than five (5) motor vehicles.

PREMISES AFFECTED—1191-1195 Woodcrest Avenue, west side, 140 feet north of West 167th Street, Block 2515, Lot 53, Borough of The Bronx.

APPEARANCES—

For Applicant: Fred C. Dahlem and Jacob Starr.

For Opposition: None.

ACTION OF BOARD—Laid over to March 31, 1959, at 10 A. M. for the Board to prepare a report and for decision; hearing previously closed.

78-58-BZ

APPLICANT—Gilbert Lazarus, for Helen Kraft, Morris Maran and Billiou Corp., owners.

SUBJECT—Application February 24, 1958—decision of the Borough Superintendent, under sections 7e and 7h of the Zoning Resolution, to permit in a residence use district, the construction and maintenance, for a term of fifteen (15) years, of a gasoline service station with lubritorium, incidental car washing, non-automatic, minor motor vehicle repairs with hand tools only, no welding or spraying, office, sale and storage of auto accessories and parking of more than five (5) motor vehicles awaiting service with incidental ground signs.

PREMISES AFFECTED—142-02 to 142-14 (142-10 official), Horace Harding Expressway, 61-13 to 61-19 Main Street, southeast corner and 142-01 to 142-09 61st Road, Block 6411, Lot 34, Kew Gardens Hills, Borough of Queens.

APPEARANCES—

For Applicant: Gilbert Lazarus.

For Opposition: None.

ACTION OF BOARD—Laid over to April 7, 1959, at 10 A. M. for applicant to furnish information requested at the meeting of February 25, 1959, and for decision; hearing previously closed.

584-58-BZ

APPLICANT—Lama, Proskauer and Prober, for Menora Caterers, Inc.

SUBJECT—Application October 10, 1958—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution to permit in a residence use district, the maintenance of a parking lot for the parking of patrons' cars in conjunction with the Masonic Temple located on the corner plot.

PREMISES AFFECTED—1362-1364 50th Street, south side, 140 feet west of 14th Avenue, Block 5649, Lots 32 and 33, Borough of Brooklyn.

APPEARANCES—

For Applicant: James E. Vassalotti.

For Opposition: None.

MINUTES

ACTION OF BOARD—Laid over to March 31, 1959, at 10 A. M. for applicant to furnish the Board with a certificate of occupancy for the former Masonic Temple; hearing previously closed.

589-58-BZ

APPLICANT—Carl H. Salminen, for Brancato Iron Works, owner.

SUBJECT—Application October 15, 1958—decision of the Borough Superintendent, under sections 7e and 21 of the Zoning Resolution, to permit in a residence use district, the erection of a one story building for use as an ornamental iron shop with welding and forging facilities and to provide loading and unloading and parking in conjunction with the existing one-story structure used as an office.

PREMISES AFFECTED—157-11 Linden Boulevard and 148-44 158th Street, northwest corner, Block 12175, Lots 83, 86, 88 and 182, Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Carl H. Salminen and Vincent Brancato,
For Opposition: Y. Vaughan, Robert Johnson, Mary Smith, Berlena Drewery, Astaria Pearmon, Albert A. Jarrett, Walter Hacker, Olive Watts, Douglas D. Joseph, McIlher Salley, Henry Shaw and John Tyrrell.

ACTION OF BOARD—Laid over to April 14, 1959, at 10 A. M. for inspection and decision; hearing closed.

60-59-A

APPLICANT—Carl H. Salminen for Brancata Iron Works, Incorporated, owner.

SUBJECT—Application February 2, 1959—filed pursuant to Section 35 of the General City Law re proposed utilization of the portion of lot which is in bed of mapped street for business entrance.

PREMISES AFFECTED—157-11 Linden Boulevard and 148-44 158th Street, northwest corner, Block 12175, Lots 83, 86, 88 and 182, Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Carl H. Salminen and Vincent Brancato.
ACTION OF BOARD—Laid over to April 14, 1959, at 10 A. M. for inspection and decision; hearing closed.

618-58-BZ

APPLICANT—Michael A. Cardo, for Gasper Guzzetta, owner.

SUBJECT—Application October 28, 1958—decision of the Borough Superintendent, under sections 7c and 21 of the Zoning Resolution, to permit in a retail use district, the erection of a second floor addition to an existing one story building for use as a factory using a greater floor area for manufacturing than permitted.

PREMISES AFFECTED—582 East 188th Street and 2429-2431 Arthur Avenue, southwest corner, Block 3066, Lot 18, Borough of The Bronx.

APPEARANCES—

For Applicant: Michael A. Cardo.
For Opposition: None.
ACTION OF BOARD—Laid over to April 14, 1959, at 10 A. M. for inspection and decision and study of the record; hearing closed.

634-58-BZ

APPLICANT—Gilbert Lazarus, for Morris A. Goodman and Raymond Shuster, owners.

SUBJECT—Application November 6, 1958—decision of the Borough Superintendent, under sections 7f, 7i and 7e of the Zoning Resolution, to permit in a retail use district, the erection and maintenance for a term of fifteen (15) years as a gasoline service station with incidental car washing, non-automatic, lubritorium, motor vehicle repair service with hand tools only, no welding or spraying, office and sales and storage of accessories and parking of more than five (5) motor vehicles awaiting service or having been serviced.

PREMISES AFFECTED—1955 Williamsbridge Road, west side, 175 feet south of Neill Avenue, Block 4273, Lots 13, 15 and 17, Borough of The Bronx.

APPEARANCES—

For Applicant: Gilbert Lazarus.
For Opposition: John Dormi, Charles Hambeutel, Margaret Hambeutel, Frances Vogel, Frances M. Attinello, Alba Angerame, Matteo Ottinello, Paul Warke and Edmund Stram.

ACTION OF BOARD—Laid over to April 14, 1959, at 10 A. M. for inspection and decision; applicant to submit letter as to prospective tenant; hearing closed.

645-58-BZ

APPLICANT—Leonard F. Rothkrug, for Yerna J. Kauffman, owner.

SUBJECT—Application November 12, 1958—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot, non-transient, for pleasure type cars only for daily use by officers and employees of the Kings Highway Savings Bank and for evening use by the officers of the Avenue R Temple for a term of five (5) years.

PREMISES AFFECTED—1717 East 16th Street, east side, 120 feet south of Quentin Road, Block 6799, Lot 85, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug, Nathan Morgens, Yerna J. Kauffman and Dominick J. Cisternino.
For Opposition: Samuel Bleecker, Mary Tuckman, Bertha Glatzer, Henrietta Kays, Albert Feldblett and Howard Benjamin.

ACTION OF BOARD—Laid over to April 14, 1959, at 10 A. M. for inspection and decision; hearing closed.

726-58-BZ

APPLICANT—Leonard F. Rothkrug, for Jalm Realty Inc., doing business as John J. McManus and Sons, Inc., owner.

SUBJECT—Application December 11, 1958—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot in conjunction with the McManus Funeral Chapels at 1997-1999 Flatbush Avenue, Block 7840, Lots 10 and 12 for a temporary term of five (5) years.

PREMISES AFFECTED—3833 Flatlands Avenue, north side, 200 feet, $\frac{3}{8}$ inches west of Flatbush Avenue, Block 7817, Lot 10, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug, Aloysius P. McManus and Leo K. McManus.
For Opposition: None.

ACTION OF BOARD—Laid over to April 14, 1959, at 10 A. M. for inspection and decision; hearing closed.

735-58-BZ

APPLICANT—Leonard F. Rothkrug, for Orak Realty Corp., owner.

SUBJECT—Application December 16, 1958—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a business and residence use district, the extension of a retail supermarket with accessory patron and employee parking, loading and unloading.

PREMISES AFFECTED—1902 Mott Avenue, north side, 124 feet west of Beach 18th Street, 1111 Foam Place, south side, 93 feet west of Beach 18th Street, Block 40, Lots 8 and 62, Far Rockaway, Borough of Queens.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.
For Opposition: Thomas F. Boyle.

ACTION OF BOARD—Laid over to April 14, 1959, at 10 A. M. for applicant to file report from the Federal Aviation Agency; and for inspection and decision; hearing closed.

MINUTES

736-58-BZ

APPLICANT—De Rose and Cavalieri, for Vincent J. Velella and Dr. Frank A. Manzella, owners.

SUBJECT—Application December 16, 1958—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, for a stated term of five (5) years, the parking and storage of more than five (5) pleasure-type motor vehicles.

PREMISES AFFECTED—414 East 120th Street, south side, 175 feet east of First Avenue, Block 1807, Lot 42, Borough of Manhattan.

APPEARANCES—

For Applicant: George J. Cavalieri.

For Opposition: Robert V. Sabatini, Philip Zichello, Frank Rossetti, Frank Iaquinto, Nicholas Mauro and John Donio.

For Administration: John J. Saunders, Bd. of Education.

ACTION OF BOARD—Laid over to April 14, 1959, at 10 A. M. for inspection and decision; hearing closed.

743-58-BZ

APPLICANT—N. K. Winston Management Corp., owner.

SUBJECT—Application December 18, 1958—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the erection of a one story non-storage garage of class 3 construction to accommodate 32 motor vehicles.

PREMISES AFFECTED—77-11 21st Avenue, northeast corner of 77th Street, Block 946, Lot 41, Jackson Heights, Borough of Queens.

APPEARANCES—

For Applicant: George Fuchs and Frank R. McGlynn.

For Opposition: Nancy Cavallo and Matthew Zeron.

For Administration: John J. Saunders, Bd. of Education.

ACTION OF BOARD—Laid over to April 14, 1959, at 10 A. M. for inspection and decision; applicant to file new design of proposed garage; applicant to stamp engineers or architects seal on plans; hearing closed.

744-58-A

APPLICANT—N. K. Winston Management Corp., owner.

SUBJECT—Application December 18, 1958—Appeal from a decision of the Borough Superintendent—re Class 3 construction, area excessive.

PREMISES AFFECTED—77-11 21st Avenue, northeast corner of 77th Street, Block 946, Lot 41, Jackson Heights, Borough of Queens.

APPEARANCES—

For Applicant: George Fuchs.

ACTION OF BOARD—Laid over to April 14, 1959, at 10 A. M. for inspection and decision in conjunction with Cal. No. 743-58-BZ; applicant to stamp Engineers or Architect seal on plans and file new design of proposed building; hearing closed.

753-58-BZ

APPLICANT—Robert Gottlieb for Sta-Jax Realty Corp., owner.

SUBJECT—Application December 23, 1958—decision of the Borough Superintendent, under sections 7f, and 7i of the Zoning Resolution, to permit in a business and unrestricted use district, the erection and maintenance of a gasoline service station, lubritorium, car wash, non-automatic, motor vehicle repairs, hand tools only, parking and storage of more than five (5) motor vehicles, and used car sales lot for a stated term of fifteen (15) years.

PREMISES AFFECTED—1720 Boone Avenue, and 1020 East 174th Street, southeast corner, of Block 3015, Lot 19, Borough of Bronx.

APPEARANCES—

For Applicant: Robert Gottlieb.

For Opposition: Harold A. Diamond, Herman R. Agins and Albert Gershenov.

ACTION OF BOARD—Laid over to April 14, 1959, at 10 A. M. for inspection and decision; hearing closed.

769-58-BZ

APPLICANT—Lama, Proskauer and Prober, for Vidia Land Corp., owner.

SUBJECT—Application December 30, 1958—decision of the Borough Superintendent, under sections 7e, 7f and 7i of the Zoning Resolution, to permit in a retail and residence use district, the erection and maintenance of a gasoline service station, lubritorium, car wash, minor auto repairs, office and sales, parking and storage of motor vehicles for a stated term of fifteen (15) years.

PREMISES AFFECTED—8001-8023 Flatlands Avenue, north side, from East 80th to East 81st Streets, 765-775 East 80th Street and 766-776 East 81st Street, Block 8001, Lots 1, 3 and 9, Borough of Brooklyn.

APPEARANCES—

For Applicant: R. S. Hardy.

For Opposition: Walter Klein.

ACTION OF BOARD—Laid over to April 14, 1959, at 10 A. M. for inspection and decision; applicant to furnish Board with evidence as to the correct ownership of the property; hearing closed.

763-58-BZ

APPLICANT—Samuel Rosenblum for Louis Denberg and Alexander Hirsch, owners.

SUBJECT—Application December 30, 1958—decision of the Borough Superintendent under sections 19B(d) and 21 of the Zoning Resolution, to permit in a retail, B area, district, the erection of a nineteen (19) story multiple dwelling without the required garage or parking space, the proposed structure exceeds the permitted area coverage.

PREMISES AFFECTED—1-3 East 14th Street and 69 5th Avenue, northeast corner, Block 842, Lots 1, 5 and part of Lot 7, Borough of Manhattan.

APPEARANCES—

For Applicant: Samuel Rosenblum.

For Opposition: None.

ACTION OF BOARD—Application withdrawn at the request of the applicant to comply after complete hearing and inspection.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Kleinert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox

Negative: 5

0

1051-21-BZ—Vol. IV

APPLICANT—Lama, Proskauer and Prober for D & L Truck Renting Corporation, owner.

SUBJECT—Application reopened July 1, 1958 as Vol. IV—decision of the Borough Superintendent under sections 7e and 7i of the Zoning Resolution, to permit on a plot partly in business and partly in residence use district, the erection and maintenance of a one story extension to an existing building and extend the present use of garage for trucks and repair shop to include body and fender work, incidental painting and spraying, welding and storage of parts.

PREMISES AFFECTED—1820-1832 Cropsey Avenue and 231-245 Bay 19th Street, southwest corner, Block 6464, Lot 16, Borough of Brooklyn.

APPEARANCES—

For Applicant: James E. Vassalotti.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Foley and Commissioner Sleeper

Negative: Vice Chairman Kleinert and Commissioner Fox

3

2

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. IV on July 1, 1958 subject to regular procedure; and

WHEREAS, a public hearing was held on this application on February 25, 1959 after due notice by publication in the

MINUTES

Bulletin; laid over to March 17, 1959, for applicant to file revised plans eliminating door to welding room, and inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site, Bay 19th Street and Bay 20th Street are in business and residence use, A area, class 1 height districts; Cropsey Avenue is in a business use, A area, class 1 height district; that as of July 25, 1916 the entire premises was in a business use district and class 1½ height district; that the present use designation became effective July 29, 1940 and the present height designation became effective January 13, 1955; and

WHEREAS, the decision of the Borough Superintendent, dated May 12, 1958 acting on Alt. Applic. No. 853-58, reads:

"1. Proposed extension to building and addition of mezzanine and extension of plot to include the following uses: Garage for trucks, motor vehicle repair shop, Body and Fender work, Incidental painting and spraying, and Welding and storage, on a plot which is partly in a Residence zone and partly a Business zone, is contrary to Article II, PP. 3 and PP. 4a, subsections 4, 15 and 29 of the Zoning Resolution.

Note—premises were subject of a Bd. of Standards and Appeals variance under Cal. No. 1051-21-BZ."

and

WHEREAS, the applicant states that the premises consist of a plot, 127 feet 2¼ inches frontage by 145 feet 1¾ inches in depth, presently developed with a one story building of class 3 construction having a frontage of 60 feet ⅛ inches, a depth of 121 feet and now being used for garage for trucks, motor vehicle repair shop, body and fender work; that the open area is being used for parking and storage of motor vehicles; that it is proposed to erect a new one story extension of class 3 construction, having a frontage of 67 feet 2⅛ inches on Cropsey Avenue, a depth of 145 feet 1¾ inches and being irregular in shape; that it is also proposed to legalize the present mezzanine in the existing building; that the proposed combined uses of the present building to the new extension will be garage for trucks, motor vehicle repair shop, body and fender work, incidental painting and spraying, welding and storage of parts; and

WHEREAS, the applicant states that Department of Buildings records indicate that part of the present building, having a frontage of 60 feet ⅛ inch on Cropsey Avenue and a depth of 100 feet on Bay 19th Street was erected under N. B. Applic. No. 13012 of 1922 and Cal. No. 1051-21-BZ for use as a garage for more than five motor vehicles and repair shop, and Certificate of Occupancy No. 17409 was issued for said use; that records further indicate that the open area within 100 feet of Cropsey Avenue was approved under Alt. Applic. No. 1423-57 for use as parking and storage of motor vehicles, and Certificate of Occupancy No. 157993 was issued for said use; that records further indicate that under Cal. No. 1051-21-BZ, Vol. II, an application was made to erect a gas station; that the Resolution adopted December 11, 1951 denied the gas station but extended the parking use carried on under Permit No. 1971-50 into the residence use district; that no Certificate of Occupancy was issued for the extension of parking use into the residence use portion of the plot; and

WHEREAS, the applicant contends that the use of garage for truck and motor vehicle repair shop are legal uses; that the extension of the legal uses and the addition of the uses of body and fender work, incidental painting and spraying, welding and storage of parts cannot affect adjoining property owners, inasmuch as there are no windows proposed in the lot line, and any noise that might emanate from the operation within the building will be strictly confined; that directly across from the site on Cropsey Avenue, and within the affected area, there are non-conforming uses that are in keeping with the present proposal, as follows: block 6435, lot 1—gas station; block 6436, lot 1—motor vehicle repair shop; block 6437, lot 1—motor vehicle repair shop and gas station and in block 6437, lot 4, motor vehicle repair shop; and

WHEREAS, the applicant states that the present owner has held title to the property since November 2, 1955 and June

18, 1956; that the assessed valuation of land is \$22,300 and of the building \$20,000 making a total of \$42,300; that the building was erected in 1923; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended that the application be granted on condition, that the door to the welding room be eliminated, and revised plans have been filed by the applicant showing the elimination of the entire welding room as well as the door, blocked up with approved masonry; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivisions e and i of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is granted under Section 7e for a term of ten years, to permit the premises to be occupied substantially as proposed and as indicated on plans filed with this application marked "Received June 9, 1958", 7 sheets, "January 23, 1959", 2 sheets, and "March 6, 1959", 3 sheets, on condition that the building shall not be increased in height or area other than as proposed to be extended as shown on such plans; that the use may be as proposed, namely, garage and motor vehicle repair shop; that under section 7i for a similar term there may be motor vehicle repairing, including body and fender work and incidental painting and spraying, excluding all welding; that the existing curb cuts to Cropsey Avenue and Bay 19th Street may be retained as proposed; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; and that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

950-40-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Waldwin Holding Corp., owner.

SUBJECT—Application reopened November 5, 1958 as Vol. III—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a residence use district, the construction of a one story and basement extension to the present building and extend the present use of funeral home.

PREMISES AFFECTED—7610-7618 4th Avenue, west side, 59 feet south of 76th Street, Block 5950, Lot 47, Borough of Brooklyn.

APPEARANCES—

For Applicant: James E. Vassalotti.

For Opposition: None.

ACTION OF BOARD—Resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Klei-
ert, Commissioner Foley, Commissioner Sleeper and
Commissioner Fox 5

Negative: 0

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. III on November 5, 1958 subject to regular procedure; and

WHEREAS, a public hearing was held on this application on March 17, 1959 after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site, Fourth Avenue, 76th Street and 77th Street are in a residence use, C area, class 1¼ height district; and

WHEREAS, the decision of the Borough Superintendent, dated October 7, 1958 acting on Alt. Applic. No. 1669-58, reads:

"1. In a residence use district the extension of the existing building and use is contrary to Art. II Sec. 3 of the Zoning Resolution and to the Board of Standards and Appeals Variance under Cal. 950-40-BZ."

and

WHEREAS, the applicant states that the premises consist of a plot, 90 feet 4 inches frontage by 120 feet in depth, irregular, presently developed with four buildings; that

MINUTES

Building No. 1 with a frontage of 25 feet and a depth of 53 feet is two and one-half stories in height, of class 4 construction and now being occupied as a one family dwelling; that Building No. 2 with a frontage of 50 feet 4 inches and a depth of 55 feet 6 inches is two and one-half stories in height, of class 4 construction and now being occupied as follows: cellar—boiler room; basement—casket showroom and Chapel; first floor—funeral home; second floor and attic—one family; that Building No. 3 with a frontage of 20 feet and a depth of 20 feet is one story in height, of class 3 construction and now being occupied as a two car garage; that Building No. 4 with a frontage of 20 feet and a depth of 20 feet is one story in height, of class 3 construction, now occupied as a one car garage; that it is proposed to maintain the present uses of Building No. 2 as follows: cellar—boiler room; basement—casket showroom and Chapel; first floor—funeral home; second floor and attic—one family, and add a new extension one story and basement in height, of class 3 construction, 9 feet 10 inches wide and 19 feet in depth, for use as an extension to the sitting room on the first floor, and new mens and womens toilets in the cellar; that it is also proposed to reduce the size of the casket showroom in the basement and add a new Chapel; and

WHEREAS, the applicant states that Department of Buildings records show the following: Building No. 2, which is the building under appeal, was erected as a one family house and altered under Alt. Applic. No. 4709-40 and the Board's conditional variance under Cal. No. 950-40-BZ and Cal. No. 32-42-A; that Certificate of Occupancy No. 110477 was issued for the following uses: cellar—boiler room; basement—casket showroom and Chapel; first floor—funeral home; second floor and attic—one family dwelling; that Buildings 1, 3 and 4 are not under appeal; and

WHEREAS, the applicant contends that the extension of this building as proposed, and the addition of a new Chapel in the basement cannot affect any of the adjoining property owners; that the building now has a Certificate of Occupancy for the use conducted on the premises; and

WHEREAS, the applicant states that the present owner has held title to the property since July 6, 1928; that the assessed valuation of land is \$33,500 and of the building \$34,500 making a total of \$68,000; that the building was erected in 1910; and

WHEREAS, the premises and surrounding area were previously inspected by a committee of the Board.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on April 7, 1942, under Vol. I, as thereafter amended by resolutions adopted through October 16, 1956, by adding thereto:

"that, in the event the owner desires to extend the building as now proposed and as shown on plans filed with this application, marked 'Received October 15, 1958,' 14 sheets, such proposed extension to the cellar, basement and first floor may be permitted primarily for additional toilets, *on condition* that the resolutions above cited shall be complied with in all other respects; and that all permits, including a corrected certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution."

844-47-BZ

APPLICANT—Ingram S. Carner, for Max Kirsch, owner.

SUBJECT—Application reopened January 27, 1959 for consideration as to extension of term of variance—expired December 16, 1957—decision of the Borough Superintendent, previously granted on condition, under section 7f of the Zoning Resolution, permitting in a business use district, for a term of years, the erection and maintenance of a gasoline service station, lubritorium and auto laundry.

PREMISES AFFECTED—9701-9715 Ditmas Avenue and 731-739 Rockaway Parkway, northeast corner, Block 8115, Lots 6 and 8, Borough of Brooklyn.

APPEARANCES—

For Applicant: Ingram S. Carner.

For Opposition: None.

ACTION OF BOARD—Term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Kleintert, Commissioner Foley and Commissioner Sleeper.. 4

Not Voting: Commissioner Fox 1

Negative: 0

THE RESOLUTION—

WHEREAS, the applicant requested reopening of this application and extension of the term of variance, which had expired by time limitation December 16, 1957; and

WHEREAS, this application was reopened on January 27, 1959 and set for hearing on March 17, 1959 at 10 A. M., subject to regular procedure, waiving all requirements except a new decision of the Borough Superintendent and two publications in the Bulletin; and

WHEREAS, a public hearing was held on this application on March 17, 1959 after due notice by publication in the Bulletin as notice; and

WHEREAS, the decision of the Borough Superintendent, dated January 7, 1959 acting on amendment to N.B. Applic. No. 895-47, reads:

"1. Proposed building and premises, in a Business zone, to be used for gasoline service station, lubritorium, auto laundry, office and storage is contrary to Article II, PP. 4a, subsection 46 of the Zoning Resolution.

"Note: Premises were subject of a Bd. of Standards and Appeals variance under Cal. 844-47-BZ which expired Dec. 16, 1957."

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on December 16, 1947 as thereafter amended by resolution adopted through February 23, 1955, only so far as it has reference to the term of variance, so that as amended this portion of the resolution shall read:

"... granted under Section 7, Subdivision f for a term of 10 years from the date of this amended resolution, to permit that other than as herein amended the resolution above cited shall be complied with in all respects; and that all permits, including a Certificate of Occupancy, shall be obtained and all work completed within six months from the date of this amended resolution." N.B. Applic. No. 895-47.

186-53-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober for Jacob Stein, owner.

SUBJECT—Application reopened July 29, 1958 as Vol. II—decision of the Borough Superintendent under section 7e of the Zoning Resolution to permit in a local retail and residence use district, the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs, storage, office and sales and the parking of cars waiting to be serviced for a stated term of fifteen (15) years.

PREMISES AFFECTED—216-06 Hillside Avenue and 88-10 to 88-13 216th Streets, southeast corner, Block 10676, Lot 17, Hollis, Borough of Queens.

APPEARANCES—

For Applicant: Reginald S. Hardy.

For Opposition: None.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—FEBRUARY 3, 1959—

Affirmative: Commissioner Foley 1

Negative: Chairman Murdock and Commissioner Kleintert 2

Absent: Commissioner Sleeper 1

THE VOTE TO GRANT—MARCH 17, 1959—

Affirmative: 0

Negative: Commissioner Sleeper and Commissioner Fox 2

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on July 29, 1958 subject to regular procedure; and

WHEREAS, a public hearing was held on this application on January 20, 1959 after due notice by publication in the Bulletin; laid over to February 3, 1959 for inspection and decision; hearing closed; then to February 10, 1959, for com-

MINUTES

pletion of vote; then to February 25, 1959, for decision by full membership of the Board; then to March 17, 1959, for inspection by the members of the Board who have not inspected the area, and for decision; and

WHEREAS, the district maps accompanying the Zoning Resolution show that 216th Street, 217th Street and the site are in local retail and residence use D and G-1 area, class $\frac{1}{2}$ height districts; Hillside Avenue is in a local retail use, D area, class $\frac{1}{2}$ height district; 89th Avenue is in a residence use, G-1 area, class $\frac{1}{2}$ height district; that as of July 25, 1916 that part of the premises within 100 feet of Hillside Avenue was in a business use district and the balance of the premises was in a residence use district; that as of July 25, 1916 the entire premises was in a class D area district and class one height district; that the present local retail use designation for that part of the premises within 100 feet of Hillside Avenue became effective January 21, 1947; that the present height designation and the present G-1 area district for that portion of the premises in a residence use district became effective June 30, 1952; and

WHEREAS, the decision of the Borough Superintendent, dated May 22, 1958 acting on N.B. Applic. 1346-58, reads:

"1. The proposed erection of a gasoline service station, lubritorium, minor auto repairs, car washing, storage, office and sales and the parking of cars waiting to be serviced on a lot in a local retail district and extending into a residence district is contrary to Art. 2, Sec. 3 and Sec. 4-c of the Z.R.

"2. The proposed ground sign on the local retail portion of the lot is contrary to Art. 2, Sec. 4-c of the Z.R."

and

WHEREAS, the applicant states that the premises consist of a plot, 100.42 feet frontage by 119.40 feet in depth; that it is proposed, for a temporary period of fifteen years, to erect a gasoline service station consisting of twelve 550 gallon buried gas tanks and four dual type gasoline dispensing pumps; that the proposed accessory building will be one story in height, of class 3 construction, having a frontage of 60 feet and a depth of 30 feet and will contain the conjunctive uses of lubritorium, minor auto repairs, car washing, storage, office and sales; that a portion of the open lot, not being used by the gasoline service station, will be reserved for parking of cars awaiting service; and

WHEREAS, the applicant further states that the curb cuts will be restricted to two 30 foot cuts on Hillside Avenue and one 20 foot cut on 216th Street; that the pumps as proposed, set 15 feet in from the street building line on Hillside Avenue will protect the pedestrian traffic and keep cars being serviced off the sidewalk; that although the building is located in a local retail district and residence use district, it is only proposed to use that part of the site in the retail use district for the gasoline service station; that part of the site in the residence use district will be highly landscaped and will act as a buffer between the proposal and the building on Lot No. 23; that there are no windows proposed in the south and east walls of the buildings, so that any noise that might emanate from within the building will be strictly confined; that the proposed ground sign will be 12 feet off the grade to the bottom of the sign; that the sign will be approximately 36 square feet in area, illuminated and non-flashing, and will only advertise the brand of gasoline being sold; and

WHEREAS, the applicant contends that the site is the only piece of property within the affected area that has not been developed for a conforming use; that this same site was denied by the Board, for the same use as proposed, five years ago under Cal. No. 186-53-BZ; that this draws the conclusion that no progress has taken place in this area that would warrant the erection of a conforming use; that the land is high in assessed value, so that it is mandatory for the owner to appeal to the Board for relief in order to erect a gas station so that he may receive an equitable return on his investment; that there are two shopping centers within one half mile east and west of this site, so that there is no economic demand for additional stores in this area; that the proposed building will be modern in

design and in keeping with the modern building on adjoining Lot No. 9; and

WHEREAS, the applicant states that the present owner has held title to the property since October 14, 1957 and that the assessed valuation of land is \$14,500; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board which recommended that the application should not be granted; and

WHEREAS, the committee noted the development of the area for conforming uses including a new office building on adjoining lot on Hillside Avenue; and

WHEREAS, the Board found that there was no justification for the exercise of discretion to grant a zoning variance under Section 7, Subdivision e of the Zoning Resolution.

Resolved, that the decision of the Borough Superintendent, acting on N.B. Applic. #1346/58, Objections No. 1 and 2, be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

352-53-BZ

APPLICANT—Charles M. Spindler, for Gerard Henigin, owner.

SUBJECT—Application reopened February 10, 1959 for consideration as to extension of term of variance—expired December 15, 1958—decision of the Borough Superintendent, previously granted on condition, under section 7h of the Zoning Resolution, permitting in a residence use district the parking and storage of motor vehicles for a term of years.

PREMISES AFFECTED—402-434 Euclid Avenue and 1015-1023 Glenmore Avenue, northwest corner, Block 4194, Lots 27-36, Borough of Brooklyn.

APPEARANCES—

For Applicant: Charles M. Spindler.

For Opposition: None.

ACTION OF BOARD—Term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Kleiert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox 5

Negative: 0

THE RESOLUTION—

WHEREAS, on December 15, 1953, this application was granted by the Board on certain conditions, under Section 7h of the Zoning Resolution, to permit in a residence use district the parking and storage of motor vehicles for a term of 5 years, affecting premises 402-434 Euclid Avenue and 1015-1023 Glenmore Avenue, northwest corner, Block 4194, Lots 27-36, Borough of Brooklyn; and

WHEREAS, the applicant requested reopening of this application and extension of the term of variance, which had expired by time limitation December 15, 1958; and

WHEREAS, this application was reopened on February 10, 1959 and set for hearing on March 17, 1959 at 10 A. M., subject to regular procedure, waiving all requirements except a new decision of the Borough Superintendent and two publications in the Bulletin as notice; and

WHEREAS, a public hearing was held on this application on March 17, 1959 after due notice by publication in the Bulletin; and

WHEREAS, the decision of the Borough Superintendent, dated January 26, 1959 acting on amendment to Alt. Applic. No. 2911-52, reads:

"1. Proposed parking and storage of more than five motor vehicles in a residence use district is contrary to Art. II, Sec. 3 of the Zoning Resolution."

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on December 15, 1953, only so far as it refers to the term of variance, so that as *amended* this portion of the resolution shall read:

"... granted under Section 7, Subdivision h for a term of five years from the date of this amended resolution, to permit; that other than as herein amended the resolution above cited shall be complied with in all respects; that all permits, in-

MINUTES

cluding a Certificate of Occupancy, shall be obtained within six months from the date of this amended resolution."

470-57-BZ

APPLICANT—Lama, Proskauer and Prober, for Sparkling Realty Co., Inc., owner.

SUBJECT—Application reopened February 10, 1959 for consideration as to extension of time to complete—expired December 17, 1958—decision of Borough Superintendent, previously granted on condition, under sections 7e, 7h and 7A of the Zoning Resolution, permitting in a local retail and residence use district, the erection and maintenance of a gasoline service station, lubritorium, office, storage, minor auto repairs, car wash, parking and storage of motor vehicles, with show windows, curb cuts and signs within 75 feet of a residence use district.

PREMISES AFFECTED—91-97 Sumner Avenue and 273-299 Vernon Avenue, northeast corner, Block 1585, Lot 1, Borough of Brooklyn.

APPEARANCES—

For Applicant: James E. Vassilotti.

For Opposition: None.

ACTION OF BOARD—Time extended to complete the work.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Kleintert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox 5

Negative: 0

THE RESOLUTION—

WHEREAS, the applicant requested reopening of this application and extension of time, to obtain permits and complete the work, which had expired by time limitation December 17, 1958; and

WHEREAS, this application was reopened on February 10, 1959 and set for hearing on March 17, 1959 at 10 A. M., subject to regular procedure, waiving all requirements except a new decision of the Borough Superintendent and two publications in the Bulletin as notice; and

WHEREAS, a public hearing was held on this application on March 17, 1959 after due notice by publication in the Bulletin; and

WHEREAS, the decision of the Borough Superintendent, dated January 26, 1959 acting on N. B. Applic. No. 476-57, reads:

"19. Proposed extension of time to complete is contrary to Board of Standards and Appeals resolution Cal. No. 470-57-BZ, since same expired on December 17, 1958. This matter is therefore referred back to the Board of Standards and Appeals for their consideration."

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on December 17, 1957, and thereafter amended by resolution adopted through March 18, 1958, so that as amended this portion of the resolution shall read:

"that all permits, including a new Certificate of Occupancy, shall be obtained and all work completed within the requirements of section 22A of the Zoning Resolution." (N.B. 476/57)

300-58-BZ

APPLICANT—Charles M. Spindler, for Reo Properties, Inc., owner; Socony Mobil Oil Co., Inc., lessee.

SUBJECT—Application May 15, 1958—decision of the Borough Superintendent, under sections 7e, 7f, 7i and 7A of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station with accessory uses of lubritorium, auto washing—non automatic, office, sale of accessories, minor repairs with hand tools only, safety inspection station and the parking and storage of motor vehicles with business sign and show windows within 75 feet of a residence use district all for a temporary term of fifteen (15) years.

PREMISES AFFECTED—7214-7224 20th Avenue and 1773-1783 73rd Street, northwest corner, Block 6195, Lots 43 and 48, Borough of Brooklyn.

APPEARANCES—

For Applicant: Charles M. Spindler.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Kleintert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox 5

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on November 5, 1958 after due notice by publication in the Bulletin; then taken off calendar and referred back to examiner to set a new date for hearing as there has been no notices of hearing sent out; then set for December 9, 1958, then laid over to December 16, 1958, for inspection and decision; hearing closed; then to January 13, 1959, at request of applicant to file revised plans and for decision; the premises were inspected by a committee of the Board; then to February 10, 1959, at the request of the applicant for possible rearrangement of the layout; then to March 10, 1959, for further inspection and decision; then to March 17, 1959, for revised plans showing accessory building moved forward; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site and 20th Avenue are in a business use, D area, class 1 height district; 72nd Street and 73rd Street are in business and residence use, D area, class 1 height districts; 19th Avenue is in a residence use, D area, class 1 height district; that these designations have not been changed since July 25, 1916 and no zoning amendment is pending at the present time; and

WHEREAS, the decision of the Borough Superintendent, dated May 12, 1958 acting on N. B. Applic. No. 810-58, reads:

"1. Proposed building and premises, in a Business Zone, to be used for gasoline service station, lubrication auto washing (non-automatic), office, sales of accessories, minor repairs with hand tools only, safety inspection station and parking and storage of motor vehicles is contrary to Art. II, PP. 4a, subsections 29 and 46 of the Zoning Resolution.

2. Proposed sign and show window within 75 feet of a Residence Zone in a transition from Business to Residence Zone is contrary to Art. II, PP. 7A."

and

WHEREAS, the applicant states that the premises consist of a plot, 100 feet frontage by 100 feet in depth, presently vacant; that it is proposed to erect a one story masonry building; that there will be provided along the west lot line, and along the 73rd Street building line, a chain link fence five feet high, set on a six inch concrete base, to a total height of five feet six inches; that this fence will be provided with suitable terminal posts; that planting and shrubbery, protected by a concrete curb, will be provided along this fence; that pumps will be located only on the 20th Avenue frontage; and

WHEREAS, the applicant states that 20th Avenue starts at McDonald Avenue and runs south to Shore Parkway; that there are no gas stations along the entire length of 20th Avenue with the exception of a station at McDonald Avenue and 20th Avenue, the very northerly beginning of 20th Avenue; that this station is approximately one and one-half miles north of this site; that there is likewise another station at Cropsey Avenue and 20th Avenue, the extreme southerly end of 20th Avenue, and this station is approximately one mile away; that there is also a small 20 foot plot on the corner of 60th Street; that this is where the store front of the building was removed from the first floor and some gasoline pumps installed; that with the exceptions noted, there are no gas stations along the entire length of 20th Avenue, and there are no stations whatsoever along the entire length of 73rd Street; that this is the

MINUTES

only vacant plot along 20th Avenue for approximately three quarters of a mile; and

WHEREAS, the applicant contends that the site is not suitable for additional stores, due to lack of neighborhood support; that this is evidenced by the conversion of the former stores directly opposite a Synagogue, billiard parlor and factory uses, and also by the fact that the parcel was sold In Rem, which further indicates that the former owner could not economically erect a conforming use; that there are also some vacant stores in the immediate vicinity; that a goodly portion of the other stores in the area are of the low rent paying group, all of which indicates the economic impracticability of erecting stores on this site; that the erection of a single, or multi-story factory—a permissive use—which, together with required loading spaces, could cover a very large percentage of the plot, would surely not be as acceptable as the proposed gas station, which would cover such a small percentage of the plot; and

WHEREAS, the applicant further contends that there is a need and a demand for a modern gasoline station, as is evidenced by the lack of stations along the entire 20th Avenue, with the exceptions previously noted; that the granting of this variance will again place the parcel on the tax rolls, so that the City will obtain their increased taxes due to the increased assessment which will be placed on the parcel after the erection of the station; and

WHEREAS, the applicant states that the present owner has held title to the property since December 27, 1957 and that the assessed valuation of land is \$13,800; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended that the application be granted under certain conditions; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivisions e, c, i and A of the Zoning Resolution.

Resolved, that the Board of Standard and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7e for a term of fifteen years, to permit the premises to be occupied as a gasoline service station and uses lawfully accessory thereto, substantially as proposed and as indicated on plans filed with this application, marked "Received May 15, 1958", 3 sheets and "March 12, 1959", 1 sheet, *on condition* that all buildings, structures and uses now on the premises shall be removed and the plot leveled substantially to the grade of the abutting streets, constructed and arranged as shown on revised plans marked "Received March 12, 1959"; that the accessory building shall be of the design indicated and located as shown on such revised plan; that there shall be no cellar; that the design of the building shall be as proposed and shall be faced with face brick on all sides except the sides to the north and east, where the walls may be of common brick or concrete block painted; that doors to toilet rooms shall be arranged so as not to be contiguous; that the accessory building shall be located as shown on revised plan marked "Received March 12, 1959"; that there shall be erected on the lot lines where walls of adjoining buildings do not occur a masonry wall not less than 5 feet, 6 inches in height, properly coped; that such wall shall be returned along the street line of 73rd Street for a distance of not less than 45 feet; that planting areas shall be maintained toward the west and south as shown, properly protected with concrete curbing not less than 8 inches in height and 6 inches in width and maintained with suitable planting material; that pumps shall be of a low approved type, erected not nearer than 15 feet to the street building line of 20th Avenue; that the number of gasoline storage tanks shall not exceed twelve 550 gallon tanks; that the balance of the premises where not occupied by accessory building, pumps, and planting shall be paved with concrete or asphalt; that sidewalks and curbing abutting the site shall be constructed or repaired to the satisfaction of the Borough President; that curb cuts shall be restricted to two, each

30 feet in width to 20th Avenue and one within the first 25 feet from the intersection to 73rd Street; that such portable fire-fighting appliances shall be maintained as the Fire Commissioner shall direct; that signs shall be restricted to permanent signs attached to the facade of the accessory building and the gasoline pumps, excluding all roof signs, temporary signs and advertising devices, but permitting the erection within the intersection of one post standard for supporting a sign at right angles to 20th Avenue, advertising the brand of gasoline on sale, and permitting such sign to be illuminated and to extend not more than 4 feet beyond the building line; that the wall of the adjoining building on Lot No. 42 shall, with the consent of the owner, be surfaced with stucco to a height of not less than 15 feet and any signs under the control of this owner shall be removed therefrom; that under Section 7i for a similar term there may be minor repairs with hand tools only, maintained solely within the accessory building and for a safety inspection station; that under Section 7c for a similar term there may be parking and storage of motor vehicles, provided such parking is maintained in such portion of the plot as will not interfere with the servicing of the station; that under Section 7A, any signs or show windows claimed to be contrary to the requirements thereof may be permitted, provided the requirements of this resolution shall be complied with and all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

537-58-BZ

APPLICANT—Lama, Proskauer and Prober, for Atlas Holding Corp., owner.

SUBJECT—Application September 11, 1958—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a retail use district, in an existing two story structure presently occupied by a movie theatre and eleven stores, the use of two stores for a wholesale dry cleaning establishment.

PREMISES AFFECTED—32-34 West Mt. Eden Avenue, southwest corner of Inwood Avenue, Block 2865, Lot 53, Borough of The Bronx.

APPEARANCES—

For Applicant: James E. Vassalotti.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.
THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Kleintert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox 5
Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on February 25, 1959 after due notice by publication in the Bulletin; laid over to March 17, 1959, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site, Mt. Eden Avenue and Macombs Road are in a retail use, B area, class 1¼ height district; Globe Place and Inwood Avenue are in retail and manufacturing use, B area, class 1¼ height districts; that as of July 25, 1916 the premises were in an unrestricted use district and received the present use designation on March 22, 1956; and

WHEREAS, the decision of the Borough Superintendent, dated August 11, 1958 acting on Alt. Applic. No. 100-58, reads:

"1. Proposed dry cleaning establishment not for retail purposes in a retail use district is contrary to Art. II Sect. 4-A of the Z.R."

and

WHEREAS, the applicant states that the premises consist of a plot, 150.45 feet frontage by 49 feet in depth, irregular, presently developed with a theatre and eleven stores of class 1 and class 3 construction; that it is proposed, for a temporary period of five years, to maintain the present dry cleaning establishment for wholesale use in stores 10 and 11, to-

MINUTES

gether with the use of movie theatre and stores in the same building; that it is also proposed to maintain the present mezzanine in store 11 for office use; and

WHEREAS, the applicant states that stores 10 and 11 are now occupied as a wholesale dry cleaning establishment, with a frontage of 34 feet on West Mt. Eden Avenue, and a depth of 49 feet on Inwood Avenue; that the balance of the building is vacant; that Department of Buildings records indicate that the present building on the site was erected under N.B. Applic. No. 2156 of 1925, and Certificate of Occupancy No. 411 was issued on March 10, 1927 for use as theatre and stores; that the building was further altered under Alt. Applic. No. 236 of 1931, Certificate of Occupancy No. 231 was issued on September 14, 1931 and the use shown as theatre; that records further indicate that stores 10 and 11, having a frontage of 34 feet on West Mt. Eden Avenue and a depth of 49 feet on Inwood Avenue now have approval under Alt. Applic. No. 100 of 1958 for use as movie theatre, stores and class B dry cleaning establishment for retail use only; and

WHEREAS, the applicant contends that the wholesale dry cleaning establishment as proposed to be maintained is not an obnoxious use and will not have an adverse effect upon properties within the affected area; that the entire building is now vacant except for stores 4, 5, 6, 9, 10 and 11, and is a tax burden upon the owner; that the upgrading of this site from an unrestricted use district to a retail use district has caused undue hardship upon the owner, so that it is mandatory for him to develop the site in any manner that would not affect any of the adjoining properties and still enable him to get some return on his large investment; and

WHEREAS, the applicant states that the present owner has held title to the property since January 13, 1958; that the assessed valuation of land is \$97,000 and of the building \$183,000 making a total of \$280,000; that the building was erected in 1927; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board is not passing on any other portion of the premises but only on such part as described in the decision of the Borough Superintendent; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision e of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7e, for a term of five years to permit the two stores in question as shown on plans filed with this application marked, "Received September 11, 1958," 6 sheets, and "January 14, 1959," 3 sheets, to be occupied as a dry cleaning establishment for wholesale purposes only, and no cleaning done at retail; substantially as proposed and indicated on plans above referred to, *on condition* that the building shall not be increased in height or area and in all other respects shall comply with all laws, rules and regulations applicable thereto; that such portable fire-fighting appliances shall be maintained as the Fire Commissioner shall direct; that the fluid used in dry cleaning shall not be lower than the permitted flash point as stated by the applicant not less than 140°F; and that all permits, including a Certificate of Occupancy, shall be obtained and all work completed within six months from the date of this resolution.

563-58-BZ

APPLICANT—Henry Nordheim, for Max Steinberg, Jacob Greenman, Robert Grundt and Andrew Catapano, owners.

SUBJECT—Application September 29, 1958—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot for parking and storage of more than five (5) motor vehicles.

PREMISES AFFECTED—341-349 East 34th Street, north

side, 110 feet west of 1st Avenue, Block 940, Lots 24, 25, 26, 27 and 28, Borough of Manhattan.

APPEARANCES—

For Applicant: Henry Nordheim.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Kleintert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox

5

Negative:

0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on February 25, 1959 after due notice by publication in the Bulletin; laid over to March 17, 1959, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site is in a residence use, B area, class 1½ height district; East 34th Street and East 35th Street are in residence and retail use, B area, class 1½ height districts; First Avenue and Second Avenue are in a retail use, B area, class 1½ height district; that from July 24, 1916 to December 17, 1932 the use was unrestricted, but on December 18, 1932 the use was changed to residential district; that from July 25, 1916 to the present the area designation is B and the same for the height district which is still 1½; and

WHEREAS, the decision of the Borough Superintendent, dated August 28, 1958 acting on amendment to Alt. Applic. No. 674-58, reads:

"1. Proposed Parking Lot, parking for more than five (5) Motor Vehicles and 10' x 10' Watchmen's Shanty, located in a residence use district, is contrary to Article II, Section 3 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 100 feet frontage by 97.6 feet in depth and consists of five lots formerly occupied by five old law tenements, now demolished; that it is proposed to surface the site with either trap rock or steam cinders, rolled level with street grade and oiled, enclose the site with a six foot chain link fence where there are no masonry walls on the side and rear lot lines and at the street building line; and

WHEREAS, the applicant states that there is not a building or premises along the 400 foot affected area on the north side of 34th Street from Second Avenue to the site, that is without a commercial occupancy in block 940, and even in the gymnasium on the corner at 1st Avenue, a fee is charged for use of facilities; that within this block, on lot 55, there exists the entrance to the Queens Midtown tunnel and the extent of traffic to this point is enormous; that on the same block, on lot 12 there is the 12 story loft building; lots 8, 58 and 59 are parking lots and adjoining the site on the rear lot line, on lot 41, is a two story garage 75 by 100 feet, and lot 38 contains a four story, 125 foot factory; that the south side of 34th Street, from First Avenue to Second Avenue, all but five buildings have stores, and there is a parking lot on lots 55 to 58 in block 939; that within the 400 foot affected area on block 966, there is the huge Coca-Cola bottling plant, a four and one-half story building, and the New York Telephone Company building; that on block 962, lot 8 is the New York University Hospital; and

WHEREAS, the applicant contends that from the number of buses parked in this block, it appears that the bus company uses this block between First and Second Avenue, as a part-time parking area; that both curbs of 34th Street between First and Second Avenues are most of the time lined up with the crosstown buses, where they are stored between rush hour periods; that it is common to see six and seven buses standing at each curb; that this block is also used for the turn-around of these buses making such turn-around at First Avenue; that this site may derive quite some trade from visitors to the hospital who arrive in cars and must find parking space not available to them on the hospital grounds; that such parkers are short period patrons; and

WHEREAS, the applicant further contends that this appli-

MINUTES

cation is also made under Section 21—hardship, which element is still present when it is considered that taxes must be found on a \$91,000 assessment of the land; that some use should be allowed, even though it is contrary to the Zoning restrictions, providing the proposed use is not offensive, which can hardly be said of a well kept parking lot, since it provides light and air to surrounding properties; that the necessity for parking space in New York is so obvious that advocating approval for a variance, even though in a residence district, should hardly be necessary, for it might be said that if sites of 100 feet by 100 feet were to be carved out of every city block in New York, there would still be insufficient parking space to relieve street parking and reduce congestion; and

WHEREAS, the applicant states that the present owners have held title to the property since May 12, 1958 and that the assessed valuation of land is \$90,000; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application should be granted on condition; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision h of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7h for a term of five years to permit the premises to be occupied for parking and storage of motor vehicles *on condition* that only motor vehicles of the pleasure car type shall be so parked; that the plot shall be leveled substantially to the grade of East 34th Street and shall be surfaced with clean gravel or steam cinders and treated with a binder and properly rolled; that on the interior and street building line there shall be erected a woven wire fence of the chain link type, on a masonry base, not less than five feet six inches in height, with no openings therein except two for entrance and egress to East 34th Street not to exceed 15 feet in width each with curb cut opposite of similar width; that during the term of this variance the premises shall be occupied for no other use than as herein permitted; that no building shall be erected except that there may be near the entrance a building solely for use as an office and shelter for the attendant provided such building does not exceed one hundred square feet in area and is not over one story in height; that such portable fire-fighting appliances shall be maintained as the Fire Commissioner shall direct; that signs shall be restricted to one sign attached to the fence at the entrance advertising the parking and storage use and the rates charged and such other information as may be required by the Commissioner of Licenses; that such sign shall not exceed five square feet, shall not be illuminated and shall not extend beyond the building line; that suitable bumpers shall be maintained against the fences at all points for protection thereto; and that all permits shall be obtained and all work completed within six months from the date of this resolution and a certificate of occupancy obtained.

594-58-BZ

APPLICANT—Lama, Proskauer and Prober, for 533 Remsen Realty Corp., owner.

SUBJECT—Application October 16, 1958—decision of the Borough Superintendent, under sections 7e and 21 of the Zoning Resolution, to permit in a business use district, on a plot with an existing one story garage for five (5) trucks, storage of fuel tanks, oil burner parts, tanks, gasoline for occupants use and the parking of employees cars, the erection of a new one story structure for use as a motor vehicle repair shop body and fender work, incidental painting and spraying, wheel alignment and brake testing, the proposed new building will exceed the permitted area coverage.

PREMISES AFFECTED—523-533 Remsen Avenue, east side, 240 feet north of Church Avenue, Block 4687, Lot 19, Borough of Brooklyn.

APPEARANCES—

For Applicant: James E. Vassalotti.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.
THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Kleintert, Commissioner Foley and Commissioner Sleeper... 4
Negative: Commissioner Fox 1

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on February 25, 1959 after due notice by publication in the Bulletin; laid over to March 17, 1959, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site and Church Avenue are in a business use, D area, class 1 height district; Remsen Avenue and East 91st Street are in business and residence use, D area, class 1 height districts; Linden Boulevard is in a residence use, D area, class 1 height district; and

WHEREAS, the decision of the Borough Superintendent, dated September 30, 1958 acting on N. B. Applic. No. 1520-58, reads:

"1. Proposed erection of a building to be used for motor vehicle repairs, body and fender work, welding, incidental painting and spraying, wheel alignment and brake testing, on a lot located within a Business Use district, is contrary to Art II, Sect. 4(a), (4) & (29) of the Zoning Resolution.

2. The combined areas of proposed new structure and existing structure on the same lot exceeds the area coverage permitted in a "D" area district and is contrary to Art. IV, sect. 14 & 19 (e) of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 100 feet frontage by 100 feet in depth, presently developed with a one story building of class 3 construction, having a frontage of 54 feet 9¼ inches, a depth of 100 feet and having the legal use of garage for five trucks, storage of fuel and tanks and oil burner parts, gasoline for occupants own use and parking and storage of occupants and employees motor vehicles; that this building was erected under Permit No. N. B. 537 of 1956 and Certificate of Occupancy No. 155623 was issued for the above quoted present uses; that it is proposed to erect and maintain, for a temporary period of fifteen years, a new one story building of class 3 construction on part of the present open area of the site; that the proposed building will have a frontage of 35 feet, a depth of 100 feet and will contain the uses of motor vehicle repair shop, body and fender work, incidental car painting and spraying, wheel alignment and brake testing; and

WHEREAS, the applicant contends that inasmuch as Remsen Avenue is a heavily trafficked auto lane, the proposal is entirely in keeping at this point; that in addition, Remsen Avenue, in the affected area, is almost entirely given over to the servicing of the automobile in one form or another as shown by the following: block 4687, lot 30—sales of used cars; lot 26—gas station; lot 24—auto repair shop; lot 12—sale of used cars; block 4711, lot 36—sale of used cars; block 4710, lot 41—sale of used cars; block 4686, lot 1—gas station; block 4685, lot 14—garage; block 4685, lots 8, 12 and 14—sales of used cars; that of the above quoted uses, the present motor vehicle repair shop directly adjoining the site on lot No. 24 is a non conforming use as is the gas station in block 4687, lot 26, the used car lot in a residence zone in the same block on lot 30; that in addition, the site is directly faced with a non-conforming use of a gas station in block 4686, lot 1, a garage in block 4685, lot 14 and a used car lot in the residence zone on lots 8, 11 and 12; that therefore the proposed motor vehicle repair shop is in keeping at this point and cannot possibly adversely affect the community; and

WHEREAS, the applicant further contends that the site has a total area of 10,000 square feet; the present building has

MINUTES

an area of 5500 square feet; the proposed building will have an area of 3500 square feet, making a total proposed coverage of 9000 square feet; that as the permissible coverage in a D zone is 55% of the total area of the lot, or 5500 square feet, the proposed coverage exceeds the permissible coverage by 3500 square feet; that immediately adjoining the site to the rear, lots 63 and 67 have private garages directly on the rear lot line; that lot 24 adjoining to the north has a building built to the rear lot line and occupying 100% of the lot; that lot 12 to the south is being used for the sale of used cars; that therefore, the excessive coverage of the proposal will not adversely affect these lots; that the leaving of a greater open area on the site would not benefit the building proposed, nor the lots adjoining on all sides; and

WHEREAS, the applicant states that the present owner has held title to the property since September 9, 1957; that the assessed valuation of land is \$12,500 and of the building \$27,500 making a total of \$40,000; that the building was erected in 1956; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and the committee recommended that the application should be granted on condition; and

WHEREAS, the Board is not passing on any use proposed not included in the decision of the Borough Superintendent; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision e of the Zoning Resolution, as to use, and that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21, and is therefore entitled to relief, as to area, on the grounds of practical difficulty.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use and area district regulation of the Zoning Resolution and that the application be and it hereby is granted under Section 7e as to use and Section 21 as to area for a term of fifteen years to permit the construction of an additional building on the premises substantially as proposed and as indicated on plans filed with this application marked "Received October 16, 1958", 5 sheets, *on condition* that the building in all other respects shall comply with all laws, rules and regulations applicable thereto; that there shall be no windows on the rear lot line opening upon adjoining premises; that the space between this building and the existing building shall be blocked up at the lot line with a masonry wall not less than six feet in height; that welding shall be solely electric arc welding; that the sidewalks and curbing shall be constructed or repaired to the satisfaction of the Borough President; that there may be a curb cut not over 15 feet in width, as shown; that the space at the front building line between the buildings shall be provided with a fence with a vestibule, as shown, with doors opening outward; that the court shall be suitably paved; that such portable fire-fighting appliances shall be maintained as the Fire-Commissioner shall direct; and that all permits shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

595-58-BZ

APPLICANT—Henry C. Brucker, for Nichola and Santa Todero, owners.

SUBJECT—Application October 17, 1958—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a residence use, G-1 area district, the change in occupancy of an existing dwelling from one family to two families.

PREMISES AFFECTED—111-07 225th Street, east side, 41.64 feet south of 111th Avenue, Block 11209, Lot 15, Queens Village, Borough of Queens.

APPEARANCES—

For Applicant: Lester C. Ringe and Santa Todero.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.
THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Kleinert, Commissioner Foley and Commissioner Sleeper. 4

Negative: Commissioner Fox 1
THE RESOLUTION—

WHEREAS, a public hearing was held on this application on February 25, 1959 after due notice by publication in the Bulletin; laid over to March 17, 1959, for inspection and decision; and for applicant to furnish list of homes within five hundred feet occupied for two families; hearing closed; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site, 225th Street, 226th Street, 111th Avenue and 112th Avenue are in a residence use, G-1 area, class 1½ height district; and

WHEREAS, the decision of the Borough Superintendent, dated September 18, 1958 acting on Alt. Applic. No. 2010-58, reads:

"1. The conversion from a one to a two family dwelling in a G-1 area district is contrary to Art. IV Sec. 16-C (a) Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 41.64 feet frontage by 130.38 feet and 133.80 feet in depth, upon which is located a one and one-half story brick veneer and frame private dwelling 24 feet 6 inches by 40 feet; that it is proposed to make one of the rooms a kitchen, as shown on plans filed with this application; that the proposed occupancy would then be two families, but would still be a private dwelling as to its classification, the same as a one family dwelling; and

WHEREAS, the applicant states that this building meets all the setback, side and rear yard requirements of a G-1 area district; that the existing attic rooms meet all the requirements as to light and ventilation, also height and area minimums and with the bath room, were established under N.B. Applic. No. 1793-55; that the immediate vicinity in the 500 foot radius area has a considerable number of two family dwelling uses, some of these being block 11208, lots 1, 8, 33 and 53 granted by the Board; also lot 54 in the same block; also block 11205, lots 1 and 3; that in no way will this conversion be detrimental or injurious to the neighborhood in any respect and no physical changes to the exterior of the building will be made; that furthermore, the occupancy of a three room apartment by two adults would be far less hazardous from a fire-fighting standpoint than the hypothetical case of, say five or six children using the floor as bedrooms of a one family dwelling, in case the building was sold; and

WHEREAS, the applicant contends that the owners mother and sister would occupy the proposed apartment, but they desire separate cooking facilities and prefer to live independently while still being close to their relatives; that the proposed conversion would help defray the rising costs of financially carrying the premises, due to increases since the purchase of the property when taken into consideration the drop in the owners earning potential due to increasing age; and

WHEREAS, the applicant states that the present owners have held title to the property since December 14, 1955; that the assessed valuation of land is \$1,800 and of the building \$8,100 making a total of \$9,900; that the building was erected in 1955; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended that the application be granted under certain conditions; and

WHEREAS, the Board found that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21 of the Zoning Resolution, and is therefore entitled to relief as to area on the grounds of practical difficulty.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the area district regulations of the Zoning Resolution and that the

MINUTES

application be and it hereby is *granted* under Section 21 to permit the existing one-family residence building to be occupied by two families, *on condition* that the second family shall be located in the attic story, as proposed and shown on plans filed with this application, marked "Received October 17, 1958", 5 sheets; that there shall be a complete separation between the two families, so that the family in the apartment on the first floor and cellar shall be separated from the proposed family in the attic; and that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; and that all permits required, including a new certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

602-58-BZ

APPLICANT—Anthony M. Salvati, for Gelray Corporation, owner.

SUBJECT—Application October 20, 1958—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the change in occupancy of an existing one story building from public garage to bowling alleys with cocktail lounge, luncheonette and snack bar.

PREMISES AFFECTED—2425-2435 Cropsey Avenue, northeast corner of Bay 37th Street, Block 6892, Lot 7, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leon Komondorea.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Klei-
ert, Commissioner Foley, Commissioner Sleeper and
Commissioner Fox 5

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on February 25, 1959 after due notice by publication in the Bulletin; laid over to March 17, 1959, for applicant to file new decision of Borough Superintendent; inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site, Cropsey Avenue, Bay 37th Street and Bay 38th Street are in a residence use, D area, class 1 height district; that the premises, prior to July 29, 1940 had been in a business district, D area, class 1 height, and the area after that date had been rezoned to a residence district, D area, class 1 height; and

WHEREAS, the decision of the Borough Superintendent, dated October 15, 1958 acting on Alt. Applic. No. 2793-58, reads:

"2. Proposed change in occupancy from a Public Garage to Bowling Alleys within a Residential District is contrary to Art. 2 Sec. 3 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 96 feet 8 inches frontage by 180 feet in depth, upon which is located a building now being used as a public garage; that it is proposed to change the occupancy to a modern bowling alley, cocktail lounge, luncheonette and snack bar in a non-conforming use district; and

WHEREAS, the applicant states that a few years ago the area had trolley tracks with overhead wires, and its many vacant lots were being used as dumping grounds, which made this section a most undesirable neighborhood; and

WHEREAS, the applicant contends that the Planning Commission rezoned this area to a residence district, but the area lacks any kind of recreational facilities and the alteration to a modern bowling alley with a cocktail lounge, luncheonette and snack bar would be a most advantageous change to the neighborhood; and

WHEREAS, the applicant states that the present owner has held title to the property since June 5, 1958; that the assessed valuation of land is \$27,000 and of the building

\$70,000 making a total of \$97,000; that the building was erected in 1952; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended that the application be granted under certain conditions; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision e of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7e for a term of fifteen years, to permit the change of occupancy from public garage to bowling alleys with cocktail lounge, luncheonette and snack bar, substantially as proposed and as indicated on plans filed with this application, marked "Received October 20, 1958", 5 sheets, as amended by revised plans marked "Received March 12, 1959", 2 sheets, *on condition* that there shall be no windows opening upon premises at the rear of the plot; that the front part of the plot where unbuilt upon shall be leveled substantially to the grade of Cropsey Avenue and shall be paved from the building line to the wall of the building similarly to the sidewalk; that the building shall comply with all laws, rules and regulations applicable thereto and shall not be increased further in height or area; that the bowling alley equipment shall be of the near-noiseless type; and that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

603-58-BZ

APPLICANT—Anthony M. Salvati, for Burgerama, Inc., owner.

SUBJECT—Application October 20, 1958—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a business and residence use district, at an existing drive-in restaurant, the extension of employee and patron parking into the residence portion of the premises.

PREMISES AFFECTED—4-26 Dahill Road and 3301-3313 Fort Hamilton Parkway, southwest corner, Block 5303, Lot 59, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leon Komondorea.

For Opposition: None.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative: 0

Negative: Chairman Murdock, Vice Chairman Klei-
ert, Commissioner Foley, Commissioner Sleeper and
Commissioner Fox 5

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on February 25, 1959 after due notice by publication in the Bulletin; laid over to March 17, 1959, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site, Dahill Road and Micieli Place are in business and residence use C area, class 1 height district; Fort Hamilton Parkway is in a business use, C area, class 1 height district; Minna Street is in a residence use, C area, class 1 height district; that the use, area and height designations affecting these premises since July 25, 1916, have never been changed; and

WHEREAS, the decision of the Borough Superintendent, dated October 15, 1958 acting on Alt. Applic. No. 2268-58, reads:

"1. Parking of Motor Vehicles in a partly Business and partly in a Residence use is contrary to Art. II Sec. 3 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 192 feet 3 $\frac{7}{8}$ inches frontage by 60 feet 5 $\frac{7}{8}$ inches and 54 feet 6 $\frac{1}{2}$ inches in depth; that it is proposed to extend the existing customer parking area into a residence use district; and

MINUTES

WHEREAS, the applicant contends that the owner had built the Drive-In Restaurant with employee and customer parking in the business area of their premises, and Certificate of Occupancy for this use had been issued February 18, 1958; that the restaurant has successfully been in operation since the opening; that the owners, however, realize that they are unable to provide parking facilities for all their customers during the summer months; that this resulted in parking on both sides of Fort Hamilton Parkway and Dahill Road, which are both main thoroughfares; that the crossing of these exceptionally wide streets endangers the lives of the public, which include men, women and children; that the owners desire to increase the parking facilities into the residence area of the property; that the approval of this variance will eliminate this hazardous condition and enable the owners to improve their services to the public; and

WHEREAS, the applicant states that the present owner has held title to the property since July 5, 1958; that the assessed valuation of land is \$20,000 and of the building \$34,000 making a total of \$54,000; that the building was erected February 18, 1958; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and careful consideration has been given to the application to permit extension into the residence use district of the parking use in connection with the business maintained on the business portion of the premises; and

WHEREAS, the Board found that there was no justification for the exercise of discretion to grant a zoning variance under Section 7, Subdivision c of the Zoning Resolution.

Resolved, that the decision of the Borough Superintendent, acting on Alt. Applic. 2268-58, Objection No. one be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

605-58-BZ

APPLICANT—Tobias Goldstone, for Anthony Sessa, Executor and Trustee of Estate of Gaetano Farina, owner; Walbaums Inc., lessee.

SUBJECT—Application October 23, 1958—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a business and residence use district, in an existing one story building occupied as a retail food market, the use of that portion located in the residence use district for the storage of packaged merchandise.

PREMISES AFFECTED—1694 Church Avenue, south side, 215 feet, 9 inches east of Buckingham Road, Block 5097, Lot 76, Borough of Brooklyn.

APPEARANCES—

For Applicant: Tobias Goldstone.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Kleintert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox 5

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on February 25, 1959 after due notice by publication in the Bulletin; laid over to March 17, 1959, for inspection and decision; objectors to send in written objections properly certified; hearing closed; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site is in business and residence use, C area, class 1¼ height districts; Church Avenue is in business, retail and residence use, C area, class 1¼ height districts; East 18th Street is in retail and residence use, C area, class 1¼ height districts; Buckingham Road and Albermarle Road are in a residence use, C and G-1 area, class 1¼ height districts; and

WHEREAS, the decision of the Borough Superintendent, dated October 8, 1958 acting on Alt. Applic. No. 1795-58, reads:

"1. The proposed use of rear portion (Beyond 150

feet in depth) for storage purposes which is located in a residential portion of lot, violates Art. 2 Sect. 3 of Zoning Resolution; note front portion 150 feet located within a business use district."

and

WHEREAS, the applicant states that the premises consist of a plot, 60 feet frontage by 135 feet 10 inches and 205 feet 1½ inches in depth, with a one story building erected as a storage garage covering the entire lot, with the exception of a five foot yard at the rear of the property; that these premises were so occupied until September, 1957; that it is proposed to use the remaining portion of approximately 900 square feet for the storage of packaged merchandise; and

WHEREAS, the applicant states that plans were filed with the Department of Buildings in August 1957 to change the use of said building to a market and same was approved on condition that the 100 foot front portion will be used for market, and the remaining portion to be kept vacant; that on November 27, 1957 the City Planning Commission and the Board of Estimate changed the maps, extending the business use portion to 150 feet south of Church Avenue; that after the change in maps, an amendment was filed to the original plans to extend the market portion approximately 120 feet, and the remaining portion to the 150 foot line to be used for refrigerators and lavatories; and

WHEREAS, the applicant contends that the 900 square feet was originally occupied as a storage garage; that the change of use for storage of merchandise creates a better condition; that the said rear portion abuts the depressed tracks of the B.M.T. subway and is not accessible except through the front portion of the building, and it is therefore requested that this rear portion be used for the storage of merchandise; and

WHEREAS, the applicant states that the present owner has held title to the property since 1914; that the assessed valuation of land is \$36,000 and of the building \$64,000 making a total of \$100,000; that the building was erected in 1914 prior to zoning of its present size; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee's opinion, having inspected the premises, is that the existing building, as it existed since erection in 1914 should be permitted even though the zoning, when last adopted, did not include the entire building within the new zoning depth of 150 feet, and that under certain conditions the application should be granted; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision c of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7c to permit the portion of the existing one-story building in a residence use district to be occupied for storage by the present tenant maintaining a retail food market provided such extension shall not be increased in height or in area and shall have no openings not now existing to adjoining premises or to the depressed bed of the subway; that there shall be erected a masonry wall at the point continuing the sidewall of the building toward the west to close the gap between the building and the side lot line; that such wall shall be of masonry and not less than six feet in height; that the building shall not be further increased in height or in area and shall be continued as part of the street floor occupancy and in all other respects shall comply with all laws, rules and regulations; and that all permits shall be obtained and all work completed within six months from the date of this resolution and a certificate of occupancy shall be obtained.

648-58-BZ

APPLICANT—Leonard Lazarus, for Ferdinand Castagna, Janet Hess, Hanna Hess and J. Louis Lazarus, owners.

SUBJECT—Application November 13, 1958—decision of the

MINUTES

Borough Superintendent, under section 9A of the Zoning Resolution, to permit in a Class $\frac{3}{4}$ height district, the erection of a six story and cellar multiple dwelling on a plot with another multiple dwelling and garage, the proposed structure exceeds the permitted height and within two (2) miles of a designated airport.

PREMISES AFFECTED—31-65 138th Street, northeast corner of 32nd Avenue, and 31-90 140th Street, Block 4411, Lot 1, Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Leonard Lazarus.

For Opposition: None.

For Administration: John J. Saunders, B'd. of Education.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Kleintert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox 5

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on March 17, 1959 after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site, 138th Street, 31st Drive, 140th Street and 32nd Avenue are in a residence use, E area, class $\frac{3}{4}$ height district; that the northerly portion of the property is $\frac{3}{4}$ height district and the southerly portion is in a one times height district; that part of the property is in a D area district and the remaining portion is in an E area district; that as of July 25, 1916 the property was zoned as an unrestricted district and the present residence designation became effective on August 13, 1938; that as of July 25, 1916 the property was zoned as a one times height district; that on March 30, 1940 the northerly portion of the property was changed to a $\frac{1}{2}$ times height district and on January 22, 1951 that portion of the property was further changed to $\frac{3}{4}$ height district; that as of July 25, 1916 the property was zoned as a D area district and the present E area designation for the northerly portion of the property became effective on March 30, 1940; that no zoning amendment relative to this property is pending at this time; and

WHEREAS, the decision of the Borough Superintendent, dated November 5, 1958 acting on N.B. Applic. No. 2841-57, reads:

"4M. Part of proposed 6 sty. and cellar Multiple Dwelling located in a $\frac{3}{4}$ and 1 Height District within 2 miles of designated airport, exceeds the height limit prescribed in Section 8 (c & d) and 9-A Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 337.59 feet frontage by 262.50 feet in depth, presently vacant; that it is proposed to erect two buildings connected to each other by a garage structure; and

WHEREAS, the applicant states that no objection has been raised by the Building Department to the building which fronts on 138th Street, since 138th Street is 80 feet wide; that this building is designated as Building No. 1 on the site plan; that the southerly portion of Building No. 2 is objected to by the Building Department since its nearest street, 140th Street, is only 60 feet wide; that when completed, the improvements will be owned by a cooperative corporation to be formed under the laws of the State of New York; that the buildings and other improvements are to be erected pursuant to the requirements of the Federal Housing Administration; that the mortgage is to be insured under Section 213 of the Federal Housing Act; and

WHEREAS, the applicant contends that the setback of the building which is objected to by the Building Department is sufficient to permit the proposed height of six stories in this height district, were it not for the fact that the property lies within two miles of a designated airport; that nevertheless, despite the fact that the property is within two miles of a designated airport, the full six-story height for all two buildings would be permitted if 140th Street were 80 feet

wide instead of 60 feet wide; and

WHEREAS, the applicant further contends that the portion of the plot to which this objection has been raised because of the width of the street, is actually further from the airport than the other portions of the property, where no objection was found because of the greater width of those streets; that this is one of the later sections in a multi-section housing project; that the first two sections have been completed and are occupied by their cooperative owner-tenants; that the third section is under construction and has been completely sold and occupancy is expected next Spring; that these sections which have been built, or are under construction, are located immediately adjacent to the subject plot; that to the east of this property, two large cooperative apartment house projects, known as Mitchell Gardens and Linden Hill, have been completed and are fully occupied; that all are improved with buildings six stories in height and, because of the natural grade of the land, are considerably higher in their general elevation than the buildings proposed to be erected on the subject premises; and

WHEREAS, the applicant states that the present owners have held title to the property since January, 1956 and that the assessed valuation of land is \$30,000; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 9, Subdivision A of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 9A to permit the construction of the building as proposed and indicated on plans filed with this application marked, "Received November 13, 1958, 6 sheets, and "February 16, 1959," 1 sheet, *on condition* that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that the building shall not be increased in height or area; and that all permits shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

649-58-BZ

APPLICANT—Leonard Lazarus, for Ferdinand Castagna, Janet Hess, Hanna Hess and J. Louis Lazarus, owners.

SUBJECT—Application November 13, 1958—decision of the Borough Superintendent, under Section 9A of the Zoning Resolution, to permit in a Class $\frac{3}{4}$ height district, the erection of a six story and cellar multiple dwelling on a plot with two similar structures connected by garages, the proposed building exceeds the permitted height and is located within two (2) miles of a designated airport.

PREMISES AFFECTED—29-10, 29-30 and 29-50 137th Street, southwest corner of Whitestone Avenue, Block 4371, Lot 8, Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Leonard Lazarus.

For Opposition: None.

For Administration: John J. Saunders, B'd. of Education.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Kleintert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox 5

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on March 17, 1959 after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site and Whitestone Parkway are in business and residence use, E area, class $\frac{3}{4}$ height districts; Linden Place is in a business use, E area, class $\frac{3}{4}$ height district; 31st Road and 137th Street is in a residence use, E area, class $\frac{3}{4}$ height district; that as of July 25, 1916 the property was zoned as an unrestricted district and the present residence designation became effective on August 13, 1938; that as of July 25, 1916 the property was zoned as a one times height district; that on March 30,

MINUTES

1940 the property was changed to a $\frac{1}{2}$ times height district and on January 22, 1951 it was changed to class $\frac{3}{4}$ height district; that as of July 25, 1916 the property was zoned as a D area district and the present E area designation became effective on March 30, 1940; that no zoning amendment relative to this property is pending at the present time; and

WHEREAS, the decision of the Borough Superintendent, dated November 5, 1958 acting on N.B. Applic. No. 2407-58, reads:

"1M. Part of proposed 6 sty. & cellar Multiple Dwelling is located in a $\frac{3}{4}$ Height District within 2 miles of designated airport exceeds the height limit prescribed in Section 8c and 9A Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 620.89 feet frontage by 306.61 feet in depth, presently vacant; that it is proposed to erect three buildings connected to each other by garage structures; and

WHEREAS, the applicant states that no objection has been raised by the Building Department to the two buildings which front on 137th Street, since 137th Street is 80 feet wide; that these buildings are designated as Buildings No. 1 and No. 3 of the site plan; that the westerly portion of Building No. 2 is objected to by the Building Department since its nearest street, Linden Street, is only 60 feet wide; that when completed, the improvements will be owned by a cooperative corporation to be formed under the laws of the State of New York; that the buildings and other improvements are to be erected pursuant to the requirements of the Federal Housing Administration; that the mortgage is to be insured under Section 213 of the Federal Housing Act; that the setback of the building which is objected to by the Building Department is sufficient to permit the proposed height of six stories in this height district were it not for the fact that the property lies within two miles of a designated airport; that nevertheless, despite the fact that the property is within two miles of a designated airport, the full six story height for all three buildings would be permitted if Linden Street were 80 feet wide instead of 60 feet wide; and

WHEREAS, the applicant contends that Whitestone Parkway which adjoins this plot on the north, is extremely wide, being more than 100 feet in width; that this is one of the later sections in a multi-section housing project; that the first two sections have been completed and are occupied by their cooperative owner-tenants; that the third section is under construction and has been completely sold, and occupancy is expected next Spring; that these sections which have been built or are under construction are located immediately adjacent to the subject plot; that another section, to be built on the block immediately east to the subject premises, will require no variance from the Zoning Resolution inasmuch as all of the streets bounding said block are 80 feet wide; that to the east of this property, two large cooperative apartment house projects, known as Mitchell Gardens and Linden Hill, have been completed and are fully occupied; that all are improved with buildings six stories in height and because of the natural grade of the land, are considerably higher in their general elevation than the buildings proposed to be erected on the subject premises; and

WHEREAS, the applicant states that the present owners have held title to the property since January, 1956 and that the assessed valuation of land is \$13,000; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 9, Subdivision A of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use and area district regulation of the Zoning Resolution and that the application be and it hereby is granted under Section 9A to permit the construction of the building as proposed and indicated on plans filed with this application marked, "Received November 13, 1958," 6 sheets, and "February 16, 1959," 1 sheet, on condition that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that the building shall

not be increased in height or area; and that all permits shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

653-58-BZ

APPLICANT—Leonard F. Rothkrug, for Rocco and Concetta Miglorelli, owners; Gulf Oil Co., lessee.

SUBJECT—Application November 14, 1958—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station with accessory minor auto repairs, car washing, non-automatic, office, sale and parking of cars awaiting servicing all for a temporary term of fifteen (15) years.

PREMISES AFFECTED—2985 Edson Avenue, southwest corner of Adee Avenue, Block 4797, Lot 1, Borough of The Bronx.

APPEARANCES—

For Applicant—Leonard F. Rothkrug.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Kleiner, Commissioner Foley, Commissioner Sleeper and Commissioner Fox 5

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on February 25, 1959 after due notice by publication in the Bulletin; laid over to March 17, 1959, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site, Adee Avenue, Edson Avenue and Grace Avenue are in a residence use, D-1 area, class $\frac{1}{2}$ height district; that on July 25, 1916 the premises was in an unrestricted use, C area, class 1 height district; that the use zone was changed on October 18, 1949; the area zone was changed November 18, 1954 and the height zone was changed on August 26, 1954; and

WHEREAS, the decision of the Borough Superintendent, dated November 5, 1958 acting on N.B. Applic. No. 62-58, reads:

"1. In a residence district the proposed 'Gasoline Station, lubricatorium, minor repairs, car washing, office, sales & parking of motor vehicles' is contrary to Art. II Section 3 of the Zoning Resolution and is therefore denied."

and

WHEREAS, the applicant states that the premises consist of a plot, 128.57 feet frontage by 95.07 feet in depth, presently vacant; that it is proposed to erect a modern gasoline service station with accessory minor auto repairs, non-automatic car wash, office, sales and parking of cars awaiting service; and

WHEREAS, the applicant states that a grant of a variance will not adversely affect any property owner within the affected area; that to the east, the property opposite the premises is developed with the New England Thruway; that there is no opening either for entrance or exit from the Thruway and the Thruway southbound lane is approximately 150 feet from Edson Avenue; that Adee Avenue is not a through street across the Thruway; that to the south the property is developed with non-conforming uses established prior to the construction of the Thruway and prior to the change of zone; that immediately adjoining to the south is a large cement block building about 35 feet in height, used for manufacturing and storage of cement blocks; that to the north Edson Avenue is developed with newly constructed one family attached houses; that however, Edson Avenue is a one way street running south, and traffic to the proposed station is brought away from these homes; that to the west, the property adjoins a large two story fuel oil company building, a non-conforming use; that the property adjoining to the south and west are developed with non-conforming uses customarily found in unrestricted use districts; that the property cannot be eco-

MINUTES

nomically developed with a conforming use; that the premises is zoned residence, but in view of the existing development with non-conforming uses on both sides and throughout almost the entire tax block, it would be unreasonable to expect residence development; that it is to be noted that the entire tax block No. 4781 has been developed with new homes, except for the corner 41 foot by 95 foot lot opposite the premises; and

WHEREAS, the applicant contends that there is a need for a gas station facility in this community; that there are no existing gasoline service station facilities within the entire affected area, and there is property appropriately zoned for this use on the west side of the Thruway in this area; that the proposed use provides a needed retail service to the community; that the owners of these premises are also the owners of lots 59 and 64 adjoining the premises, fronting on Grace Avenue; that they are long time residents of the neighborhood and would be the most directly affected property owners by a grant of the variance; that the entire area was zoned unrestricted in 1916 when the Zoning Resolution became effective, and it was rezoned to residence on October 18, 1949; that the corner lot No. 1 was purchased by the owner September 18, 1940 when the zone was unrestricted and a gas station could have been erected without a variance; that the entire tax block was developed when the zoning was unrestricted, and as a result most of the uses are non-conforming; and

WHEREAS, the applicant further contends that the premises cannot be developed without a grant of a variance by the Board; that the existing development, principally the large cement block manufacturer, makes development with a conforming residence use practically impossible; that land values in this neighborhood are comparatively low, and there is a considerable amount of large undeveloped tracts which could be improved economically; that this other vacant land would be more desirable for improvement than the premises; that a grant of the variance, subject to conditions and safeguards as usually required by the Board would offer the most attractive and practical development possible for these premises; and

WHEREAS, the applicant states that the present owners have held title to the property since September 18, 1940 and January 13, 1958; that the assessed valuation of the land is \$3,300; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application should be granted on condition; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision e of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7e for a term of fifteen years to permit the premises to be occupied as a gasoline service station and uses lawfully accessory thereto substantially as proposed and as indicated on plans filed with this application marked "Received November 14, 1958", 3 sheets, and "March 6, 1959", 2 sheets, *on condition* that the plot shall be leveled substantially to the grade of adjoining streets and all uses thereon shall be removed and the premises shall be constructed and arranged as indicated on such plans above referred to, particularly the revised plans marked "Received March 6, 1959" except that the curb cut on Adee Avenue as shown toward the west shall not be constructed; that there shall be only one curb cut to Adee Avenue; that the pump island as shown parallel to Adee Avenue shall be located toward the south at the rear of the other pump island facing Edson Avenue so that it can be reached from the one curb cut at Adee Avenue near Edson Avenue; that in all other respects the conditions as shown on the plans shall be complied with; that the accessory building shall be of the design, arrangement and location as shown, faced with face brick on all sides except at the rear; that

the rear wall may be common brick or block painted; that there shall be erected a woven wire fence on a masonry base to a total height of five feet six inches on the east lot line and where shown on the southerly lot line 100 feet from the Adee Avenue building line; that a similar fence shall be maintained along the Adee Avenue building line to within five feet of the permitted curb cut; that suitable terminating posts shall be erected at the building lines; that sidewalks and curbing abutting the premises shall be constructed or repaired to the satisfaction of the Borough President; that curb cuts shall be restricted to two curb cuts each 30 feet in width to Edson Avenue, where shown, and one to Adee Avenue toward the Edson Avenue building line; that pumps shall be of a low approved type erected not nearer than fifteen feet to the street building line; that the number of gasoline storage tanks shall not exceed twelve 550 gallon approved tanks; that the balance of the plot where not occupied by the accessory building and pumps shall be paved with concrete or asphaltic pavement; that at the intersection there shall be erected a block of concrete extending for a distance of not less than five feet along either building line from the intersection and not less than twelve inches in height; that signs shall be restricted to permanent signs attached to the facade of the accessory building and to the illuminated globes of the pumps excluding all roof signs and temporary signs and advertising devices but permitting the erection within the intersection of a post standard for supporting a sign, which may be illuminated, advertising only the brand of gasoline on sale and permitting such sign to extend over the building line at right angles to the building line of Edson Avenue for a distance of not over four feet; that such portable fire-fighting appliances shall be maintained as the Fire Commissioner shall direct; that under Section 7e there may be minor repairs with hand tools only for adjustments maintained solely within the accessory building; that under Section 7e there may also be, for a similar term, the parking of cars awaiting service and the sale of cars so maintained as not to interfere with the servicing of the station; and that all permits shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

660-58-BZ

APPLICANT—Charles M. Spindler, for Amato Recine, owner.

SUBJECT—Application November 18, 1958—decision of the Borough Superintendent, under sections 7f, 7i and 7e of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, auto washing, non-automatic, office, sale of accessories, minor repairs with hand tools only, safety inspection station and the parking and storage of motor vehicles all for a temporary term of fifteen (15) years.

PREMISES AFFECTED—3540 Boston Road and 3520 Mickle Avenue, southeast corner, Block 4724, Lot 61, Borough of The Bronx.

APPEARANCES—

For Applicant: Charles M. Spindler.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.
THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Kleintert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox 5
Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on February 25, 1959 after due notice by publication in the Bulletin; laid over to March 17, 1959, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site and Boston Road are in a retail use, C area, class 1 height district; Tillotson Avenue is in a retail use, D-1 area, class 1 height district; Mickle

MINUTES

Avenue and Kingsland Avenue are in a retail use, C and D-1 area, class 1 height district; that as of July 25, 1916 the property was zoned as a business district and the present retail designation became effective on February 27, 1958; that the height and area designation have not been changed since July 25, 1916 and no zoning amendment relating to this property is pending at the present time; and

WHEREAS, the decision of the Borough Superintendent, dated October 27, 1958 acting on N. B. Applic. No. 1052-58, reads:

"1. In a retail district the proposed 'Gasoline service station, lubritorium, auto washing, non-automatic, office, sales of accessories, minor repairs with hand tools only, safety inspection station, parking and storage of motor vehicles' is contrary to Sect. 4-A of the Zoning Resolution and is therefore denied."

and

WHEREAS, the applicant states that the premises consist of a plot, 159.77 feet frontage by 89.47 feet in depth, presently vacant; that it is proposed to develop this site with a modern gasoline service station of the usual Sun Oil Company standards; and

WHEREAS, the applicant states that the Sun Oil Company has a conditional contract to purchase the property provided the variance is granted by the Board; that this entire square block, with the exceptions of lots 70 and 73—Boston Road and Kingsland Avenue—is under one ownership; that there has recently been erected, as shown on the radius plot diagram, a one story building with stores facing on Mickle Avenue, and a garage at the rear with entrance from Tillotson Avenue; that this proposed gas station will complete the development of the entire block; and

WHEREAS, the applicant further states that Boston Road, south side, between Eastchester Road and Mickle Avenue, is improved with a one story restaurant, parking and amusement rides; that continuing east along the south side of Boston Road, and adjoining the site is a restaurant and bar, and continuing further east, the block front between Kingsland Avenue and Tieman Avenue is occupied with a gas station, parking and motor vehicle repair shop; that there is a new gas station in course of erection on Boston Road, northeast corner of Eastchester Road, recently granted by the Board; that Boston Road, northwest corner of Mickle Avenue and diagonally opposite the site, is occupied as a gas station; that Boston Road, northeast corner of Mickle Avenue, is occupied by a mechanic for the installation of auto glass, ignition keys, etc.; that there are two gas stations on the both corners of Boston Road and Kingsland Avenue, and going further east on the north side of Boston Road, is a used car lot; and

WHEREAS, the applicant contends that this site is ideally situated for the erection of a modern gas service station as automotive uses predominate within the area; and

WHEREAS, the applicant states that the present owner has held title to the property since February 1, 1956 and March 4, 1958 and that the assessed valuation of land is \$16,800; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application should be granted on condition; and

WHEREAS, the Board found that was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision f of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7f for a term of fifteen years to permit the premises to be occupied as a gasoline service station and uses lawfully accessory thereto substantially as proposed and as indicated on plans filed with this application marked "Received November 18, 1958", 4 sheets, *on condition* that all uses now on the premises shall be removed and the premises shall be leveled substantially to the grade of the adjoining streets and shall be constructed and maintained substantially as proposed

and as indicated on plans filed with this application; that the accessory building shall be of the location, design and arrangement as indicated; that the doors to the toilet rooms shall be relocated so as not to be contiguous; that the design with asphalt shingle roof and facing of face brick on all sides shall be maintained; that gasoline pumps shall be located not nearer than fifteen feet to a street building line, as shown; that the number of gasoline storage tanks shall not exceed twelve 550 gallon approved tanks; that on the lot line to the south there shall be erected a retaining wall and fence of the woven wire chain link type with suitable terminal post at the building line of Mickle Avenue; that this fence may be omitted where the masonry wall of the adjoining one-story building occurs; that a similar fence shall be erected on the easterly lot line to the building line of Boston Road and may be omitted where the wall of the accessory building and other masonry walls of adjoining premises occur on the lot line; that in front of such fences, where shown, there shall be planting areas properly protected with curbing not less than eight inches in height and six inches in width maintained with suitable planting material; that the balance of the premises shall be paved with concrete or asphaltic pavement; that sidewalks and curbing shall be repaired or restored to the satisfaction of the Borough President; that curb cuts shall be restricted to two to Boston Road, where shown, each not over 30 feet in width with no curb cut nearer than five feet to a side lot line as prolonged, and with one curb cut to Mickle Avenue not over 30 feet in width; that such portable fire-fighting appliances shall be maintained as the Fire Commissioner shall direct; that signs shall be restricted to permanent signs attached to the facade of the accessory building and to the illuminated globes of the pumps excluding all roof signs and temporary signs and advertising devices; that under Section 7i there may be minor repairs with hand tools only for adjustments maintained solely within the accessory building; that there may also be parking and storage of motor vehicles under Section 7e for a similar term provided such parking and storage is maintained in portions of the station where the servicing of the station will not be interfered with; and that all permits shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

742-58-BZ

APPLICANT—Robert Gottlieb for AFCO Associates, owner; M. Rosenstock, Midas Mufflers, Lessee.

SUBJECT—Application December 18, 1958—decision of the Borough Superintendent, under section 7i of the Zoning Resolution, to permit in a business use district, the change in use of an existing building from office and garage to office and store and motor vehicle repairs limited to the installation of mufflers only, for a stated term of ten (10) years.

PREMISES AFFECTED—2510 Boston Road, southeast corner of Wallace Avenue, Block 4435, Lot 1, Borough of The Bronx.

APPEARANCES—

For Applicant: Robert Gottlieb and Jacob Anwer.

For Opposition: None.

For Administration: John J. Saunders, Bd. of Education.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Kleintert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox

Negative: 5

0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on March 17, 1959 after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site, Boston Road, Mace Avenue and Wallace Avenue are in a business use, D area, class 1 height district; and

WHEREAS, the decision of the Borough Superintendent,

MINUTES

dated December 3, 1958 acting on Alt. Applic. No. 1057-58, reads:

"1. Proposed use of motor vehicle repair shop (muffler repair & replacement), office and store in a business use district is contrary to Art. II Sect. 4 of the Z.R."

and

WHEREAS, the applicant states that the premises consist of a plot, 90 feet frontage by 89 feet in depth; that the entire plot is improved with a one story building formerly used as an oil burner supply and four car truck garage for oil supply trucks; that the sign at front will be removed; and

WHEREAS, the applicant contends that Boston Road is a 100 foot wide, much travelled highway; that the building directly to the south is a gas station; that the proposed change in building use would in no way affect the neighborhood and not be detrimental in any way to the adjoining neighborhood; that the replacing of mufflers is not a noisy operation and would be confined to the interior of the building; and

WHEREAS, the applicant states that the present owner has held title to the property since October 15, 1948; that the assessed valuation of land is \$11,500 and of the building \$9,500 making a total of \$21,000; that the building was erected in 1929; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision i of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7i to permit the proposed use of the existing one-story building as shown on plans filed with this application marked, "Received December 18, 1958," 2 sheets, and "February 13, 1959," one sheet *on condition* that the building shall not be increased in height or area; that all work, as proposed, shall be at all times maintained solely within the building; that such portable fire-fighting appliances shall be maintained as the Fire Commissioner shall direct; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; and that all permits shall be obtained, including a Certificate of Occupancy, and all work completed within six months from the date of this resolution.

749-58-BZ

APPLICANT—Samuel Rosenblum for Eva M. Trytell, owner.

SUBJECT—Application December 19, 1958—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the erection of a one story building for use as a day camp in conjunction with a proposed nursery school.

PREMISES AFFECTED—166-33 Powells Cove Boulevard, north side 1034.87 feet east of 161st Street, Block 4574, Lot 103, Whitestone, Borough of Queens.

APPEARANCES—

For Applicant: Samuel Rosenblum and Eva Trytell.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.
THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Kleinert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox 5

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on February 25, 1959 after due notice by publication in the Bulletin; laid over to March 17, 1959, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site, Powells Cove Boulevard, Utonia Parkway and 166th Street are in a residence use, F area, class ½ height district; and

WHEREAS, the decision of the Borough Superintendent, dated November 26, 1958 acting on N. B. Applic. No. 3911-58, reads:

"1. The proposed use of the premises as day camp in conjunction with a nursery school in a Residence use District is contrary to Art. II, Sec. 3 of Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 132 feet frontage by 200 feet in depth, presently vacant; that it is proposed to erect a one story nursery school and day camp on the premises; that the building will have a frontage of 121 feet 4 inches on Powells Cove Boulevard and is 70 feet deep; that the main section of the building is 30 feet by 121 feet 4 inches and has two covered terraces, front and rear, each 20 feet deep; that it is to be of class one construction; and

WHEREAS, the applicant states that the nursery school itself is permissible and can be erected under the provisions of the Zoning Resolution; that because of the use of the day camp, the Department has raised the zoning restriction; that provision is being made to accommodate about 150 children from the ages of four to six and they will be under the supervision of about 15 teachers; that it will be used from 9 A.M. to 5 P.M. with no classes conducted on Saturday or Sunday; that the plot has ample area for the children to have supervised recreation; that the day camp will thus provide facilities in conjunction with the nursery for a safe playground, taking the children off the streets and eliminating the danger of playing in the public streets; that buses will provide transportation; and

WHEREAS, the applicant contends that a nursery school is permitted in a residence district, and the day camp is but an accessory use to the school; that practically every public school in the City is built today with playground facilities; that the proposed use is so isolated on its own property that there will be no nuisance created; that this will be a modern structure with complete supervision and the day camp will be in conjunction with the nursery school, which of itself is not restricted; and

WHEREAS, the applicant states that the present owner has held title to the property since November 1, 1958 and that the assessed valuation of land is \$19,000; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision e of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulation of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7e, for a term of ten years to permit the premises to be occupied as proposed and as shown on plans filed with this application marked, "Received December 19, 1958," 5 sheets, *on condition* that the operation of the premises as a day camp and nursery school shall be maintained in accordance with the requirements therefor; that the proposed building shall not be further increased in height or area; that suitable fences shall be erected on the lot lines with no openings therein, except one to Powells Cove Boulevard; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable; and that all permits shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

Adjourned: 4:00 P.M.

JOSEPH J. DOYLE, Chief Clerk.

REGULAR MEETING

TUESDAY AFTERNOON, MARCH 17, 1959, 2 P.M.

Present: Chairman Murdock, Vice Chairman Kleinert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox.

568-50-SA

APPLICANT—Norman Products Company, owner.

SUBJECT—Application reopened December 16, 1958 for

MINUTES

amendment of resolution as to additional trade names, Frigidaire Div. of General Motors Corporation—re Norman Southern Horizontal Designed Forced Air Gas-fired Central Furnace (various models); previously approved.

APPEARANCES—

For Applicant: Frank Istvanko.

ACTION OF BOARD—Resolution amended in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Kleinert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox 5

Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF A COMMITTEE ON TEST

Re: Calendar Number 568-50-SA.

Subject: Amendment to resolution as to additional trade names.

Norman Products Company, Columbus, Ohio, requested by letter dated December 2, 1958, that the resolution adopted October 31, 1950 and as amended through October 16, 1956 under Calendar Number 568-50-SA be amended so as to permit the approved heaters to be marketed under additional trade names. The application was reopened December 16, 1958.

Recommendation

The Committee on Test recommends that the resolution adopted October 31, 1950 and as amended through October 16, 1956 be amended so as to permit the approved heaters to be marketed by Frigidaire Division of General Motors Corp., under the trade name of Frigidaire, Models GZW-85, GZW-100 and GZW-140, on condition that the requirements of the resolution adopted October 31, 1950 and amended through October 16, 1956 under Calendar Number 568-50-SA be complied with.

(Sgd.) SAMUEL L. BECKER,
Director,
JOHN A. DARTS,
Asst. Engr.,
GEORGE F. SKLENARIK,
Asst. Engr.,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution of October 31, 1950 through October 16, 1956 in accordance with the above report.

211-53-SA

APPLICANT—Speed Queen Corporation, owner.

SUBJECT—Application reopened December 9, 1958 for amendment of resolution as to additional models, namely A26—re Speed Queens Automatic Washer (domestic type) Models A10, A11, A12, A18, A19, A20, A21, A22, A21W, A22W, A20F, A20A, A20C, A20CF, A24, A24W, A25F and A201, A201G; previously approved.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Resolution amended in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Kleinert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox 5

Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Calendar Number 211-53-SA.

Subject: Amendment to resolution as to additional models.

Speed Queen a Division of McGraw-Edison Company, requested by letter dated October 14, 1958, that the resolution adopted November 4, 1953 and amended through Octo-

ber 21, 1958. The application was reopened by a vote of the Board December 9, 1958.

Purpose

The appliance is a 9 pound clothes washing machine.

Description

The requested Model A26 is identical to the Model A25 except as to the time of the wash cycle. There is a selectivity range of a normal or short washing cycle which may be selected by means of a washer timer.

Recommendation

The Committee on Test recommends that the resolution adopted November 4, 1953 and amended through October 21, 1958 under Calendar Number 211-53-SA be amended so as to include the additional Model A26 washing machine on condition that the requirements of the resolution adopted November 4, 1953 under Calendar Number 211-53-SA be complied with.

(Sgd.) SAMUEL L. BECKER,
Director,
JOHN A. DARTS,
Asst. Engr.,
GEORGE F. SKLENARIK,
Asst. Engr.,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution of November 4, 1953 through October 21, 1958 in accordance with the above report.

278-57-SM

APPLICANT—D. V. Borell, for Kentile, Inc., owner.

SUBJECT—Application March 27, 1957—Kentile Solid Vinyl Tile, .080 inch and 1/8 inch Gauge, approval of.

APPEARANCES—

For Applicant—D. V. Borell.

ACTION OF BOARD—Material approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Kleinert, Commissioner Foley and Commissioner Sleeper . 4

Negative: 0

Absent: Commissioner Fox 1

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Calendar Number 278-57-SM.

Subject: Kentile Solid Vinyl Tile, .08 inch and 1/8 inch Gauge.

D. V. Borell for Kentile, Inc., Brooklyn, N. Y., filed March 27, 1957, an application with the Board of Standards and Appeals for approval of the Kentile Solid Vinyl Tile, .08 inch and 1/8 inch Gauge under the provisions of C26-667.0.4 Administrative Building Code.

Purpose

The material is a floor covering.

Description

Kentile Solid Vinyl Tile consists of a blended composition of a thermoplastic binder, fillers and pigments. The thermoplastic binder is made up of polyvinyl chloride resin with suitable plasticizers and stabilizers.

The tile has a smooth wearing surface and is homogenous throughout in that the color and marbling extend throughout the full thickness of the tile.

Inspection and Test

The application and data were examined by Ass't. Engr. G. F. Sklenarik, Committee on Test.

Recommendation

On the basis of the examination and the data filed by the applicant, the Committee on Test recommends the approval of Kentile Solid Vinyl Tile, .08 inch and 1/8 inch gauge as a floor covering for use in New York City under the provisions of C26-667.0.4 Administrative Building Code and applicable section of the Multiple Dwelling on condition that all containers in which the material is to be marketed shall be tagged, stamped or labeled as follows: "Approved by the

MINUTES

Board of Standards and Appeals for use in New York City under Calendar Number 278-57-SM."

(Sgd.) SAMUEL L. BECKER,
Director,
JOHN A. DARTS,
Asst. Engr.,
GEORGE F. SKLENARIK,
Asst. Engr.,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

1037-57-SA

APPLICANT—Ackerman Gas Boiler Corporation, owner.
SUBJECT—Application reopened January 13, 1959 for amendment of resolution as to change of ownership, Hook Mfg. Company, old owner—re Hook Gas Boiler, Series 20,000 and Series 30,000 for heating and volume hot water supply; previously approved.

APPEARANCES—

For Applicant: Walter Chowanec.

ACTION OF BOARD—Resolution amended in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Kleinert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox 5
Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Calendar Number 1037-57-SA.

Subject: Amendment to resolution as to change of ownership.

A request, in affidavit form, was filed November 17, 1958, by H. S. Ackerman, requesting that the resolution adopted May 20, 1958 under Calendar Number 1037-57-SA be amended so as to show a change of corporate name. The application was reopened by a vote of the Board, December 9, 1958.

Recommendation

The Committee on Test recommends that the resolution adopted May 20, 1958 under Calendar Number 1037-57-SA be amended so as to show a change of corporate name; the original name being Hook Mfg Co., Inc., the new corporate name being Ackerman Gas Boiler Corp., on condition that the requirements of the resolution adopted May 20, 1958 under Calendar Number 1037-57-SA be complied with.

(Sgd.) SAMUEL L. BECKER,
Director,
JOHN A. DARTS,
Asst. Engr.,
GEORGE F. SKLENARIK,
Asst. Engr.,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of May 20, 1958 in accordance with the above report.

65-58-SA

APPLICANT—C. W. Johnson for A. O. Smith Corp., owner.

SUBJECT—Application February 3, 1958—Burkay Copper Coil Commercial Gas-fired Water Heaters, Models 417, 618, 718, 601A, 10, 10D, 20, 20D, and 40, approval of.

APPEARANCES—

For Applicant: Charles W. Johnson.

ACTION OF BOARD—Appliance approved in accordance with the report of Committee Test.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Kleinert, Commissioner Foley and Commissioner Sleeper.. 4
Negative: 0
Absent: Commissioner Fox 1

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Calendar Number 65-58-SA.

Subject: Burkay Copper Coil Commercial Gas-fired Water Heaters, Models 417, 618, 718, 610A, 10, 10D, 20, 20D, and 40.

The A. O. Smith Corporation, Kankakee, Illinois, filed February 3, 1958, an application with the Board of Standards and Appeals for approval of Burkay Copper Coil Commercial Gas-fired Water Heaters, Models 417, 618, 718, 610A, 10, 10D, 20, 20D, and 40, for use in New York City under the provisions of Article 12, of the Administrative Building Code.

Purpose

Water heater for supplying hot water for large homes, small apartments, commercial establishments, swimming pools, etc.

Description

The Burkay Commercial Water Heaters are designed to heat large volumes of hot water as are required by commercial and industrial users, such as restaurants that require large quantities of 180°F. water for sanitizing purposes.

The waterways and heat exchange surfaces are of copper or bronze. A series of copper tubes attached to copper fins are used for the main heat transfer surfaces. This heat exchanger sits on top of a tightly wound coil in the form of a cone. This copper coil forms the combustion chamber. In the bottom, center of the combustion chamber is located the gas burner. This gas burner is cast iron and round in shape. It employs a two stage primary air adjustment and doesn't require field adjustment of primary air by installer. The heater is encased in a metal jacket with an air space between the copper coil combustion chamber and the jacket. On top of the finned heat exchanger there is a sheet metal flue collector which directs the products of combustion into the base of the back draft diverter where it mixes with the air moving up by gravity from the space between the combustion chamber and outer jacket.

Water to be heated enters the top of the heater at the finned heat exchanger and is heated as it passes through this heat exchanger and down through the coil forming the combustion chamber. Water is passed through the heater by force circulation either by pump in a closed system when connected to a storage tank or main pressure in the case of an instantaneous system.

The main gas valve is controlled by a tank aquastat which turns on the pump and gas valve when temperature drops in the tank. A high limit water temperature control is mounted with its temperature element in the heat exchanger. It is factory mounted and wired in series with the gas valve. This will cut the gas off if the temperature in the heat exchanger exceeds the setting of this high limit control. This applies to all models except the 601-A. The 601-A has a mechanical gas valve with its temperature element inserted in the heat exchanger and will turn gas on to the main burner based on temperature of the water in the heat exchanger. This is a modulating control and will proportion gas to the main burner to hold a pre-set temperature at the outlet. This is to allow for variation of water flow through the heater. This model is protected by a safety shut off with a fuse at the plug which will shut off all gas if the unit overheats.

Each model is equipped with a gas pressure regulator and pilot safety shut off. These are all factory mounted and connected. All models are pressure tested at 550 lbs. per square inch. The models 417, 618, 718 all use normal line voltage.

The models 10, 10D, 20, 20D and 40 use pilot generators and make their own current (700 millie volts). They do not require any outside current. These are manufactured for use in heating swimming pools. All controls are factory mounted and wired in series. A pressure or flow switch on the outlet side must be actuated by water pressure to make

MINUTES

the circuit. A pool temperature control with elements on the inlet side governs the pool temperature and a high limit with element in the heat exchanger prevents high temperature from developing in the heater. Pilot safety is accomplished by loss of power to main burner if pilot fails.

Inspection and Test

The heaters have been approved by the American Gas Association and the American Society of Mechanical Engineers. The complete report as to drawings showing dimensions, gauges, and component parts of the heater, also photographs and certificates are on file with and is part of the record.

Recommendation

On the basis of the data filed by the applicant, the Committee on Test recommends the approval of the Burkey Copper Coil Commercial Gas-fired Water Heaters, Models 417, 618, 718, 610A, 10, 10D, 20, 20D and 40 for use in New York City in other than explosive atmospheres, with natural, manufactured, mixed and LP gas, when installed and operated in accordance with this report and the provisions of Chapter 26, Article 12, of the Administrative Building Code provided each boiler bears a label permanently affixed reading: "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 65-58-SA".

(Sgd.) SAMUEL L. BECKER,
Director,
JOHN A. DARTS,
Asst. Engr.,
GEORGE F. SKLENARIK,
Asst. Engr.,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

390-58-SM

APPLICANT—Phillips Drill Company, owner.
SUBJECT—Application June 18, 1958—Phillips Red Head—self drilling concrete fastener, approval of.

APPEARANCES—

For Applicant: James F. Wagner.

ACTION OF BOARD—Material approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Kleinert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox 5
Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

RE: Calendar Number 390-58-SM.

Subject: Phillips Red Head Self Drilling Concrete Fastener.

Phillips Drill Company, Michigan City, Indiana, filed June 18, 1958 an application with the Board of Standards and Appeals for approval of the material known as Phillips Red Head Self Drilling Concrete Fasteners under the provisions of C26-191.0 Administrative Building Code.

Purpose

The material is to be used for anchoring hangers in stone concrete.

Description

The fastener is a self drilling concrete fastener, made from case hardened steel. The fastener has eight cutting teeth at one end and an internal thread at the other end. Circular grooves on the fastener act as additional cutting edges and provide the means of undercutting the hole when setting and expanding. All fasteners are furnished with case hardened plugs.

The installation is as follows:

Place tapered snap off fastener in a chuck and drill until the chuck is about $\frac{1}{8}$ inch from concrete; withdraw fastener and clean out hole insert red expander in cutting edge of fastener, replace fastener in hole with expander plug in place and drive fastener home, then snap off chucking end of fastener. Screw bolt into threaded end of fastener.

Inspection and Test

Various sizes of the fastener were tested in shear and tension by the Pittsburgh Testing Laboratory. The complete report is on file with and is part of the record.

Recommendation

On the basis of the tests and the data filed by the applicant, The Committee on Test recommends the approval of the material known as Phillips Red Head Self Drilling Concrete Fasteners for voluntary use in stone concrete, in New York City, under the provisions of C26-191.0 under the pertinent sections of the Administrative Building Code, in the same manner as an expansion bolt, wherein expansion bolts are permitted, on condition that all cartons in which the material is marketed shall be tagged, stamped or labeled "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 390-58-SM".

The Committee further recommends that the loading on the fasteners shall comply with the following tables:

Bolt Size	Average Load Lbs.	Safe Working Load in Tension Lbs.
1/4	4009	400
5/16	4425	440
3/8	6175	615
1/2	9259	925
5/8	12758	1275
3/4	17675	1765
7/8	19442	1940

Bolt Size	Average Load Lbs.	Safe Working Load in Tension Lbs.
1/4	1363	270
5/16	2073	410
3/8	3443	680
1/2	6856	1370
5/8	12153	2430
3/4	16516	3300
7/8	18816	3760

(Sgd.) SAMUEL L. BECKER,
Director,
JOHN A. DARTS,
Asst. Engr.,
GEORGE F. SKLENARIK,
Asst. Engr.,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

436-58-SA

APPLICANT—Tokheim Corporation, owner.

SUBJECT—Application reopened January 13, 1959 for amendment of resolution as to additional model and trade name—re Tokheim, Models 448, 452 Pumps with or without suffixes P, PEH, RC, TWIN, 1 and 2; previously approved.

APPEARANCES—

For Applicant: A. P. Lapsansky.

ACTION OF BOARD—Resolution amended in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Foley, Commissioner Sleeper and Commissioner Fox 4
Negative: Vice Chairman Kleinert 1

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

MINUTES

REPORT OF COMMITTEE ON TEST

Re: Calendar Number 436-58-SA.

Subject: Amendment to resolution as to additional model and additional trade name.

The Tokheim Corporation, New York, N. Y., requested by letter dated November 19, 1958 that the resolution adopted November 18, 1958 under Calendar Number 436-58-SA be amended to include an additional model gasoline dispenser, Model 445RC with or without the suffixes WNC or N and to permit the marketing of this new model dispenser as Tokheim or National. The application was reopened by a vote of the Board January 13, 1959.

Description

The Model 455-RC remote control dispensing pedestal is similar to the Model 448-RC and 452-RC dispensers previously approved by the Board under Calendar Number 436-58-SA. The main difference is in the styling and design of the exterior housing and the illuminated advertising panels.

The suffix "WNC" indicates that instead of the usual computing clock, a wheel-type counter is supplied registering gallons only.

The suffix "N" is used when the dispenser is to be marketed under the trade name of "National" and the name "National" will appear on the computer dial face and on the serial number plate.

The Model 455-RC dispensers have been approved by the Underwriters' Laboratories file MH 1895.

Recommendation

The Committee on Test recommends that the resolution adopted November 18, 1958 be amended so as to include the additional Tokheim Model 455-RC Remote Control Dispensing Pedestal with or without the suffixes "WNC" and "N" and when the suffix "N" is used, to be marketed as a National Remote Control Dispensing Pedestal, on condition that the requirements of the resolution adopted November 18, 1958, under Calendar Number 436-58-SA be complied with.

(Sgd.) SAMUEL L. BECKER,
Director,
JOHN A. DARTS,
Asst. Engr.,
GEORGE F. SKLENARIK,
Asst. Engr.,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of November 18, 1958 in accordance with the above report.

748-58-SA

APPLICANT—Wells Manufacturing Co., owner.
SUBJECT—Application December 19, 1958—Wells Triplepass Oil Line Preheater Model No. TP 600, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Kleintert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox 5
Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Calendar Number 748-58-SA.

Subject: Wells Triplepass Oil Line Preheater, Model TP-600.

Wells Manufacturing Company, San Francisco, California, filed December 19, 1958, an application with the Board of Standards and Appeals for approval of the Wells Triplepass Oil Line Preheater, Model TP-600 for use in New

York City under the provisions of the Oil Burner Rules of the Board.

Purpose

An electric preheater for fuel oil.

Description

The Model TP-600 heater is made up of three standard Wells heaters welded in series with three manifolds having an inlet and outlet of 2 inch pipe fittings. There is also a ½ inch bottom pipe drain to release any accumulated water. The entire assembly is enclosed in a sheet metal housing with a 4 inch electrical connection box installed on the side.

Each heater is equipped with its own individually controlled thermostat factory preset for 150°F. The heating rate is 6 gallons of fuel per hour raised 100°F. in temperature for each 1000 watt input.

The heaters are made in 9, 12 and 15 kilowatt sizes, 230 or 440 volts and single or three phase current.

Inspection and Test

All details of construction were examined by Ass't. Engr. G. F. Sklenarik, Committee on Test.

The type 600 preheaters were tested and approved by the Underwriters' Laboratories, file MP 1929. The 440 volt heaters are to be used with magnetic switches.

Recommendation

On the basis of the examination and test, the Committee on Test recommends the approval of the Wells Triplepass Oil Line Preheater, Model TP-600 for use in New York City when installed in accordance with this report, the Electrical Code of the City of New York and the Oil Burner Rules of the Board, provided that each such preheater shall bear a label, permanently affixed, reading "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 748-58-SA."

(Sgd.) SAMUEL L. BECKER,
Director,
JOHN A. DARTS,
Assistant Engineer,
GEORGE F. SKLENARIK,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

539-53-SM

APPLICANT—E. I. DuPont de Nemours & Co., owner; Perma Dry Co., Inc., Agent.

SUBJECT—Application for consideration—reopening for test and report as to additional use—re X-12 Flame Retardant (for flame retarding paper, textiles and cellulosic materials); previously approved.

APPEARANCES—

For Applicant: J. F. Taylor and R. J. Pavlin.

ACTION OF BOARD—Application reopened for test and report to consider additional uses.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Kleintert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox 5
Negative: 0

302-58-SM

APPLICANT—Interboro Incinerator Company, owner.

SUBJECT—Application for consideration—reopening for report as to additional size of hopper door—re Interboro Cast Iron One Hour, Incinerator Hopper Door, Model HD-1; previously approved.

APPEARANCES—

For Applicant: Robert Day.

ACTION OF BOARD—Application reopened for test and report as to size of hopper doors.

MINUTES

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Kleinert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox 5
Negative: 0

408-58-SM

APPLICANT—The Georgia Company, Inc., owner.
SUBJECT—Application for consideration—reopening for report as to additional material—re Saranspun Drapery Fabric; previously approved.

APPEARANCES—

For Applicant: Irwin D. Littman.

ACTION OF BOARD—Application reopened for test and report as to additional material.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Kleinert, Commissioner Foley and Commissioner Sleeper. 4
Negative: Commissioner Fox 1

367-54-SA

APPLICANT—Johnson Heater Corporation, owner.
SUBJECT—Application reopened January 13, 1959 for amendment of resolution as to models of oil-fired warm air heater—re Johnson Forced Warm Air Heaters, oil-fired, Models JA75, JA1, JA1.5, JA2, JA2.5, JA3, JA4, JA5, JA6, JA7, JA8, JA1.2, JA35, JA40, JA50, HB75, HB1, HB2, HB3, HB4, HB5, JAS1, JAS1E, JAS1.5, JAS2, JAS2E, JAS3, JAS3E, JAS4, JAS5, JA10, JA12, JA15, JA20, JA25, and JA30; previously approved.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Laid over to March 31, 1959, at 2 P. M. for further consideration; applicant has been notified.

409-54-SA

APPLICANT—Johnson Heater Corporation, owner.
SUBJECT—Application reopened January 13, 1959 for amendment of resolution as to additional models of gas-fired warm air furnaces—re Johnson Gas-fired Heaters, Models JA15, JA20, JA25, JA30, JA35, JA40, JA50, HB75, HB1, HB2, HB3, HB4, HB5, JAS1, JAS1E, JAS15, JAS2, JAS2E, JAS3E, JAS4, JAS5, JA75, JA1, JA1.2, JA1.5, JA3, JA4, JA5, JA6, JA7, JA8, JA2, JA10 and JA12; previously approved.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Laid over to March 31, 1959, at 2 P. M. for further consideration; applicant has been notified.

499-56-SM

APPLICANT—United States Steel Corporation, American Bridge Division, owner.
SUBJECT—Application June 25, 1956—USS Ambridge Standard Steel Joists, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Laid over to March 31, 1959, at 2 P.M. for further study.

531-56-SM

APPLICANT—Russell, Burdsall & Ward Bolt & Nut Company, owner.
SUBJECT—Application reopened January 27, 1959 for amendment of resolution as to bolt marking—re Empire (E) High Strength Bolts for Structural Steel Connections; previously approved.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Laid over to March 31, 1959, at 2 P. M. for further consideration; applicant has been notified.

682-56-SM

APPLICANT—Bestwall Gypsum Company, owner.
SUBJECT—Application reopened January 13, 1959 for amendment of resolution as to additional trade name—re Bestwall Gypsum Wallboard, Bestwall Insulating Gypsum Wallboard, Bestwall Wood Grain Gypsum Wallboard, interior wall surfacing material; previously approved.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Laid over to March 31, 1959, at 2 P. M. for further consideration; applicant has been notified.

506-58-SA

APPLICANT—The Ohio Foundry and Manufacturing Company, owner; A. C. Gustafson, agent.

SUBJECT—Application August 26, 1958—Brilliant Fire, Vent-O-Magic, Ohio Radiant and Sunburst Vented Gas Wall Heaters, Models 1025, 1025-M, 1035 and 1035-M, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Laid over to March 31, 1959, at 2 P. M.; applicant has been notified.

140-49-A—Vol. III

APPLICANT—Burke, Green and Groh, for George and Sonia Cullinen, owners; Les Clochettes, lessee.

SUBJECT—Application reopened October 15, 1958 as Vol. III—Appeal from a decision of the Borough Superintendent; re extension of Day Nursery use to cellar.

PREMISES AFFECTED—35-45 223rd Street, east side, 152.8 feet north of 37th Avenue, Block 6192, Lot 68, Bay-side, Borough of Queens.

APPEARANCES—

For Applicant: Robert T. Groh.

ACTION OF BOARD—Resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Kleinert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox 5
Negative 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated September 12, 1958 on Alt. Applic. 1661/58, reads:

"1. Proposed extension of use to cellar is contrary to resolution of Board of Standards and Appeals Cal. 140-49-A & 4.2.1 B.C."

and

WHEREAS, the applicant states that the building is 2 stories and attic, 32.2 feet in height, 45 feet front by 36 feet in depth, of class 3 construction, erected 1905, located on a lot 83.04 feet front by 147.71 feet in depth, in a residence use, F area, class 1 height district, and used and occupied as follows: Cellar—storage and boiler room; 1st floor—day nursery, 44 persons; 2nd floor—dwelling, 1 family; for which use and occupancy Certificate of Occupancy No. Q 58981 was issued October 19, 1949 against Alt. Applic. 110-49, pursuant to variance granted by the Board on Calendar Number 149-49-A, Volume I; that the building is proposed to be used and occupied as follows: Cellar—storage, boiler room and nursery, 39 persons; 1st floor—day nursery, 44 persons; 2nd floor—dwelling, (1 family) for the owner of the school; attic—unoccupied; and

WHEREAS, the applicant states that it proposes to use a portion of present cellar for a day nursery; that this area is enclosed in masonry walls; that the ceiling is of 1-hour construction; that the present cellar 3 foot wide wood stairs will be enclosed in masonry walls and fireproof self-closing door top and bottom; that two additional exits will be provided through adjoining cellar space, leads to yard; that all openings in the walls of the proposed cellar school will be protected with fireproof self-closing doors; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board.

MINUTES

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on March 8, 1949, by adding thereto:

"that the extension of use to the cellar as now proposed may be permitted as shown on plans filed with this application marked, "Received September 19, 1958," 10 sheets, *on condition* that the doors to the space under the porch shall be new doors, fire-proof, self-closing, and that a door shall be maintained at the end of the porch, where shown, opening outwardly to a platform from which there shall be a ramp to the outside grade of the plot; that such space under the porch shall be suitably lighted while the school is in session; that all other conditions as shown on plans above referred to shall be maintained; and that the resolution as granted under Volume I shall be complied with where not inconsistent with this *amended* resolution.

963-54-A

APPLICANT—Robert Gottlieb, for Meprin Realty Corp., owner.

SUBJECT—Application December 15, 1954—Appeal from a decision of the Borough Superintendent—re egress.

PREMISES AFFECTED—369 3rd Avenue, east side, 49 feet 4½ inches south of East 27th Street, Block 907, Lot 57, Borough of Manhattan.

APPEARANCES—

For Applicant: Robert Gottlieb.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Klei-
ert, Commissioner Foley, Commissioner Sleeper and
Commissioner Fox 5
Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated December 6, 1954, acting on Alt. App. 1945/54, reads:

"1. Fire escape unacceptable as second means of egress from 7 story factory. Sec. 271 L.L."

and

WHEREAS, the applicant states the building is 7 stories, 76 feet in height, 24 ft. 8 in. front by 85 ft. in depth, Class 3 construction, erected prior to 1900 on a lot 24 ft. 8 in. front by 85 ft. in depth, in a business use, B area, Class 1½ height district; used and occupied since 1885 as follows: Cellar—storage in conjunction with the 2nd floor—0 persons; 1st floor—factory (glove cutting) 3 persons; 2nd floor—manufacturing incense, 4 persons; 3d floor—vacant; 4th floor—air conditioning apparatus repair, 3 persons; 5th floor—storage in conjunction with 2nd floor—0 persons; 6th floor—manufacturing incense, 2 persons; 7th floor—factory, machine shop, 3 persons; and proposed to be used as follows—Cellar, storage of incense, 0 persons; 1st floor—glove cutting, 3 persons; 2nd floor—manufacturing incense, 4 persons; 3d floor—factory—sewing, 5 persons; 4th floor—air conditioning repairs, 3 persons; 5th floor—storage of incense, 0 persons; 6th floor—manufacturing incense, 2 persons; 7th floor—machine shop, 3 persons. The building is provided with a two-source sprinkler system throughout and an interior fire alarm system; regular monthly fire drills are not maintained. There is one interior 31 in. wide wood stairs, enclosed in fire-retarded partitions, equipped with fireproof, self-closing doors, leading from roof bulkhead direct to street; one fire escape is on the side of building extending to roof by stair and to yard by stair with egress from lower termination through fireproof passage to 27th street; that window and door openings on course of fire escape are fireproof, self-closing; and

WHEREAS, Violation #8955 was issued October 28, 1953, for failing to provide proper legal secondary means of egress for all tenants on all floors as required by Section 271 of the Labor Law; and

WHEREAS, the applicant states the building was erected before 1900 and used continuously as a factory building; that it contains a 31 in. stair enclosed with ¼ in. asbestos and

26 gauge metal both sides as accepted by the Board under Cal. 167-23-S; that under Spr. App. 4190/21 a complete 100% sprinkler system was installed in the building; that the occupancy of the building is low; that the existing floor loads vary from 58 to 112 lbs. and 151 lbs. on various parts of the floor area; that none of the floors have hazardous uses or combustible occupancies; that the number of occupants is less than permitted by Sec. 278 of the Labor Law, which occupancy could be increased 100% due to the sprinkler system; that the existing fire escape on side is 60 degrees; that the total useable area is 1600 sq. ft.; that to be required to install a new stairhall would further diminish the floor area; that the fire escape is accessible by means of fireproof doors without steps and the balcony is large enough to hold many more occupants than those employed on each floor; and

WHEREAS, under Cal. 167-23-S the Board on March 20, 1923, modified Items 1 and 2 of an order of the Fire Commissioner dated January 22, 1923, #42195 LD as to interior stair enclosure and extension of stairway to roof at which time the owner proposed to cover the existing plaster board both sides of stair enclosure with ¼ in. asbestos or 26 gauge metal.

WHEREAS, applicant also indicates present party wall balconies connecting this building with the Multiple Dwelling to the north in the same ownership; that these balconies occur on the 5th, 6th and 7th floors only and provide a third means of egress from the 3 upper most floors; and

WHEREAS, the premises were inspected by a committee of Board; which recommended that the appeal be granted under certain conditions; and the Committee found that the fire escape had been repaired and the passage to the street maintained with party wall balconies to adjoining building; and

WHEREAS, the applicant has filed a photostatic copy of a letter dated December 9, 1958, from the Committee on Slum Clearance, stating in general that complete plans for the proposed housing development are expected to be ready during the Fall of 1959, at which time it is expected the building under appeal will be acquired by the City for such housing development.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the requirements of the Labor Law, as cited in a decision of the Borough Superintendent, acting on Alt. App. 1945/54, Objection No. 1 and that the appeal be and it hereby is *granted, on condition* that the means of exit shall be maintained as proposed and indicated on plans filed with this appeal, marked "Received December 12, 1958", 10 sheets; that the doors to the fire escape shall be equipped with new latch-type hardware so as to be readily openable and the existing slip bolts removed; that the party wall balconies connecting this building to adjoining building under the same ownership shall be maintained; that this variance may continue for one year from the date of this action, at which time the matter shall be subject to review for determination.

528-57-A

APPLICANT—Leonard F. Rothkrug, for Manufacturers Trust Co., owner; Lillie Rubin, Inc., lessee

SUBJECT—Application July 15, 1957—Appeal from a decision of the Borough Superintendent re exits.

PREMISES AFFECTED—2015 Church Avenue, and 515-519 Ocean Avenue, northeast corner, Block 5081, Lot 43, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard A. Rothkrug.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Klei-
ert, Commissioner Foley, Commissioner Sleeper and
Commissioner Fox 5
Negative 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated June 28, 1957, on Alt. Applic 13/57, reads:

MINUTES

"1. Provide exits for "mezzanine" floor complying with the provisions of Sec. 270 of the Labor Law."

and
WHEREAS, the applicant states that the building is 3 stories, 38 feet high, 50 feet by 135 feet $\frac{1}{4}$ inch in area, of non-fireproof construction, erected in 1927, located in business use, C area, class 1 height district, that Certificate of Occupancy #42875/27 gives legal occupancy as bank, stores and offices; that the only portion of the building affected by this application is the retail dress store occupied by Lillie Rubin, Inc., designated as 2015 Church Avenue and used and occupied for the retail sales and alterations of dresses; that this store portion is 33 feet front on Church Avenue by 48 feet in depth, one-story and mezzanine; that this use was started in 1954; that the mezzanine is used only in conjunction with the 1st floor and at no time is any independent use made; that the mezzanine is provided with 3 foot 8 inch stair leading to the 1st floor store area with a 6 inch block enclosure and protected with a fireproof self-closing door; that the 1st floor consists of unobstructed open area with clothing displayed in racks along the walls; that the building is provided with an exterior stair at the rear leading to a side yard with direct access to the street; that the windows along the course of the exterior stair are fireproof and self-closing; that it is proposed to extend the exterior stair balcony at the mezzanine floor level to provide an additional remotely located exit from this area; that the mezzanine floor ceiling is fire retarded; that there is no connection between this store portion and any other use in the building; and

WHEREAS, the premises were inspected by a committee of the Board, which recommended that the appeal be granted under certain conditions.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the requirements of the Labor Law, as cited in a decision of the Borough Superintendent, acting on Alt. Applic. 13/57, Objection No. 1 and that the appeal be and it hereby is granted, as to the exits from the mezzanine as now shown on plans filed with this application marked, "Received November 7, 1958," 5 sheets, "November 26, 1958," 1 sheet, and "January 29, 1959," 2 sheets, on condition that the exits are maintained as indicated on such revised plans marked, "Received January 29, 1959," for the uses as proposed in addition to the bank.

639-58-A

APPLICANT—Lee Schoen, for A. E. A. Realty Corp., owner.

SUBJECT—Application November 6, 1958—Appeal from a decision of the Borough Superintendent, re exits, entrance to fire tower, etc.

PREMISES AFFECTED—224-226 West 47th Street, south side, 141 feet. $3\frac{3}{8}$ inches west of Broadway, Block 1018, Lot 44, Borough of Manhattan.

APPEARANCES—

For Applicant: Lee Schoen.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Kleintert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox

Negative: 5

0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated October 7, 1958 on Alt. Applic. 1439/58, reads:

"2. The mezzanine between 1st and 2nd floors is not open to the 1st floor and requires exits as for 2nd floor on floors above—the proposed entrance into the fire tower is not in accordance with the requirement for a balcony open to the air before entrance into stairway or passageway."

and

WHEREAS, the applicant states that the building is 10 stories, 19 feet 10 inches high, 32 feet $10\frac{3}{8}$ inches by 84 feet 3 inches at typical floors, fireproof construction, erected in 1923, located in retail use, B area, class 2 height district,

used and occupied since 1923 as follows: Cellar—boiler room and storage, no persons; 1st floor—store, 15 persons; mezzanine and 2nd to 10th floors, offices, 10 persons each floor; that the exits consist of one fire tower 3 foot 10 inch wide, enclosed in 8 inch concrete block, plastered on both sides with fireproof self-closing doors; and

WHEREAS, the applicant states that the Certificate of Occupancy #5349/22 issued against N.B. Applic. 181/22 permitting the present use and occupancy; and

WHEREAS, the applicant states that the mezzanine at the rear of the store was enclosed creating a floor; that a previously erected fire escape encroaching on adjoining property and used as means of egress from the mezzanine was removed; that the applicant proposes to connect the mezzanine to the fire tower passageway at the mezzanine level; that this connection will include a passage with two $1\frac{1}{2}$ hour fireproof self-closing doors, opening from the mezzanine into the fire passage; that the floor slab will be reinforced concrete on fireproofed steel, hung from the floor above; that enclosing walls will be 6 inch solid cinder concrete blocks, plastered both sides; and

WHEREAS, the premises was inspected by a committee of the Board.

Resolved, that the decision of the Borough Superintendent, dated October 7, 1958, acting on Alt. Applic. 1439/58 be and it hereby is modified and that the appeal be and it hereby is granted on condition that stairs additional to stairs to first floor shall be constructed and maintained from the mezzanine to the second floor as shown on revised plans marked, "Received March 13, 1959," 2 sheets, and that at such second floor connection to the vestibule of the fire tower shall be maintained as proposed and as shown; that other plans filed showing the general condition in the building are marked, "Received November 6, 1958," 6 sheets, but do not represent the conditions above approved; and that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto.

1489-22-S—Vol. II

APPLICANT—H. E. Horwood, for 47 Ann Street Corporation, Inc., owner.

SUBJECT—Application for consideration—reopening as Vol. II subject to regular procedure—re Variation of Labor Law, as cited in order of Fire Commissioner; previously granted on condition.

PREMISES AFFECTED—47 Ann Street, north side, 119 feet $7\frac{1}{2}$ inches east of Nassau Street, Block 92, Lot 17, Borough of Manhattan.

APPEARANCES—

For Applicant: H. E. Horwood.

ACTION OF BOARD—Application reopened as Vol. II, subject to the regular procedure.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Kleintert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox

Negative: 5

0

796-45-A—Vol. II

APPLICANT—Arnold W. Lederer, for Burger Realty Corp., owner; Henry Sharpe, lessee.

SUBJECT—Application for consideration—reopening as Vol. II subject to regular procedure—re Appeal from a decision of the Borough Superintendent; previously withdrawn.

PREMISES AFFECTED—28 East 16th Street (Buckingham Road), west side 229.7 feet south of Caton Avenue, Block 5076, Part of Lot 14, Borough of Brooklyn.

APPEARANCES—

For Applicant: A. W. Lederer.

ACTION OF BOARD—Application reopened as Vol. II, subject to the regular procedure.

MINUTES

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Klei-
ert, Commissioner Foley, Commissioner Sleeper and
Commissioner Fox 5
Negative: 0

530-58-A—Vol. II

APPLICANT—Leonard F. Rothkrug, for Herbst & Rus-
ciano for Ohav Sholem Center of The Bronx, owner.

SUBJECT—Application for consideration—reopening as
Vol. II subject to regular procedure—re Appeal from a
decision of the Borough Superintendent—re Class Rooms
and Rabbinical Office on the 2nd floor of a 3 story non-
fireproof, Class 3 building; previously granted on condi-
tion.

PREMISES AFFECTED—838 Gerard Avenue, east side,
236 feet, 5 inches south of East 161st Street, 2nd floor,
Block 2474, Lot 32, Borough of The Bronx.

APPEARANCES—

For Applicant: L. F. Rothkrug.

ACTION OF BOARD—Application reopened as Vol. II,
subject to the regular procedure.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Klei-
ert, Commissioner Foley, Commissioner Sleeper and
Commissioner Fox 5
Negative: 0

112-56-A

APPLICANT—Grand Central Appartments, Inc., owner.

SUBJECT—Application February 7, 1956—Appeal from
orders of the Fire Commissioner re Certificate of Fitness.

PREMISES AFFECTED—252-09 to 252-17 72nd Avenue;
251-27 to 251-45 71st Avenue; 251-35 to 251-61 71st Road;
251-05 to 251-53 71st Road and 71-02 Little Neck Park
way; Block 8401, Lots 350 and 675, Bellerose, Borough
of Queens.

APPEARANCES—

For Applicant: Morton Berger, Ribelle V. Perotto and
George Fuchs.

ACTION OF BOARD—Laid over to March 31, 1959, at
2 P.M., for inspection and decision; hearing closed.

122-56-A

APPLICANT—Ludwig Hanauer, for Eleanor Glickman,
Owner.

SUBJECT—Application February 15, 1956—Appeal from a
decision of the Borough Superintendent, re egress.

PREMISES AFFECTED—5 East 3rd Street, north side,
104 feet 4 inches east of Bowery, Block 459, Lot 47, Bor-
ough of Manhattan.

APPEARANCES—

For Applicant: Ludwig Hanauer and Peter Casini.

ACTION OF BOARD—Laid over to March 31, 1959, at 2
P.M.; applicant to report as to the sprinkler system,
whether it will be installed; no sprinkler system as stated
to exist was found by the committee upon inspection; hear-
ing previously closed.

1009-57-A

APPLICANT—Aaron Halpern, for Salvatore, Cantone,
owner.

SUBJECT—Application December 30, 1957—Appeal from a
decision of the Borough Superintendent, re frame struc-
ture, factory use, re exits, stairs, etc.

PREMISES AFFECTED—77-03 101st Avenue, north side,
20.11 feet east of 77th Street, Block 9049, Lot 38, Wood-
haven, Borough of Queens.

APPEARANCES—

For Applicant: Aaron Halpern and Salvatore Cantone.

ACTION OF BOARD—Laid over to March 31, 1959, at
2 P.M., for inspection and decision; hearing closed.

586-58-A

APPLICANT—Abraham Grossman, for Seymour Nathan,
owner.

SUBJECT—Application October 10, 1958—Appeal from a
decision of the Borough Superintendent, re egress, fire
escape, etc.

PREMISES AFFECTED—101-103 Wooster Street, west
side, 125 feet north of Spring Street, Block 501, Lot 28,
Borough of Manhattan.

APPEARANCES—

For Applicant: Abraham Grossman.

ACTION OF BOARD—Laid over to April 7, 1959, at 2
P.M.; applicant to work out a new proposal as to the
means of exit to the street from the fire escapes on both
buildings; hearing previously closed.

344-38-BZ—Vol. IV

APPLICANT—Joseph M. Lonergan, for Max Salz, owner.

SUBJECT—Application for consideration—reopening for
extension of time to complete—re Application, decision of
the Borough Superintendent; previously granted on condi-
tion, under Sections 7e, 7h, 7f and 7i of the Zoning Reso-
lution, to permit in a retail and residence use district, a
gasoline service station, auto washing, non-automatic, lu-
brication, office, sale of auto accessories, repairs with hand
tools only, parking and storage of more than five (5) mo-
tor vehicles.

PREMISES AFFECTED—942-958 DeKalb Avenue and
122-134 Lewis Avenue, southwest corner and 419-425 Kos-
ciusko Street, Block 1601, Lot 24, Borough of Brooklyn.

APPEARANCES—

For Applicant: L. B. Roman.

ACTION OF BOARD—Application reopened and time to
complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Vice-Chairman Klei-
ert, Commissioner Foley, Commissioner Sleeper and
Commissioner Fox 5
Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on
March 25, 1958 on certain conditions; and

WHEREAS, the applicant requested an extension of time to
obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does
hereby *amend* the resolution adopted on March 25, 1958, un-
der Vol. IV, only as to the time within which to obtain per-
mits and complete the work, so that as *amended* this portion
of the resolution shall read:

"that in view of statement by the applicant that as soon
as arrangements are made with an oil company the work
will be carried to completion, that all permits required,
including a certificate of occupancy, shall be obtained
and all work completed within the requirements of Sec-
tion 22A of the Zoning Resolution from the date of this
amended resolution." (N.B. App. 2297/56)

105-41-BZ—Vol. II

APPLICANT—John B. Marino, owner.

SUBJECT—Application for consideration—reopening for
extension of term of variance which has expired February
5, 1959—re Application, decision of the Borough Superin-
tendent; previously granted on condition, under Section 7h
of the Zoning Resolution, permitting in a residence use
district, for a term of years, the parking and storage of
more than five motor vehicles.

PREMISES AFFECTED—442 East 109th Street, south-
west corner of East River Drive (FDR Drive) and 433-
443 East 108th Street, Block 1702, Lot 29, Borough of
Manhattan.

APPEARANCES—

For Applicant: John B. Marino.

ACTION OF BOARD—Application reopened and term of
variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Klei-
ert, Commissioner Foley and Commissioner Sleeper.. 4
Negative 0
Not Voting: Commissioner Fox..... 1

MINUTES

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. II, on June 21, 1949 on certain conditions; and

WHEREAS, time to obtain permits and complete the work was last extended on February 10, 1953; and

WHEREAS, the term of variance was last extended on February 5, 1957; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 21, 1949 as thereafter *amended* by resolutions adopted through February 5, 1957 only so far as it refers to the term of variance, so that as *amended* this portion of the resolution shall read:

"... granted under Section 7, Subdivision h for a term of five years from the date of this *amended* resolution, to permit; that other than as herein *amended* the resolution above cited shall be complied with in all respects; and that all permits, including a new Certificate of Occupancy, shall be obtained and all work completed within six months from the date of this *amended* resolution." (Alt. Applic. 142/49)

736-45-BZ—Vol. II

APPLICANT—Lama, Proskauer & Prober, for Skyway Manhattan, Inc., new owner; Annette L. Wolf, former owner.

SUBJECT—Application for consideration—reopening for extension of term of variance—re Application, decision of the Borough Superintendent; previously granted on condition, under Sections 7f and 7i of the Zoning Resolution, permitting in a business use district, the erection and maintenance of a gasoline service station, lubricatorium, auto laundry and office (previously denied by the Board for gasoline service station, motor vehicle repair shop and subsequently granted for the parking and storage of more than five motor vehicles).

REMISES AFFECTED—3740 Broadway, northeast corner of West 155th Street, Block 2114, Lot 1, Borough of Manhattan.

APPEARANCES—

For Applicant: James E. Vassalotti.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Kleinert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox 5
Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. II, on January 25, 1949 on certain conditions; and

WHEREAS, the resolution was amended on March 22, 1949; and

WHEREAS, the applicant requested an extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on January 25, 1949, as thereafter *amended* by resolution adopted on March 22, 1949 only so far as it refers to the term of variance, so that as *amended* this portion of the resolution shall read:

"... granted under Section 7, Subdivision e for a term of ten years from the date of this *amended* resolution, to permit; that other than as herein *amended* the resolution above cited shall be complied with in all respects; and that all permits, including a new Certificate of Occupancy, shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution." (NB App 100/47)

73-47-BZ—Vol. III

APPLICANT—Ivan Pinsker, for Charles Pheffer, owner.

SUBJECT—Application for consideration—reopening for amendment of resolution—re Application, decision of

the Borough Superintendent; previously granted on condition under Section 7c of the Zoning Resolution, to permit in a retail use district the alteration and erection of a one story accessory building on existing gasoline service station (previously granted, an extension in area by the Board), and the removal of existing pits and the installation of a new pit and a new hydraulic lift.

PREMISES AFFECTED—3883-3889 East Tremont Avenue, east side, 59.25 feet north of East 177th Street, Block 5439, Lots 3, 5 and 6, Borough of The Bronx.

APPEARANCES—

For Applicant: Ivan Pinsker.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Kleinert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox 5
Negative 0

THE RESOLUTION—

WHEREAS, this application was amended by the Board as Vol. III, on May 25, 1954 on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on March 1, 1949, as thereafter *amended* by resolution adopted May 25, 1954, by adding thereto:

"that there may be additional gasoline storage tanks making a total of ten such approved tanks; and to permit the relocation of such tanks as indicated on revised plans marked 'Received February 26, 1959', one sheet; that the existing grease pits may be removed and replaced by modern type lift; and that in all other respects the resolutions above cited shall be complied with." (Alt. App. 847-53, Misc. 32/59)

734-55-BZ

APPLICANT—Lama, Proskauer & Prober, for Redmont Sales Corp., owner.

SUBJECT—Application for consideration—reopening for extension of time to complete—re Application, decision of the Borough Superintendent; previously granted on condition, under section 7e of the Zoning Resolution, permitting in a retail use district, proposed use of premises for high speed auto laundry, office, waiting area and simonizing with ground signs closer to residence use district than is permitted.

PREMISES AFFECTED—14-59 150th Place, east side, 44.66 feet north of Cross Island Parkway and 14-54 Clintonville Street, Block 4697, Lot 8, Whitestone, Borough of Queens.

APPEARANCES—

For Applicant: James E. Vassalotti.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Kleinert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox 5
Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on May 22, 1956, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was last extended on April 22, 1958; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amended* the resolution adopted on May 22, 1956 as thereafter *amended* by resolution adopted through April 22, 1958, only as to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

MINUTES

"that in view of statement by the applicant that plans have not been approved by the Department of Buildings, due to sewer conditions, that all permits required, including a certificate of occupancy, shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this amended resolution." (NB App. 3388/55)

703-56-BZ—Vol. II

APPLICANT—Lama, Proskauer & Prober, for Barbara Ann Gropman and Norman Siegel, owners.

SUBJECT—Application for consideration—reopening for amendment of resolution—re Application, decision of the Borough Superintendent; previously granted on condition, under sections 7e and 7h of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, non-automatic, motor vehicle repairs, sale of accessories, office and parking of more than five (5) motor vehicles awaiting service; for a stated term of fifteen (15) years; previously denied.

PREMISES AFFECTED—144-27 to 144-35 Farmers Boulevard, east side, from 144th Road to North Conduit Avenue, 179-12 to 179-20 144th Road and 179-01 to 179-13 North Conduit Avenue, Block 13090, Lots 4 and 94, South Ozone Park, Borough of Queens.

APPEARANCES—

For Applicant: James E. Vassalotti and Gilbert Lazerus.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Kleintert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox 5
Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on November 18, 1958 on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution; and

WHEREAS, the applicant states that the proposed lessee will be the Texas Company.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on November 18, 1958, by adding thereto:

"that in the event the owner desires to rearrange the gas station as now shown on plans marked 'Received February 18, 1959', two sheets, such changes may be permitted and the dimensions of the accessory building may be changed from 46 feet 4 inches by 30 feet 8 inches to 62 feet by 26 feet; that there may be three curb cuts to North Conduit Avenue, each not over 30 feet in width; and that in all other respects, where not inconsistent with this amendment, the resolution above cited shall be complied with." (N.B. 2869/56)

851-56-BZ

APPLICANT—Goldwater & Flynn, for Peter James Corp., and Helen J. Flynn, owners.

SUBJECT—Application for consideration — reopening for amendment of resolution and extension of time to complete—re Application, decision of the Borough Superintendent; previously granted on condition, under sections 7f and 7i of the Zoning Resolution, permitting in a retail use district, the erection and maintenance of a gasoline selling station, office, lubritorium, car washing, repairing, parking and storage of more than 5 motor vehicles.

PREMISES AFFECTED—South side of Westchester Avenue, 100 feet west of Pugsley Avenue, Block 3796, Lots 17, 21 and 23, Borough of The Bronx.

APPEARANCES—

For Applicant: Richard M. Flynn and Samuel Rosenblum.

ACTION OF BOARD—Application reopened, resolution amended and time extended.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Kleintert, Commissioner Foley, Commissioner Sleeper and

Commissioner Fox 5
Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on March 26, 1957, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on March 18, 1958; and

WHEREAS, the applicant requested an amendment of the resolution and a further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on March 26, 1957, as thereafter amended by resolution adopted on March 18, 1958, by adding to the resolution adopted March 26, 1957 the following:

"that in the event the owner desires to arrange the premises as now shown on revised plans marked 'Received March 4, 1959', 2 sheets, such changes as shown thereon may be permitted on condition that the requirements of the resolutions above cited shall be complied with in all other respects; that the curb cuts to Cross Bronx Expressway shall be as shown on such plans, as well as the curb cuts as permitted to Westchester Avenue; that the accessory building shall comply with the requirements of the resolution above cited and may be located in the new location as proposed; that the doors to the toilet rooms shall be so arranged as not to be contiguous; that the building shall be faced with face brick on all sides as previously required and shall have no cellar, as passed on by the Borough Superintendent under NB App. 1939-56, as disapproved February 24, 1959; and that the resolution may also be amended as to time to complete so that as amended this portion of the resolution shall read:

"that all permits shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution."

796-57-BZ

APPLICANT—Charles M. Spindler, for Forald Realty Corp., owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which has expired March 11, 1959—re Application, decision of the Borough Superintendent; previously granted on condition, under Sections 7f and 7i of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, auto washing, non automatic, office, sale of auto accessories, minor auto repairs with hand tools only, parking and storage of motor vehicles and auto safety inspection station for a stated term of fifteen (15) years.

PREMISES AFFECTED—74-02 to 74-16 Yellowstone Boulevard (74-10 official) east side, 94.19 feet north of Nansen Street, Block 3178, Lot 70, Forest Hills, Borough of Queens.

APPEARANCES—

For Applicant: Charles M. Spindler.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Vice-Chairman Kleintert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox 5
Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on March 11, 1958 on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on March 11, 1958 only as to the time within which to obtain permits and complete the work, so that as amended this portion of the resolution shall read:

"that in view of statement by the applicant that plans have been approved by the Department of Buildings.

MINUTES

and work will be completed as soon as a tenant can be located, that all permits required, including a certificate of occupancy, shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution." (NB 3286/57)

888-57-BZ

APPLICANT—Charles M. Spindler, for George A. Volpe, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which has expired March 11, 1959—re Application, decision of the Borough Superintendent; previously granted on condition, under Section 7c of the Zoning Resolution, to permit in a retail and residence use district, the extension of the use of a boat yard, dwelling and sales room to include sale, display and repair of boats and the sale of gasoline for marine use only. PREMISES AFFECTED—248-02 to 248-10 Brookville Boulevard and 154-01 to 154-21 248th Street (Broad Street), southeast corner, Block 13913, Lot 273, Hook Creek, Borough of Queens.

APPEARANCES—

For Applicant: Charles M. Spindler.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Vice-Chairman Kleintert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox 5
Negative: 0

THE RESOLUTION:

WHEREAS, this application was granted by the Board on March 11, 1958 on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on March 11, 1958 only as to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of statement by the applicant that plans have been approved by the Department of Buildings, and the balance of the work will be completed within the year's extension requested, that all permits required, including a certificate of occupancy, shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution." (NB App. 3287/57)

919-57-BZ

APPLICANT—Gabriel Nathan, for Jo-Max Realty Corp., owner.

SUBJECT—Application for consideration—reopening for extension of time to complete—re Application, decision of the Borough Superintendent; previously granted on condition, under section 7c of the Zoning Resolution, to permit in a residence use district, the erection of a two story building to be occupied by a retail store on the first floor and a two family dwelling on the second floor.

PREMISES AFFECTED—4912 Avenue K, south side, 20 feet, 3½ inches east of Flatlands Avenue, Block 7829, Lot 44, Borough of Brooklyn.

APPEARANCES—

For Applicant Mrs. Gabriel Nathan

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE:

Affirmative: Chairman Murdock, Vice Chairman Kleintert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox 5
Negative: 0

THE RESOLUTION:

WHEREAS, this application was granted by the Board on March 25, 1958 on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on March 25, 1958 only as to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of statement by the applicant that, in view of shortage of funds he requests more time, that all permits required, including a certificate of occupancy, shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution". (NB App 2102/57)

163-51-BZ—Vol. II

APPLICANT—Trapani & Rigoni, for Jacob Straub, owner; K & Z Corp., lessee.

SUBJECT—Application for consideration—reopening as Vol. II subject to regular procedure—re Application, decision of the Borough Superintendent; previously granted on condition, under section 21 of the Zoning Resolution, to permit in a business use, C area district, the erection and maintenance of a roof extension in front of building (under construction), using more than the area permitted.

PREMISES AFFECTED—179-30 to 179-32 Hillside Avenue, south side, 25.02 feet east of 179th Place, Block 9915, Lot 31, Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Joseph Trapani.

ACTION OF BOARD—Application reopened as Vol. II subject to the regular procedure.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Kleintert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox 5
Negative: 0

602-51-BZ—Vol. V

APPLICANT—Robert Gottlieb, for Hermany Realty Corp., owner.

SUBJECT—Application for consideration—reopening as Vol. V subject to regular procedure—re Application, decision of the Borough Superintendent; previously granted on condition, under section 7c of the Zoning Resolution, permitting in a residence use district, the proposed erection of a loading platform in a parking lot; proposed installation of ice machine and cooling tower on roof of west building; proposed re-location of two gasoline tanks and pump from inside of building to parking lot and proposed omission of west portion of proposed extension which is contrary to resolution of the Board of Standards and Appeals Cal. No. 602-51-BZ—Vol. III.

PREMISES AFFECTED: 2338 Hermany Avenue, south side, 341 feet west of Zerega Avenue, Block 3697, Lots 19, 21 and 25, Borough of The Bronx.

APPEARANCES—

For Applicant: R. Gottlieb.

ACTION OF BOARD—Application reopened as Vol. V, subject to the regular procedure.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Kleintert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox 5
Negative: 0

199-57-BZ—Vol. II

APPLICANT—Max Siegel Associates, for Abraham Hirschfeld, owner.

SUBJECT—Application for consideration—reopening as Vol. II subject to regular procedure—re Application, decision of the Borough Superintendent; previously granted on condition, under section 7h of the Zoning Resolution, permitting in a restricted retail use district, the maintenance of a parking lot for more than five (5) motor vehicles and a frame attendant's shanty.

MINUTES

PREMISES AFFECTED—48-54 East 34th Street, south side, 153 feet east of Madison Avenue, Block 863, Lots 53, 54, 55 and 56, Borough of Manhattan.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application reopened as Vol. II, subject to the regular procedure.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Kleiner, Commissioner Foley, Commissioner Sleeper and Commissioner Fox 5
Negative: 0

976-57-BZ—Vol. II

APPLICANT—Burke, Green and Groh, for Joseph S. Admirati and Joseph Paul Admirati.

SUBJECT—Application for consideration—reopening as Vol. II subject to regular procedure—re Application, decision of the Borough Superintendent; previously denied, under sections 7e, 7h and 21 of the Zoning Resolution, to permit in a residence use, E area district, the erection and maintenance of a gasoline service station, auto washing, non-automatic, lubrication, office, sale of accessories, minor repairs with hand tools only, parking and storage of cars awaiting service with a ground sign and the proposed building encroaching on the required setback from the street line.

PREMISES AFFECTED—167-10 South Conduit Boulevard, southeast corner of 167th Street, Block 12369, Lot 210, Rosedale, Borough of Queens.

APPEARANCES—

For Applicant: Robert T. Groh.

ACTION OF BOARD—Application reopened as Vol. II, subject to the regular procedure.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Kleiner, Commissioner Foley, Commissioner Sleeper and Commissioner Fox 5
Negative: 0

Adjourned 5:15 P.M.

JOSEPH J. DOYLE, *Chief Clerk.*

*CORRECTION

The minutes of the meeting of the Board of Standards and Appeals held on February 17, 1959, as they appeared in Bulletin No. 8, Vol. 44, hereby corrected to read as follows:

183-58-A

APPLICANT—Power and Hopkins, for Mabel Curran, owner.

SUBJECT—Application March 31, 1958—Appeal from a decision of the Borough Superintendent, re conversion of 2 story and cellar, frame, two-family dwelling to three families.

PREMISES AFFECTED—1600 Hering Avenue, northeast corner of Pierce Avenue, Block 4113, Lot 38, Borough of The Bronx.

APPEARANCES—

For Applicant: John T. Power.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Kleiner, Commissioner Foley, Commissioner Sleeper and Commissioner Fox 5
Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated February 27, 1958 on Alt. Applic. 391/57, reads:

“Request for reconsideration is denied and objection repeated.

A-1. Conversion of the frame 2nd story and cellar two family dwelling to a 3 family multiple dwelling is

contrary to Sec. 56 of the Multiple Dwelling Law. The affidavit and the Dept. of WSG & E letter filed herewith are inconclusive and attest only to the fact that an unlawful condition has been existing and not to the requirement that a proper approval has been obtained from this dept. or the former Tenement House Department. See Sec. 300 and 301 of the M.D. Law and also N. Y. City Corp. Counsel Opinions #38239 of 1/28/36 and #42722 of 3/12/36.”

and

WHEREAS, the applicant states that the building is 2 stories and cellar, 25 feet high, 21 feet by 48 feet 6 inches in area, of class 4 construction, erected in 1921, as a two-family house, located in a residence use, C area, class 1½ height district, used and occupied since 1921, as follows: Cellar—boiler room, storage and 1 apartment—1 family; 1st and 2nd floors—1 apartment each; that the frame building was erected in 1921 by the father of present owner; that since its erection it has been in actual physical use continuously as a three family dwelling; that said dwelling was equipped and maintained as a three family dwelling long before the enactment of the Multiple Dwelling Law; that the continued use as a three family dwelling is not in violation of the law; and

WHEREAS, the premises was inspected by a committee of the Board and there seems to be evidence that the use of the cellar in this two-story and cellar building has apparently been used continuously for many years although not approved and is subject to violation. In the opinion of the Committee it should be permitted as a legal condition and a certificate of occupancy issued as a heretofore converted multiple dwelling.

Resolved, that the decision of the Borough Superintendent, acting on Alt. Applic. 391/57, Objection A-1, be and it hereby is *modified* under the power vested in the Board by the terms of the Charter, and the appeal be and it hereby is *granted*, to permit the building to be continued as proposed and as indicated on plans filed with this application, marked “Received March 31, 1958”, 3 sheets, as heretofore converted multiple dwelling; that the building shall not be increased in height or area; that this *use* may continue only so long as the conditions continue as proposed.

* Correction: In the resolution, the word “variance” changed to “*use*” as indicated in italics.

*CORRECTION

The minutes of the meeting of the Board of Standards and Appeals held on December 16, 1958, as they appeared in Bulletin No. 51, Vol. 43, hereby corrected to read as follows:

489-58-BZ

APPLICANT—New York Telephone Company, owner. Mr. Harold V. Dixon, General Solicitor.

SUBJECT—Application August 18th, 1958—decision of the Borough Superintendent, under section 7d of the Zoning Resolution, to permit in a residence use district, the erection of a one story and cellar structure for use as a telephone exchange.

PREMISES AFFECTED—164 Schofield Street, south side, 190.8 feet, east of City Island Avenue, Block 5641, Lot 315, Borough of the Bronx.

APPEARANCES—

For Applicant: Marion E. Horsburgh, John M. Dietz, C. B. Donaldson and Joseph B. Klein.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleiner, Commissioner Foley and Commissioner Sleeper.. 4
Negative 0
Absent: Vice-Chairman Keating 1

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on December 16, 1958 after due notice by publication in the Bulletin; and

MINUTES

WHEREAS, the district maps accompanying the Zoning Resolution show that the site is in a residence use, C area, class 1 height district; that as of July 25, 1916 the property was zoned as an unrestricted use district and was rezoned as a residence use district on July 28, 1952; that the present area and height designations have not been changed since July 25, 1916; that there is no petition pending before the City Planning Commission to change any of these designations; and

WHEREAS, the decision of the Borough Superintendent, dated August 13, 1958 acting on N.B. Applic. No. 482-58, reads:

"1. The proposed telephone exchange building in a residence use district is contrary to Article II Sec. 3 of the Zoning Res."

and

WHEREAS, the applicant states that the premises consist of a plot, 50 feet frontage by 100 feet in depth, presently vacant; that it is proposed to construct, in a residence use district, a one story central telephone exchange building, with basement, in order to provide a new dial center to serve the City Island section of The Bronx; and

WHEREAS, the applicant states that in selecting a site for the new dial center to serve this area, it was necessary to locate a site as close to the wire center of the area as possible, and in close proximity to the existing cable plant of the Company; that the premises involved herein are the best available to meet these requirements and to the interest of all concerned in the furnishing of this essential public service; and

WHEREAS, the applicant contends that at present, the City Island area is served by a manual exchange housed in a residence building of wood frame construction, which is located approximately 38 feet east of the proposed site for the new building on the south side of Schofield Avenue; that due to new housing construction in the area, which has accelerated the demand for telephone facilities, this exchange, on the basis of current estimates, will soon reach its capacity, and it is therefore necessary for the Company to increase its central office facilities in order to meet this estimated demand for telephone service; that in order to provide the most modern and efficient telephone service to the residents of City Island, the Company plans to replace the present manual central office with the latest type dial equipment; that since the existing building was not designed to house dial equipment, it is necessary to build a new dial exchange building; and

WHEREAS, the applicant contends that the proposed exchange building will be architecturally and structurally in keeping with the residential buildings in its vicinity; that it will be constructed of concrete block with the front of the building brick veneered; that present schedules contemplate the completion of the proposed building by November 1, 1959 and completion of the installation of the new dial equipment by June 1, 1960, provided that the Company is permitted to proceed with the proposed construction promptly; that it is estimated that the proposed exchange building will be adequate to meet the service demands of this area at the time of such completion and will provide a reasonable reserve for future growth; and

WHEREAS, the applicant states that the present owner has held title to the property since February 29, 1940 and that the assessed valuation of land is \$2,400; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision d of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7d to permit the proposed site to be developed with the building for telephone use as proposed and indicated on the plans filed with this application marked, "Received August 18, 1958," 9 sheets, *on condition* that the building shall be faced with

face brick with slate trimmings *on the front facade and all other walls of common brick except that the face brick shall return on the east side for a distance of 11 feet, 8 inches, as proposed*, and in all other respects shall comply with all laws, rules and regulations applicable thereto; and that all permits shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

*Correction—in the resolution, the requirements of the front facade of the proposed building corrected to read as printed in italics.

*CORRECTION

The minutes of the meeting of the Board of Standards and Appeals held on February 13, 1957, as they appeared in Bulletin No. 9, Vol. 42, are hereby corrected to read as follows:

437-55-A

APPLICANT—Leonard F. Rothkrug, for Arthur P. Ferretti, owner.

SUBJECT—Application for consideration—reopening for amendment of resolution—re Appeal from a decision of the Borough Superintendent—frame building, factory use, exits, etc.; previously granted on condition.

PREMISES AFFECTED—63-17 to 63-19 Metropolitan Avenue, north side, 173 feet 5 inches east of 62nd Street, Block 2771, Lot 55, Maspeth, Borough of Queens.

APPEARANCES—

For Applicant: Leonard Rothkrug.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Appeal reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Conolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on June 19, 1956, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 19, 1956, so that as *amended* the resolution will read:

"Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the requirements of the Labor Law, as cited in a decision of the Borough Superintendent, acting on Alt. App. 225/55, and that the appeal be and it hereby is *granted*, as to Objection No. 2, *on condition* that the exits as proposed and indicated on plans filed with this appeal, marked 'Received May 26, 1955', (10 sheets), shall be complied with; that there shall be no manufacturing in the cellar; that such cellar shall be used for storage only and shall comply with the requirements as to exits as shown on such plans; that housekeeping throughout the building shall be materially improved so as to permit no inflammable material to be accumulated and to provide proper aisle space to the exits; that as to Objection No. 3, that the existing brick faced building of frame shall have such protection against fire as may be required by the Borough Superintendent; and that such portable fire fighting appliances shall be maintained as the Fire Commissioner shall direct."

*Correction—The deletion in the resolution of the requirement of the maintenance of a sprinkler system in the cellar.

BOARD OF STANDARDS AND APPEALS
80 LAFAYETTE STREET
NEW YORK 13, N. Y.

Bulk Rate
U. S. POSTAGE
PAID
Permit No. 4875
New York, N. Y.

3
University of Illinois Library
Serials Dept.
Urbana, Ill.

NOTICE

APPEALS AS TO MULTIPLE DWELLINGS

The Legislature, under Chapter 333 of 1948, has clarified Section 60 of the Multiple Dwelling Law by describing the agency authorized to grant variances under this Section, so as clearly to mean in New York City—the Board of Standards and Appeals.

Chapter 508 of 1948 has also been adopted by the Legislature, amending the Multiple Dwelling Law to provide, under new Section 310, for a Board of Appeals. By description the Board of Appeals means in New York City—the Board of Standards and Appeals. Section 310 provides as follows as to appeals:

LAWS OF NEW YORK—By Authority Chapter 508 of 1948

§ 310. Board of appeals. 1. As used in this section "board" shall mean the agency of a city constituted as a board and authorized by law both to grant variances of the zoning resolution and to make rules supplemental to laws regulating construction, maintenance, use and area of buildings.

2. Where the compliance with the strict letter of this chapter causes any practical difficulties or any unnecessary hardships the board shall have the power, on satisfactory proof at a public hearing, provided the spirit and intent of this chapter are maintained and public health, safety and welfare preserved, and substantial justice done, to vary or modify any provision or requirement of this chapter, or any rule, regulation, supplementary regulation, ruling or order of the department with respect to the provisions of this chapter, as follows:

a. For multiple dwellings and buildings existing on July first, nineteen hundred forty-eight, provisions relating to:

- (1) Height and bulk;
- (2) Required open spaces;
- (3) Minimum dimensions of yards or courts; or
- (4) Means of egress.

b. For multiple dwellings and buildings erected or to be erected after July first, nineteen hundred forty-eight, and

such dwellings thereafter altered or to be altered, provisions relating to:

- (1) Required open spaces; or
- (2) Minimum dimensions of yards or courts.

Variations or modifications may be granted pursuant to this paragraph b only on condition that open areas for light and air are provided which are at least equivalent in area to those required by the applicable provisions of this chapter.

3. An application for such a variance or modification may be made by any person aggrieved or by the head of any public agency, within such time and under such procedure, conditions and rules as may be prescribed by the board. The board shall fix a reasonable time for the hearing of an application and shall require that due notice be given of the time and place of such hearing to the applicant and to the department. Any person or a duly authorized representative of any public agency may appear at any such hearing and be heard on any such application.

4. In every case the board shall state the reason or reasons for its decision. All decisions of the board shall be subject to review in the same manner as is provided by law for review of decisions of such board respecting variances of the zoning resolution.

5. A record of all decisions of the board, indexed according to the section or sections of this chapter affected thereby, shall be kept in the office of the board. Such record shall be open to public inspection at all times during business hours.

2.05
W 287

BULLETIN

OF THE

BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

Issued under authority of Chapter 27, Section 665 of the Charter of the City of New York

Published weekly by the Board of Standards and Appeals at its office, 80 Lafayette Street, 9th Floor, Manhattan, New York 13, N. Y.

Vol. XLIV

Subscription
\$15.00 a year

March 31, 1959

Single Copies, 25 cents
By Mail, 30 cents

No. 13

DIRECTORY

BOARD OF STANDARDS AND APPEALS

HARRIS H. MURDOCK, Chairman

EDWIN W. KLEINERT, Vice Chairman

MAX H. FOLEY

HAROLD R. SLEEPER

HUGH P. FOX

SAMUEL L. BECKER, Director

JOSEPH J. DOYLE, Chief Clerk

OFFICE—80 Lafayette Street, 9th Floor, Manhattan, New York 13, N. Y.

TELEPHONE—WHitehall 3-3600, Extensions 2600-2609, 2769-2770 and 3020-3024.

Address all communications to the Chairman

CONTENTS

Court Decision.

Discontinuance of Proceedings.

Docket.

Notice of Calendar Hearing.

Corrections Affecting Calendar Numbers 713-56-SM, 49-57-A and 707-48-BZ—Vol. II.

COURT DECISION

Matter of Tuohy vs. Murdock:—On January 21, 1958, the Board granted a variance under Sections 7f, 7h and 7A of the Zoning Resolution, to permit for a period of fifteen years, in a retail use district, the erection and maintenance of a gasoline service station, lubricatorium, minor auto repairs, car wash, storage, office and sales, and the parking and storage of motor vehicles, with show windows within 75 feet of a residence use district; Cal. No. 342-54-BZ—Vol. II; Premises 76-09 to 76-19 (76-15 official) Main Street and 144-01 to 144-09 76th Road, northeast corner, Flushing, Borough of Queens.

At Supreme Court, Special Term, Mr. Justice Kusnetz, affirmed the Board's determination in the following decision, appearing in the New York Law Journal of July 17, 1958, pages 5 and 6:—

"In a proceeding to review and annul the determination of respondents granting to the predecessors in title of the intervenor-respondent a variance under section 7(f), 7(h), 7(i) and 7(A) of the Zoning Resolution permitting them to erect a gasoline station in a retail use area, respondents and intervenor-respondent move to dismiss the petition and for related relief. Since this court cannot say on the record before it that the determination of respondents was arbitrary or capricious or contrary to law, the motions are granted in all respects (Matter of Taub v. Pirnie, 3 N. Y. 2d 188; Matter of Reed v. Board of Standards and Appeals, 255 N. Y. 126; Matter of Sima v. Board of Standards and Appeals, 278 App. Div. 785; Ellsworth Realty Co. v. Kramer, 268 App. Div. 824). A word may be said as to petitioners' argument that the board was without jurisdiction to pass upon the application for a variance because two of the three members voting were not members of the board at the time of the public hearing and did not read a transcript thereof. In the Taub case (supra) it was contended that a board member who was absent from the hearing and did not read a transcript thereof was disqualified from voting. The Court of Appeals unanimously overruled that contention, saying (at p. 195) that 'the emphasis has always been upon whether the administrative body had the opportunity to make an "informed" decision * * * and in the absence of a "clear" revelation that the administrative body "made no independent appraisal and reached no independent conclusion," its decision will not be disturbed.' The rationale of that decision requires a like result here. Given an adequate showing of facts to support the conclusion that the vote of the absentee member, as in the Taub case, or of the non-member as in this case, was based upon an independent appraisal and that an independent conclusion was reached, the decision of the administrative body may not be disturbed. Such a showing is made in the papers before the court. Smith v. State of New York (214 N. Y. 140) is not in point. There the rule to be followed in the case of the then Board of Claims was by statute declared to be that applicable to the Supreme Court. The Taub case lays down the rule to be followed in the case of administrative tribunals. Settle orders."

On July 25, 1958 notice of appeal to the Appellate Division, Second Department, was filed by the petitioners.

Matter of Tuohy et al., ap. (Murdock, res; Leibson, intervenor-res.), upon further court review, the Supreme Court, Appellate Division, Second Department affirmed the Board's decision, as follows:

"In a proceeding to review a determination of the Board of Standards and Appeals of the City of New York which granted an application pursuant to subdivisions f, h, and i, of section 7 of the Zoning Resolution of the City of New York for a variance to permit the erection and operation of a gasoline service station and accessory uses, in a retail use district, for a period of fifteen years, subject to conditions and safeguards imposed by the board, the appeal is from an order granting the motions of the respondents, and of the intervenor-respondent to vacate the order of certiorari, to dismiss the petition, and to affirm the board's determination. Order unanimously affirmed, without costs. No opinion." (New York Law Journal, March 24, 1959, page 12.)

* * * * *

DISCONTINUANCE OF PROCEEDINGS

Matter of William A. Garrigues, Jr. vs. Murdock, et al.:—On October 21, 1958 the Board granted a variance under Section 7e, for a term of twenty years, to permit in a residence use district a proposed change in use from a one family dwelling and doctor's office to a building to be used and occupied in part, by an eleemosynary

(Continued on page 543)

CALENDAR

DOCKET

New Cases filed up to March 24, 1959

Cal. No. Dept. Premises Affected

162-59-BZ—B.Q.—76-01 to 76-09 Northern Boulevard and 32-61 to 32-69 76th Street, northeast corner, Block 1172, Lots 48 and 51, Jackson Heights, Borough of Queens, N.B. 144-59—re gasoline service station, store, machine shop, parking and storage for more than 5 cars, ground sign, etc.—business use district.

163-59-A—B.Q.—19-19 New Haven Avenue, south side, 190 feet east of Beach 20th Street, Block 86, Lot 28, Far Rockaway, Borough of Queens, N.B. 393-59—re erection of two story and cellar frame two-family dwelling with fire limits, etc.

164-59-A—B.Q.—19-15 New Haven Avenue, south side, 226.5 feet east of Beach 20th Street, Block 86, Lot 30, Far Rockaway, Borough of Queens, N.B. 394-59—re erection of two story and cellar frame two-family dwelling within fire limits, etc.

165-59-BZ—B.Bx.—241-249 West 167th Street and 1260-1268 Major Deegan Boulevard, northeast corner, Block 2530, Lot 9, Borough of The Bronx, Ground Sign 1-59—re ground sign—residence use district.

166-59-BZ—B.Q.—151-07 North Conduit Avenue and 135-01 to 135-13 151st Place, northeast corner and 151-40 to 151-42 135th Avenue, Block 12133, Lot 1, Jamaica, Borough of Queens, N.B. 295-59—re erection of a building to be used as a retail shop, lunchroom, parking of patrons cars, etc.—residence use district.

167-59-SA—Victor Automatic Pre-Mix Vending Machine, Models 312, 412, 422, 642, 643, 812, 813, 962 and 963, manufactured by Victor Products Corp., Appliance.

168-59-SA—U. S. Natural Gas Company Portable Hydrocarbon Burner—used in heating roofing or tar kettles, manufactured by U. S. Natural Gas Co., Appliance.

169-59-SM—Panelglas Incombustible Acoustical Panels, manufactured by Johns-Manville Sales Corp., Material.

170-59-SA—Gilbert and Barker Manufacturing Company Remote Control Gasoline Dispenser, Model 804, manufactured by Gilbert and Barker Manufacturing Co., Appliance.

171-59-SM—KSM Shear Connector Studs, mechanical shear connector for composite steel and concrete floor and roof construction, manufactured by KSM Products, Inc., Material.

172-59-BZ—B.Q.—70-30 to 70-44 Kissena Boulevard, west side, 99.25 feet north of 70th Road, Block 6656, Lot 190 Flushing, Borough of Queens, N.B. 274-59—re erection of a commercial structure excessive in area, etc.—residence and local retail use district.

173-59-A—B.Q.—139-23 243rd Street, east side, 198.74 feet south of South Conduit Avenue, Block 13599, Lot 18, Rosedale, Borough of Queens, Amendment to N.B. 4618-56—re premises within bed of a mapped street.

174-59-A—B.Q.—140-01 243rd Street, east side, 238.74 feet south of South Conduit Avenue, Block 13599, Lot 16, Rosedale, Borough of Queens, Amendment to N.B. 4619-56—re premises in bed of a mapped street.

175-59-BZ—B.Q.—1634 Weirfield Street, east side, 340.23 feet north of Wyckoff Avenue, Block 3550, Lot 29, Ridgewood, Borough of Queens, N.B. 752-59—re area excessive—unrestricted use, C area district.

176-59-BZ—B.Bx.—2415-2419 Beaumont Avenue, west side, 38.75 feet south of East 188th Street, Block 3090, Lot 19, Borough of The Bronx, Alt. 159-59—re non-transient parking and storage of pleasure type motor vehicles—residence use district.

177-59-BZ—B.Bx.—2233-2235 Creston Avenue, northwest corner of East 182nd Street, Block 3171, Lots 41 and 42, Borough of The Bronx, Alt. 199-59—re non-transient parking and storage of pleasure type motor vehicles—residence use district.

178-59-A—B.Q.—55-08 to 55-34 Metropolitan Avenue and 62-01 to 62-09 and 62-29 to 62-37 Tonsor Street, southeast corner, Block 3365, Lot 7, Ridgewood, Borough of Queens, N.B. 3281-58—re premises in bed of mapped street, etc.

179-59-BZ—B.B.—1781 Coney Island Avenue, east side, 415 feet south of Avenue N, Block 6749, Lot 76, Borough of Brooklyn, Alt. 4378-58—re change of occupancy to storage and removal and installation of mufflers and exhaust pipes and use of oxygen acetylene torch—business use district.

180-59-BZ—B.R.—1600 Forest Avenue, southeast corner of Pontiac Street, Block 1436, Lot 1, Borough of Richmond, N.B. 411-58—re gasoline service station—retail use district.

181-59-BZ—B.Bx.—388-392 East 198th Street, south side, 75.18 feet east of Decatur Avenue, Block 3278, Lots 77 and 78, Borough of The Bronx, Alt. 793-58—re steam or wet wash laundry—business use district.

182-59-SM—Permacel Ribbon Dope Thread Sealant, manufactured by Permacel, Material.

183-59-SA—M. I. L. 12 Dry Cleaning Machine, manufactured by Macchine Impianti Lavaggio, Appliance.

184-59-BZ—B.B.—333 Avenue X, north side, 20 feet west of West Street, Block 7175, Lot 39, Borough of Brooklyn, N.B. 550-59—re area excessive—business use, D area district.

185-59-BZ—B.Q.—143-08 Newport Avenue, north side, 40 feet west of Beach 143rd Street, Block 702, Lot 39, Neponsit, Borough of Queens, Alt. 227-59—re garage, etc.—residence use district.

CALENDAR

DESIGNATIONS: B.—Department of Buildings; B.B.—Department of Buildings, Brooklyn; B.M.—Department of Buildings, Manhattan; B.Q.—Department of Buildings, Queens; B.R.—Department of Buildings, Richmond; B.Bx.—Department of Buildings, Bronx; H.D.—Health Department; F.D.—Fire Department, and M. and A.—Dept. of Marine and Aviation.

RULES

Last Publication

Arc and Gas Welding and Oxygen Cutting	Nov. 27, 1956.
Carbon Dioxide Liquefier, Rules..	Mar. 18, 1947—Vol. 32, No. 11
Cements, Air Entraining Portland, Rules for Approval and Use of	April 12, 1955.
Cements, Blended, Rules for Testing and Use of	Mar. 15, 1955—Vol. 40, No. 11
Certificate of Occupancy, approved form	Dec. 28, 1943—Vol. 28, No. 52A
Concrete Flat Slabs, Rules	July 13, 1937—Vol. 22, No. 28
Concrete Masonry Units, Rules for Manufacture, Testing and Use of	April 24, 1951—Vol. 36, No. 7A
Dry Cleaning Establishments, Rules Covering	Sept. 15, 1955.
Concrete Rules (Hydrated Lime)..	Aug. 3, 1937—Vol. 22, No. 31
Elevator Rules	Mar. 3, 1936—Vol. 21, No. 9
Erection, Alteration, Repair, Excavation for and Demolition of Buildings	Feb. 1, 1956.
Exit Rules (Revolving Doors) ...	June 15, 1937—Vol. 22, No. 24
Exterior Veneering Materials, Rules for	Mar. 11, 1952—Vol. 37, No. 11A
Factory Exit Rules	Feb. 22, 1955.
Fire Alarm Rules (Interior).....	April 15, 1958.
Fire Drill Rules	April 15, 1958.
Fire Resistive, Flameproof Materials, etc., Rules for Testing of Fire Retarding Rules for Garages, Motor Vehicle Repair Shops and Oil Selling Stations	Jan. 8, 1957.
Fireproof Wood, Testing of.....	Apr. 22, 1952—Vol. 37, No. 17
Gas Shut-Off Rules	Apr. 13, 1937—Vol. 22, No. 15
Hatchway Protection	Apr. 7, 1925—Vol. 10, No. 14
Insulating Fibre Board Rules	June 5, 1928—Vol. 13, No. 23
Methyl Chloride Rules for Class B and C Refrigerating Systems...	Mar. 25, 1952—Vol. 37, No. 13A
Oil Burner Rules	Feb. 11, 1947—Vol. 32, No. 6
Opening Protective Assemblies, Rules for Inspection of	Nov. 20, 1956.
Parking and Storage of Motor Vehicles—Rules of Commissioner of Housing and Buildings	May 27, 1954.
Plumbing Rules	Sept. 7, 1948—Vol. 33, No. 36
Plumbing Rules (Submerged Inlets; Protective Methods to Prevent Contamination of Water Supply)	Aug. 3, 1937—Vol. 22, No. 31
Procedure, Rules of	Nov. 13, 1956.
Smoking in Factories, Rules for..	Sept. 7, 1937—Vol. 22, No. 36
Spraying and Drying of Paints, Varnishes, Lacquers, etc.	April 15, 1958.
Sprinkler, Rules	Mar. 4, 1958.
Standpipe Fireline Rules	June 29, 1937—Vol. 22, No. 26
Structural Alterations, Reporting.	June 8, 1937—Vol. 22, No. 23
Wire Glass Rules (Amendment to Rule 505 of Industrial Code)..	June 7, 1932—Vol. 17, No. 23
	Sept. 3, 1946—Vol. 31, No. 36
Zoning Resolution, Rule to Supplement Section 19-A—July 11, 1958.	

Section I, List of Approved Gas Fired Heating Equipment, Gas Burner and Heater Accessories. Oil Fired Heating Equipment and Oil Burner and Heater Accessories, issued June 1, 1955, listing all approvals through May 24, 1955.

Section II, List of Approved Concrete and Clay Products, issued June 27, 1958, listing all approvals through July 2, 1957.

These pamphlets may be purchased at 80 Lafayette Street, Manhattan. Single Copies \$1.25; By Mail—\$1.50.

Further Sections will be published, containing other approved materials and appliances.

MARCH 31, 1959, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, March 31, 1959, at 10 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:

222-57-BZ—Vol. II

APPLICANT—J. G. L. Molloy, for Park Drive East Holding Corp., owner.

SUBJECT—Application reopened November 12, 1958 as Vol. II—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in a residence use, F area district, the erection of a six (6) story multiple dwelling that exceeds the permitted area coverage.

PREMISES AFFECTED—87-01 to 87-11 Midland Parkway and 180-02 to 180-16 Wexford Terrace, southeast corner, Block 9944, Lot 1, Jamaica, Borough of Queens.

Laid over from March 10, 1959, to March 31, 1959, for hearing, at request of objector; no further requests for adjournments.

684-58-BZ

APPLICANT—Frederick A. Ketcher, for Jack Treulieb, owner; Rayco Auto Seat Covers, Inc., lessee.

SUBJECT—Application November 24, 1958—decision of the Borough Superintendent, under section 7c and 7i of the Zoning Resolution, to permit in a business and residence use district, a permanent variance to maintain the legal conforming use of store, storage and installation of auto seat covers and for the additional use of minor motor vehicle repairs limited to the installation and service of mufflers with the use of acetylene torch, the parking of more than five (5) motor vehicles for patrons only and the erection of a roof sign.

PREMISES AFFECTED—81-15 Queens Boulevard, northwest corner 51st Avenue, Block 1540, Lots 3 and 6, Elmhurst, Borough of Queens.

717-58-BZ

APPLICANT—Lama, Proskauer and Prober, for Virver Atlantic Realty Corp., owner.

SUBJECT—Application December 8, 1958—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot for more than five (5) motor vehicles for a temporary term of ten (10) years.

PREMISES AFFECTED—244-262 Hendrix Street, west side, 105 feet, 11 inches south of Atlantic Avenue, Block 3962, Lot 24, Borough of Brooklyn.

698-58-BZ

APPLICANT—George H. Colin, for Cities Service Oil Co., owner.

SUBJECT—Application December 1, 1958—decision of the Borough Superintendent, under sections 7c and 21 of the Zoning Resolution, to permit in a business use district, the reconstruction of an existing gasoline service station, lubricatorium, car wash, accessory sales, minor motor repairs and parking and storage of more than five (5) motor vehicles, the proposed reconstruction to provide a new accessory building, additional gasoline tanks and eliminate two existing curb-cuts.

PREMISES AFFECTED—457 Southern Boulevard, northeast corner of Tinton Avenue, Block 2582, Lot 1, Borough of The Bronx.

745-58-BZ

APPLICANT—Leonard F. Rothkrug for Joseph and Edna Ragozini, owner.

SUBJECT—Application December 19, 1958—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot with accessory caretaker's dwelling for a temporary term of five (5) years.

PREMISES AFFECTED—2556-2558 East 14th Street west side, 125 feet north of Avenue Z, Block 7434, Lots 30, 31 and 32, Borough of Brooklyn.

670-58-BZ

APPLICANT—Gustave Goldman, for James Nugent, owner.

SUBJECT—Application November 20, 1958—decision of the Borough Superintendent under sections 7e, 19A (i) and 21 of the Zoning Resolution, to permit in a local

CALENDAR

retail use C area district, the construction of a one story extension to the rear of an existing building, use the first and second floors as funeral chapels as an extension to the funeral chapel in the adjoining building and use the third floor for caretaker's apartment, the proposed extension to occupy more than the permitted area and the elimination of the required loading and unloading berth.
PREMISES AFFECTED—2721 Avenue D, north side, 20 feet west of East 28th Street, Block 5193, Lot 41, Borough of Brooklyn.

685-58-A

APPLICANT—Gustave Goldman, for James Nugent, owner
SUBJECT—Application December 1, 1958—Appeal from a decision of the Borough Superintendent, re construction.
PREMISES AFFECTED—2721-2723 Avenue D, north side, 20 feet west of East 28th Street, 1st floor; Block 5193, Lots 40 and 41, Borough of Brooklyn.

627-58-BZ

APPLICANT—Morris Kweller, for East Park Realty Co., owner.
SUBJECT—Application October 30, 1958—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the erection of two buildings for use as gasoline service station and diner, the gasoline service station will include lubritorium, car wash, minor repairs with hand tools, sale of accessories and parking of cars awaiting service, the diner will have kitchen facilities, office and patron parking.
PREMISES AFFECTED—2347-2369 Linden Boulevard, northeast corner of Shepherd Avenue, Block 4476, Lot 22, Borough of Brooklyn.

724-58-BZ

APPLICANT—Paul Friedman, for Peter J. Houser, owner; Houser Buick, Inc., lessee.
SUBJECT—Application December 9, 1958—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit for a term of ten (10) years the outdoor display and sale of more than five (5) motor vehicles, office, parking of more than five (5) motor vehicles for tenants or its employees, customers and patrons and business ground sign in a local retail use district.
PREMISES AFFECTED—218-18 Hempstead Avenue, south side, 150.16 feet west of 218th Place, Block 11106, Lots 43, 46 and 49, Queens Village, Borough of Queens.

56-59-BZ

APPLICANT—Reginald S. Hardy for Stockman Holding Corporation, owner; H. C. Bohack Company, Inc., lessee.
SUBJECT—Application January 30, 1959—Appeal from a decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a D area district, the extension of the cellar and first floor of an existing two story building occupying more than the permitted area and without the required rear yard.
PREMISES AFFECTED—72-50 Austin St., south side, 101.17 feet west of Ascan Avenue, Block 3255, Lot 65, Forest Hills, Borough of Queens.

95-59-A

APPLICANT—Reginald S. Hardy for Stockman Holding Corporation, owner; H. C. Bohack Company, Incorporated, lessee.
SUBJECT—Application February 17, 1959—Appeal from a decision of the Borough Superintendent re Egress; provide two means of egress from cellar area.
PREMISES AFFECTED—72-50 Austin Street, south side, 100.17 feet west of Ascan Avenue, Block 3255, Lot 65, Forest Hills, Borough of Queens.

697-58-BZ

APPLICANT—Frederick A. Ketcher, for Charles E. Fletcher, owner.
SUBJECT—Application December 1, 1958—decision of the

Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a local retail use D area district, the erection of a one story building for use as seven (7) stores, the proposed structure exceeds the permitted area coverage.

PREMISES AFFECTED—285 West 231st Street, and 3103 Corlear Avenue, northwest corner, Block 3406, Lot 83, Borough of The Bronx.

1283-18-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober for Socony Mobil Oil Company, owner.
SUBJECT—Application reopened July 22, 1958 as Vol. II—decision of the Borough Superintendent under section 7c of the Zoning Resolution to permit in a business, residence and local retail use district, the reconstruction of the present gasoline service station and extend the uses to include lubritorium, minor auto repairs, car washing, store utility room, parking and storage of motor vehicles and discontinue the uses of public garage, repair shop and brake repairs.
PREMISES AFFECTED—1702-1714 Neptune Avenue and 2802-2814 West 17th Street, southwest corner, Block 7020, Lot 6, Borough of Brooklyn.

374-37-BZ—Vol. III

APPLICANT—James J. Lyons, Jr. and John J. Lynch, for Lucie Blaesius, owner; Kesbec, Inc., Lessee.
SUBJECT—Application reopened November 25, 1958 as Vol. III—re decision of the Borough Superintendent under sections 7f, 7e and 7i of the Zoning Resolution, to permit in a business use district the erection and maintenance of a gasoline and oil service station, lubritorium, facilities for car washing and minor repairs, an office and salesroom, and the parking and storage of more than five (5) motor vehicles.
PREMISES AFFECTED—2165-2175 Southern Boulevard and 820 East 182nd Street, southwest corner, Block 3111, Lot 59, Borough of The Bronx.

707-58-BZ

APPLICANT—Leonard F. Rothkrug, for George and Witali Federow, doing business as Four Brothers Repair Shop, owners.
SUBJECT—Application December 2, 1958—decision of the Borough Superintendent, under sections 7e, 7f and 7i of the Zoning Resolution, to permit in a business use district the rebuilding and extension of a motor vehicle repair shop (completely destroyed by fire) with accessory welding, painting and spraying and the additions of gasoline pumps and tanks (not for sale), car washing (non-automatic) parking and used car sales, all for a temporary term of ten (10) years.
PREMISES AFFECTED—858-862 Bedford Avenue, west side, 232 feet, 9 inches north of Myrtle Avenue, Block 1900, Lots 53 and 54, Borough of Brooklyn.

619-58-BZ

APPLICANT—Kenneth W. Milnes, for Garabed S. Papazian, owner.
SUBJECT—Application October 29, 1958—decision of the Borough Superintendent, under sections 7f and 7i of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, car wash, minor repairs and office and sales.
PREMISES AFFECTED—333 Forest Avenue, northeast corner of Hart Boulevard, Block 131, Lot 242, West Brighton, Borough of Richmond.

673-58-BZ

APPLICANT—Hurley and Hughes, for Beverly Management Corp., owner; A. and P. Tea Co., lessee.
SUBJECT—Application November 21, 1958—decision of the Borough Superintendent, under sections 7c and 7A of the Zoning Resolution, to permit in a retail and residence use district, the erection of a one story and cellar structure

CALENDAR

for use as a retail supermarket and to provide, in the residence portion of the premises, a business entrance into the rear yard for an unloading area.

PREMISES AFFECTED—300-304 West 20th Street and 189-195 8th Avenue, southwest corner, Block 743, Lots 44, 45, 47 and 49, Borough of Manhattan.

132-58-BZ

APPLICANT—Lama, Proskauer and Prober, for Ken-Isle Inc., owner.

SUBJECT—Application March 18, 1958—decision of the Borough Superintendent, under sections 7e and 7h of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs, car wash, storage, office and sales and the parking and storage of motor vehicles for a stated term of fifteen (15) years.

PREMISES AFFECTED—17-39 to 17-61 (17-55 official) Francis Lewis Boulevard, 157-63 to 157-71 18th Avenue, northeast corner, 157-52 to 157-64 17th Road and 17-38 to 17-48 160th Street, Block 4747, Lot 31, Whitestone, Borough of Queens.

Laid over from July 15, 1958, to September 30, 1958, at the request of the applicant; then to October 21, 1958, for inspection and decision; hearing closed; attorney in opposition permitted to file objection within ten days, then to November 12, 1958, for further inspection by members of the Board, and decision; then to December 9, 1958 for further inspection and decision; then to January 6, 1959, for decision at the request of the applicant to acquire additional lot; then to January 13, 1959, for inspection and decision; for full vote of the Board; then laid over, date to be set; for full vote of the Board; then set for March 31, 1959.

587-58-BZ

APPLICANT—John F. Fitzsimons, for George and Eugene Capuozzo, owners.

SUBJECT—Application October 14, 1958—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in an unrestricted use, D area district, an extension to an existing building so as to cover more than the permitted area.

PREMISES AFFECTED—95-14 Sutphin Boulevard, west side, 100 feet south of Atlantic Avenue, Block 10026, Lot 12, Jamaica, Borough of Queens.

Laid over from February 25, 1959 to March 31, 1959, for inspection and decision; hearing closed.

555-56-BZ—Vol. III

APPLICANT—Carl H. Salminen, for Charles J. Erthal, owner.

SUBJECT—Application October 28, 1958—decision of the Borough Superintendent, under Sections 7f, 7i and 7A of the Zoning Resolution, to permit in a retail use district, the change in use of the present building, public garage, store, and gasoline station to gasoline station, lubritorium, car wash, minor motor vehicle repairs with hand tools only, curb cuts and show window within 75 feet of a residence use district.

PREMISES AFFECTED—22-50 122nd Street and 121-11 23rd Avenue, northwest corner, Block 4197, Lot 40, College Point, Borough of Queens.

Laid over from March 3, 1959, to March 31, 1959, for inspection and decision; applicant to file revised plans; hearing closed.

377-57-BZ—Vol. II

APPLICANT—Carl H. Salminen, for Edgersam Corporation, owner.

SUBJECT—Application reopened October 21, 1958, as Vol. II—decision of the Borough Superintendent, under Sections—7a, 7e and 21 of the zoning resolution, to permit in a retail use, D area district, the erection of an extension to an existing structure occupying more than the permitted area and extend the use of light manufacturing of incombustible plastic novelties, office, storage, storage

of carboard containers and incombustible plastics, parking and loading area.

PREMISES AFFECTED—45-22 to 45-30 162nd Street, west side, 200 feet south 45th Avenue, Block 5440, Lots 51 and 54, Flushing, Borough of Queens.

Laid over from March 3, 1959, to March 31, 1959, for inspection and decision; applicant to file revised plans and new decision of the Building Dept.; hearing closed.

727-58-BZ

APPLICANT—Arno Fischer, for James J. and Katherine Bartley, owners.

SUBJECT—Application December 10, 1958—decision of the Borough Superintendent, under Sections 7c, 7i and 7A of the Zoning Resolution, to permit in a business and residence use district, the reconstruction of an existing gasoline service station, eliminating the garage and extend the uses to include minor auto repairs, lubritorium, non-automatic auto laundry, sale of accessories, state inspection service, parking of cars awaiting service with show window and curb cuts within 75 feet of a residence use district.

PREMISES AFFECTED—27-01 to 27-11 Newtown Avenue and 26-50 to 26-56 28th Street, northwest corner, Block 573, Lot 1, Long Island City, Borough of Queens.

Laid over from March 3, 1959, to March 31, 1959, for inspection and decision; hearing closed.

604-58-BZ

APPLICANT—Andrew Di Camillo, for Joseph Azara, owner.

SUBJECT—Application October 22, 1958—decision of the Borough Superintendent, under Section 7c of the Zoning Resolution, to permit in a residence use district, the change in occupancy of an existing one story and cellar structure from blacksmith shop to the storage and light repairing of air conditioning equipment.

PREMISES AFFECTED—1342 65th Street, south side, 340 feet east of 13th Avenue, Block 5734, Lot 24, Borough of Brooklyn.

Laid over from March 3, 1959, to March 31, 1959, for inspection and decision; applicant to report to the Board as to second means of exit for both buildings; hearing closed.

592-58-BZ

APPLICANT—Edith Glennon, for Estate of Edward J. Glennon, owner.

SUBJECT—Application October 16, 1958—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a residence use district, the construction and maintenance of a non-transient parking lot for pleasure-type vehicles only for a term of ten (10) years.

PREMISES AFFECTED—276 Bedford Park Boulevard (East 200th Street), south side, 36.33 feet west of Bainbridge Avenue, Block 3297, Lot 19, Borough of The Bronx.

Laid over from March 3, 1959, to March 31, 1959, for inspection and decision; hearing closed.

770-58-BZ

APPLICANT—Lama, Proskauer & Prober, for Drake Bakeries, Inc., owner.

SUBJECT—Application December 30, 1958—decision of the Borough Superintendent, under Section 7c of the Zoning Resolution, to permit in an unrestricted, business and residence use district, the extension of the use of parking and storage of owners trucks, loading and unloading from the unrestricted and business portion into the residence portion of the plot.

PREMISES AFFECTED—81-85 Clinton Avenue, east side, 105 feet 4 inches south of Park Avenue and 76 Waverly Avenue, Block 1888, Lots 37, 38 and 39, Borough of Brooklyn.

Laid over from March 3, 1959, to March 31, 1959, for inspection and decision; hearing closed.

CALENDAR

911-57-BZ

APPLICANT—Charles M. Spindler, for Sarah Burick, owner.

SUBJECT—Application December 13, 1957—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station with accessory uses of lubritorium, auto washing (non-automatic), office, sale of accessories, minor repairs with hand tools only, safety inspection station and parking and storage of motor vehicles for a temporary term of fifteen (15) years.

PREMISES AFFECTED—80-14 to 80-24 (80-20 official) Pitkin Avenue, southwest corner of 81st Street, Block 9139, Lot 340, Ozone Park, Borough of Queens.

Laid over from March 3, 1959, to March 31, 1959, for inspection and decision; and decision by the Board as to whether this application can be accepted in its present form as it overlaps the previous application; hearing closed.

345-58-BZ

APPLICANT—Leo Kornblath, for Geray Comp, and Ethel Latt, owners.

SUBJECT—Application May 27, 1958, decision of the Borough Superintendent, under Sections 7c and 7f of the Zoning Resolution, to permit in a business use district, on a plot presently used for the parking of more than five (5) motor vehicles, the installation of gasoline tanks and pumps to be used in conjunction with the existing gasoline service station located on the adjoining lot.

PREMISES AFFECTED—2125 Jerome Avenue, west side, 70.65 feet, south of West 181st Street, Block 3192, Lots 46 and 42, Borough of Bronx.

Laid over from March 3, 1959, to March 31, 1959, for inspection and decision; hearing closed.

787-55-BZ—Vol. III

APPLICANT—J. G. L. Molloy, for B. Kerner and Son, Inc., and Padula Service Station, Inc., owners.

SUBJECT—Application reopened October 28, 1958 as Vol. III—decision of the Borough Superintendent, under Sections 7e, 7f and 7i of the Zoning Resolution, to permit in a business use district, the enlargement in area of a gasoline service station by the addition of an adjoining lot and to relocate and add curb cuts and gasoline pumps.

PREMISES AFFECTED—160-168 Ridge Street and 339-345 East Houston Street, southeast corner, Block 345, Lots 44, 48, 49 and 50, Borough of Manhattan.

Laid over from March 3, 1959, to March 31, 1959, for inspection and decision; hearing closed.

759-58-BZ

APPLICANT—Leonard F. Rothkrug for Berkeley Plaza Corporation, owner.

SUBJECT—Application December 24, 1958—decision of the Borough Superintendent, under Sections 9A and 21 of the Zoning Resolution, to permit in a class one height district, the erection of a multiple dwelling of a height in excess of that permitted within two miles of a designated airport.

PREMISES AFFECTED—2111 Brown Street, southeast corner of Avenue U, Block 7365, Lot 1, Borough of Brooklyn.

Laid over from March 3, 1959, to March 31, 1959, for inspection and decision; hearing closed.

668-58-BZ

APPLICANT—Department of Traffic, City of New York, owner.

SUBJECT—Application November 19, 1958—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a municipal parking lot for more than five (5) motor vehicles.

PREMISES AFFECTED—2869-2883 Pitkin Avenue, north side, from Sheridan to Grant Avenues, Block 4222, Lot 1, Borough of Brooklyn.

Laid over from March 3, 1959, to March 31, 1959, for inspection and decision; Traffic Department to submit construction drawings; hearing closed.

669-58-BZ

APPLICANT—Department of Traffic, City of New York, owner.

SUBJECT—Application November 19, 1958—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a municipal parking lot for more than five (5) cars.

PREMISES AFFECTED—2885-2907 Pitkin Avenue, north side, from Grant Avenue to Elderts Lane, Block 4223, Lot 1, Borough of Brooklyn.

Laid over from March 3, 1959, to March 31, 1959, for inspection and decision; Traffic Department to submit working drawings; hearing closed.

289-58-BZ

APPLICANT—Leo Kornbluth, for Allwyn Contracting Co., Inc., owner.

SUBJECT—Application May 9, 1958—decision of the Borough Superintendent, under Sections 7e, 7f, 7i and 7A of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, minor repairs with hand tools only, non-automatic auto laundry, office, storage and sales of auto accessories, parking of more than five (5) motor vehicles waiting for service for a stated term of (15) years.

PREMISES AFFECTED—398-410 Kings Highway, southwest corner of Kings Place, Block 6678, Lots 73, 75 and 77, Borough of Brooklyn.

Laid over from September 30, 1958, to October 15, 1958, for inspection and decision; hearing closed; then to December 16, 1958, at request of applicant to investigate possible conforming use, which might result in withdrawal of this application; premises have been inspected; then to January 13, 1959, at the request of the applicant; then to March 3, 1959, at the request of applicant pending negotiation for the sale of the property; then to March 31, 1959, for inspection and decision; hearing closed.

707-56-BZ Vol. II

APPLICANT—Charles M. Spindler, for William Galvin, owner.

SUBJECT—Application reopened November 18, 1958 as Vol. II—decision of the Borough Superintendent, under sections 7f and 7i of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubrication, auto washing—non automatic, office, sale of accessories, minor repairs with hand tools only, safety inspection station and the parking and storage of motor vehicles, all for a temporary term of fifteen (15) years.

PREMISES AFFECTED—1500-1510 Williamsbridge Road and 1601-1611 Eastchester Road, northeast corner, Block 4082, Lots 5 and 10, Borough of The Bronx.

Laid over from February 3, 1959, to March 3, 1959, for inspection and decision; hearing closed; then to March 31, 1959, for further inspection and decision.

702-58-A

APPLICANT—Charles M. Spindler, for William Galvin, owner.

SUBJECT—Application October 23, 1958—filed pursuant to section 35, General City Law proposed sign within bed of a mapped street—proposed widening of Williamsbridge Road.

PREMISES AFFECTED—1500-1510 Williamsbridge Road, northeast corner of Eastchester Road, Block 4082, Lots 5 and 10, Borough of The Bronx.

CALENDAR

125-57-BZ

APPLICANT—James E. Vassalotti, for Max Kirsch, Inc., owner.

SUBJECT—Application February 18, 1957—decision of the Borough Superintendent, under sections 7e and 7h of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs, storage, offices and sales, car washing and parking and storage of motor vehicles.

PREMISES AFFECTED—9501-9515 Sea View Avenue and 1645-1655 East 95th Street, northeast corner, Block 8298, Lot 7, Borough of Brooklyn.

Laid over from February 17, 1959, to March 10, 1959, for inspection and decision; hearing closed; then to March 31, 1959, at request of the applicant, to furnish Board with information previously requested.

711-56-BZ

APPLICANT—Paul Friedman, for Felnor Realty Corp., owner.

SUBJECT—Application October 19, 1956—re decision of the Borough Superintendent, under Sections 7e, 7h and 7i of the Zoning Resolution, to permit in a local retail use district, the erection and maintenance of a gasoline service station, lubritorium, minor repairs with hand tools only, office, storage and sales of auto accessories, parking of more than five (5) motor vehicles waiting to be serviced and a post standard ground sign for a stated term of fifteen (15) years.

PREMISES AFFECTED—101-02 to 101-10 (101-06 official) Astoria Boulevard, 101-01 to 101-09 31st Avenue and 28-01 to 28-13 101st Street, southwest corner of Astoria Boulevard, Block 1688, Lot 30, East Elmhurst, Borough of Queens.

Laid over from March 5, 1957, to April 9, 1957, for applicant to file lay-out plan and inspection and decision; hearing closed; then placed on the reserve calendar pending erection of church on adjacent property; then set for hearing on October 1, 1957; then to October 8, 1957 for further inspection and decision; then to November 6, 1957, for further inspection and decision; then to December 10, 1957, at request of the applicant, to file revised plans; then to June 10, 1958, for further consideration by Board; inspected by committee of the Board, which is of the opinion that the application should be laid over further in order to give the church proposed to be erected on the adjoining plot more time to determine whether they can proceed with the development for church or school; then to October 7, 1958, for report from objecting property owner; then to December 9, 1958, for applicant to report to the Board as to adjacent property proposed for church and school which are in objection; then to January 13, 1959, for further consideration as to the progress of construction of the church building on the plot adjacent; then to February 10, 1959, for inspection and decision; to March 17, 1959, for further inspection and decision; then to March 31, 1959, for decision.

584-58-BZ

APPLICANT—Lama, Proskauer and Prober, for Menora Caterers Inc.

SUBJECT—Application October 10, 1958—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution to permit in a residence use district, the maintenance of a parking lot for the parking of patrons' cars in conjunction with the Masonic Temple located on the corner plot.

PREMISES AFFECTED—1362-1364 50th Street, south side, 140 feet west of 14th Avenue, Block 5649, Lots 32 and 33, Borough of Brooklyn.

Laid over from February 17, 1959, to March 10, 1959, for inspection and decision; applicant to give additional information to the Board as to use of Masonic Temple located on the site; hearing closed; then to March 17, 1959, for inspection and decision; applicant to furnish the Board with additional information as to the present use of the Masonic Temple

as requested; then to March 31, 1959, for applicant to furnish the Board with a certificate of occupancy for the former Masonic Temple.

157-57-BZ

APPLICANT—Fred C. Dahlem and Victor E. Block, for Jacob Starr, owner.

SUBJECT—Application March 1, 1957—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot for the parking and storage of more than five (5) motor vehicles.

PREMISES AFFECTED—1191-1195 Woodycrest Avenue, west side, 140 feet north of West 167th Street, Block 2515, Lot 53, Borough of The Bronx.

Laid over from February 17, 1959, to March 10, 1959, for inspection and decision; hearing closed; then to March 17, 1959, for owner to file corrected affidavit as to his address; then to March 31, 1959, for the Board to prepare a report and for decision.

HARRIS H. MURDOCK, *Chairman.*

MARCH 31 1959, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, March 31, 1959, at 2 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:

499-56-SM

APPLICANT—United States Steel Corp., American Bridge Division, owner.

SUBJECT—Application June 25, 1956—USS Ambridge Standard Steel Joists, approval of.

506-58-SA

APPLICANT—The Ohio Foundry & Mfg. Company, owner.

SUBJECT—Application August 26, 1958—Brilliant Fire, Ohio, Radiant, Model 1025, 1025-M, 1035 and 1035-M, approval of.

409-54-SA

APPLICANT—Johnson Heater Corporation, owner.

SUBJECT—Application reopened January 13, 1959 for amendment of resolution as to additional models of gas-fired warm air furnaces—re Johnson Gas-fired Heaters, Models JA15, JA20, JA25, JA30, JA35, JA40, JA50, HB75, HB1, HB2, HB3, HB4, HB5, JAS1, JAS1E, JAS15, JAS2, JAS2E, JAS3E, JAS4, JAS5, JA75, JA1, JA2, JA15, JA3, JA4, JA5, JA6, JA7, JA8, JA2, JA10 and JA12; previously approved.

367-54-SA

APPLICANT—Johnson Heater Corporation, owner.

SUBJECT—Application reopened January 13, 1959 for amendment of resolution as to models of oil-fired warm air heater—re Johnson Forced Warm Air Heaters, oil-fired, Models JA75, JA1, JA15, JA2, JA25, JA3, JA4, JA5, JA6, JA7, JA8, JA12, JA35, JA40, JA50, HB75, HB1, HB2, HB3, HB4, HB5, JAS1, JAS1E, JAS15, JAS2, JAS2E, JAS3, JAS3E, JAS4, JAS5, JA10, JA12, JA15, JA20, JA25, and JA30; previously approved.

682-56-SM

APPLICANT—Bestwall Gypsum Company, owner.

SUBJECT—Application reopened January 13, 1959 for amendment of resolution as to additional trade name—re Bestwall Gypsum Wallboard, Bestwall Insulating Gypsum Wallboard, Bestwall Wood Grain Gypsum Wallboard, interior wall surfacing material; previously approved.

531-56-SM

APPLICANT—Russell, Burdsall & Ward Bolt & Nut Company, owner.

CALENDAR

SUBJECT—Application reopened January 27, 1959 for amendment of resolution as to bolt marking—re Empire (E) High Strength Bolts for Structural Steel Connections; previously approved.

388-52-SM

APPLICANT—American Biltrite Rubber Company, owner.
SUBJECT—Application May 23, 1953—Amtico Rubber Tile Flooring, approval of.

664-53-SM

APPLICANT—The Peelle Company, owner.
SUBJECT—Application August 28, 1953—Peelle Metal Clad Counter Balanced Door, approval of.

159-55-SM

APPLICANT—Certain-teed Products Corporation, owner.
SUBJECT—Application February 16, 1955—Metro-Mix (gypsum concrete used for poured roof deck), approval of.

98-56-SM

APPLICANT—J. H. Thorp & Company, Inc., owner.
SUBJECT—Application January 24, 1956—48 Inch Saravel, Model 2926, approval of.

442-57-SM

APPLICANT—B. F. Goodrich Flooring Company, owner.
SUBJECT—Application May 28, 1957—B. F. Goodrich Koroseal Vinyl Floor Tile, approval of.

574-57-SA

APPLICANT—Sears, Roebuck & Co., for Temco, Inc., owner.
SUBJECT—Application July 25, 1957—E-Z Vent Wall Heater (gas-fired), Model 138.527-020, approval of.

673-57-SA

APPLICANT—Temco, Inc., owner.
SUBJECT—Application July 9, 1957—Temco Pre-Vent Gas-fired Wall Heaters, Models 208-3 and 308-3, approval of.

760-57-SM

APPLICANT—Simplex Ceiling Corporation, owner.
SUBJECT—Application October 11, 1957—Simplex Flush Metal Panel Ceilings; approval of.

806-57-SA

APPLICANT—The Blackstone Corporation, owner.
SUBJECT—Application October 17, 1957—Blackstone Convertible Washing Machine, Model 251, Automatic Washer & Model 252 Semi-Automatic Washer, approval of.

1013-57-SM

APPLICANT—Gustin-Bacon Manufacturing Company, owner.
SUBJECT—Application December 17, 1957—Gustin-Bacon Ultrasonic Ceiling Board, approval of.

35-58-SM

APPLICANT—Joseph Platzker, for Dow Chemical Company, owner.
SUBJECT—Application January 29, 1958—Saraloy-400 (shower pan installation), approval of.

110-58-SM

APPLICANT—Wilkinson Chutes, Inc., owner.
SUBJECT—Application February 19, 1958—Wilkinson Hand or Foot Operated Intake Door, Models W01B, W1B, W3B, W5B, W7B and Wilkinson Discharge Doors, Models 28" x 36", 24" x 30", 20" x 30", 18" x 30", 15" x 24" and 12" x 24", approval of.

113-58-SM

APPLICANT—E. I. du Pont de Nemours & Company (Inc.), owners.

SUBJECT—Application February 20, 1958—DuPont "Tontine" Flame Resistant Vinyl Drapery Material, traversing window draperies, etc., approval of.

250-58-SA

APPLICANT—Ray Oil Burner Sales, Inc., for Ray Burner Company, owner.
SUBJECT—Application February 3, 1958—Ray Conversion Oil Burner, Model PD, approval of.

516-58-SA

APPLICANT—Komline-Sanderson Engineering Corporation, owner.
SUBJECT—Application September 4, 1958—Pneumatic Sewage Ejector Systems, Single & Duplex, Models 30, 50, 75, 100, 150, 200, 250, 300, 350 and 400 GPM, approval of.

596-58-SM

APPLICANT—Imperial Damper Company, Inc., owner.
SUBJECT—Application October 17, 1958—Automatic Louvred Fire Damper, Model VWNVT-1, approval of.

646-58-SA

APPLICANT—The Peelle Company, owner.
SUBJECT—Application October 31, 1958—Peelle Type UA-3 Interlock & Type, UA-4, Lock & Contact, approval of.

650-58-SM

APPLICANT—The Gamewell Company, owner.
SUBJECT—Application November 13, 1958—Flexalarm Fire Line Telephone System as addition to Flexalarm Fire Alarm System, approval of.

720-58-SA

APPLICANT—Per-Fab Company, Inc., owner.
SUBJECT—Application December 9, 1958—Per-Fab Heat Transfer System, approval of.

758-58-SA

APPLICANT—General Automatic Products Corporation, owner.
SUBJECT—Application December 26, 1958—General Automatic Gas-fired Hot Water Domestic Heating Boilers, Models L-4, L-5, L-6, L-7, L-8, L-9 and L-10, approval of.

301-38-SM

APPLICANT—Syre & Fisher Company, owner.
SUBJECT—Application reopened December 9, 1958 for amendment of resolution as to additional size brick—re S. & F. Colonial Veneer Brick, previously approved.

888-40-SA

APPLICANT—Bethlehem Foundry & Machine Company, owner.
SUBJECT—Application reopened January 13, 1959 for amendment of resolution as to additional models of oil-fired Boiler Units, namely Dynatherm Models 48/32 and 100 and the Crusade-A-Therm, Model 36—re Bethlehem-Dynatherm Oil Burner; previously approved.

58-49-SA

APPLICANT—Superior Combustion Industries, Inc., owner.
SUBJECT—Application reopened January 13, 1959 for amendment of resolution as to additional models of rotary oil burners—re Superior Rotary Burners (various models); previously approved.

126-51-SM

APPLICANT—National Gypsum Company, owner.
SUBJECT—Application reopened May 28, 1957 for amendment of Gold Bond Poured-In-Place Gypsum Roof Deck

CALENDAR

construction to include additional bulb tees, additional method of construction and fire endurance ratings—re Gold Bond Poured-In-Place Gypsum Roof Deck, previously approved.

647-55-SM

APPLICANT—The Celotex Corporation, owner.
SUBJECT—Application reopened December 9, 1958 for amendment of resolution as to additional size acoustical tile—re Celotex Steelacoustic Ceiling Panels (ceiling finish that provides acoustical absorption); previously approved.

405-56-SM—Vol. II

APPLICANT—The Gamewell Company, owner. E. S. Roth, Agent.
SUBJECT—Application reopened December 9, 1958 as Vol. II for amendment of resolution—re Flexalarm (fire alarm system); previously approved.

900-56-SA

APPLICANT—Pyrotronics, Division of Baker Industries, Inc., owner.
SUBJECT—Application for amendment of resolution adopted December 17, 1957—re Pyr-A-Larm, Type C-A Fire Detector & Alarm with Controls; previously approved.

83-57-SA

APPLICANT—Sunstrand Engineering Company, owner.
SUBJECT—Application reopened January 13, 1959 for amendment of resolution as to additional trade name, namely Thermo Products Oil Burner—re Sunstrand Oil Burner, Models SS, XA2, XB4, XB5 & XC6 to be also marketed as Atlantic, Bard, Hess, Ingersoll, Jackson & Church, Inland, Sure, Comfort, Waterbury, Moderneaire, Meridian, Gyprosopic, Premier, Radiation, Fitzgibbons, Thatcher, Burnham, Weil-McLain, Patten, Spi-ro-fin & Bendix Oil Burner; previously approved.

746-57-A

APPLICANT—Samuel Rosenblum, for Alma G. Roos.
SUBJECT—Application October 10, 1957—Appeal from a decision of the Borough Superintendent—re egress.
PREMISES AFFECTED—147-149 West 22nd Street, north side, 249 feet, 6 inches east of 7th Avenue, Block 798, Lot 17, Borough of Manhattan.

122-56-A

APPLICANT—Ludwig Hanauer, for Eleanor Glickman, Owner.
SUBJECT—Application February 15, 1956—Appeal from a decision of the Borough Superintendent, re egress.
PREMISES AFFECTED—5 East 3rd Street, north side, 104 feet 4 inches east of Bowery, Block 459, Lot 47, Borough of Manhattan.

112-56-A

APPLICANT—Grand Central Apartments Inc., owner.
SUBJECT—Application February 7, 1956—Appeal from orders of the Fire Commissioner re Certificate of Fitness.
PREMISES AFFECTED—252-09 to 252-17 72nd Avenue; 251-27 to 251-45 71st Avenue; 251-35 to 251-61 71st Road; 251-05 to 251-33 71st Road and 71-02 Little Neck Parkway; Block 8401, Lots 350 and 675, Bellerose, Borough of Queens.

1009-57-A

APPLICANT—Aaron Halpern, for Salvatore Cantone, owner.
SUBJECT—Application December 30, 1957—Appeal from a decision of the Borough Superintendent, re frame structure, factory use, re exits, stairs, etc.
PREMISES AFFECTED—77-03 101st Avenue, north side, 20.11 feet east of 77th Street, Block 9049, Lot 38, Woodhaven, Borough of Queens.

718-58-A

APPLICANT—S. Walter Katz, for Twenty-Third Operating Corp., owner.
SUBJECT—Application December 8, 1958—filed pursuant to section 35, General City Law re extension of existing building in bed of a mapped street—approach to Queensboro Bridge.
PREMISES AFFECTED—244 East 60th Street, south side, 135 feet west of 2nd Avenue, Block 1414, Lot 30, Borough of Manhattan.

337-52-A—Vol II.

APPLICANT—Irving P. Marks, for Bernard, Hermand and Minnie Feuer, owners.
SUBJECT—Application reopened November 25, 1958 as Vol. II—Appeal from a decision of the Borough Superintendent—re erection of extension to existing nursing home, increase in area.
PREMISES AFFECTED—115-49 118th Street, east side, 240 feet north of Sutter Avenue, Block 11711, Lot 18 and 62, South Ozone Park, Borough of Queens.

425-53-A—Vol. II

APPLICANT—John F. Fitzsimons, for Anthony E. and Mary C. Schneider, owners.
SUBJECT—Application reopened November 18, 1958—re Vol. II—Appeal from a decision of the Borough Superintendent, extension and increase in area of frame building for business purposes.
PREMISES AFFECTED—103-45 Lefferts Boulevard, east side, 132.59 feet north of Liberty Avenue, 1st floor; Block 9557, Lot 48, Richmond Hill, Borough of Queens.

611-57-A

APPLICANT—Lama, Proskauer and Prober, for New York Central and Hudson River Railroad Co., owner; Herbert Kerkow, Inc., lessee.
SUBJECT—Application August 1, 1957—Appeal from an order of the Fire Commissioner—re sprinkler system.
PREMISES AFFECTED—480 Lexington Avenue, west side, from East 46th to East 47th Streets, 6th floor, Block 1301, Lot 6, Borough of Manhattan.

654-58-A

APPLICANT—Hyman H. Smith, for Shelbert Homes Realty Corp., owner; Shore Front Taxpayers, Association, Inc.; lessee.
SUBJECT—Application November 17, 1958—Appeal from a decision of the Borough Superintendent, re frame construction, public use.
PREMISES AFFECTED—2924-2926 West 22nd Street, west side, 210 feet, 7 inches south of Mermaid Avenue, Block 7057, Lot 20, Borough of Brooklyn.

778-58-A

APPLICANT—Arnold W. Lederer for Pauline Farber, owner.
SUBJECT—Application December 29, 1958—filed pursuant to section 310 of the Multiple Dwelling Law for variation of section 187, sub. div. 1e, of the Multiple Dwelling Law re egress.
PREMISES AFFECTED—1588 Carroll Street, south side, 225 feet west of Schenectady Avenue, 2nd floor, Block 1413, Lot 28, Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

APRIL 7, 1959, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, April 7, 1959, at 10 o'clock, at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:

622-58-BZ

APPLICANT—Fred C. Dahlem and Victor E. Block, for Anthony Monaco, owner.

CALENDAR

SUBJECT—Application October 29, 1958—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubricatorium, car wash, office, sale of accessories, minor repairs with hand tools only and the parking and storage of more than five (5) motor vehicles.

PREMISES AFFECTED—3850-3852 Bronxwood Avenue and 904-908 East 222nd Street, southeast corner, Block 4692, Lots 40, 42 and 43, Borough of The Bronx.

Laid over from March 3, 1959, to April 7, 1959, at the request of the objectors for hearing.

192-24-BZ—Vol. II

APPLICANT—Frederick A. Ketcher, for Jerome Evander Corp., owner; Jack Grotsky, lessee.

SUBJECT—Application reopened December 9, 1958 as Vol. II—decision of the Borough Superintendent, under sections 7c and 7i of the Zoning Resolution, to permit in a business use district, in an existing two story building occupied as a Public garage, the use of the store area on the first floor as a motor vehicle repair shop with hand tools only and incidental welding.

PREMISES AFFECTED—2359-2369 Jerome Avenue, west side, 60.26 feet south of West 184th Street, Block 3198, Lot 18, Borough of The Bronx.

149-57-BZ—Vol. II

APPLICANT—Jerome W. Perlstein for Butcher Knitting Mills, Inc., owner.

SUBJECT—Application reopened October 28, 1958 as Vol. II—decision of the Borough Superintendent, under sections 7c and 21 of the Zoning Resolution, to permit in a business and residence use, D area district, the erection of a one and two story structure occupying more than the permitted area and used for the manufacture of knitwear, retail sales, office and parking of employees and customers cars.

PREMISES AFFECTED—71-45 Metropolitan Avenue, north side, 69.74 feet west of Pleasantview Street, Block 3055, Lot 16, Middle Village, Borough of Queens.

150-57-A—Vol. II

APPLICANT—Jerome W. Perlstein, for Butcher Knitting Mills, Inc., owner.

SUBJECT—Application reopened October 28, 1958 as Vol. II—filed pursuant to section 35, General City Law re proposed parking lot in bed of mapped street—proposed widening of Metropolitan Avenue.

PREMISES AFFECTED—71-45 Metropolitan Avenue, north side, 69.74 feet west of Pleasantview Street, Block 3055, Lot 16, Middle Village, Borough of Queens.

125-52-BZ

APPLICANT—Edmund H. Franz, for Marion V., Raymond V., and Edmund H. Franz, owners.

SUBJECT—Application—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a retail and residence use district, the maintenance of a garage for fourteen (14) motor vehicles.

PREMISES AFFECTED—71-34 to 71-50 Myrtle Avenue, southwest corner of 72nd Street, Block 3710, Lot 22, Glendale, Borough of Queens.

214-27-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Socony Mobil Oil Co., Inc., owner.

SUBJECT—Application reopened September 23, 1958 as Vol. II—decision of the Borough Superintendent, under sections 7c and 7a of the Zoning Resolution, to permit in a manufacturing and residence use district, the reconstruction of an existing gasoline service station with the additional accessory uses of lubricatorium, minor auto repairs, car washing, utility room, store and parking and storage of more than five (5) motor vehicles with show

windows and signs within 75 feet of a residence use district.

PREMISES AFFECTED—296 West Fordham Road, southeast corner of Major Deegan Expressway, Block 3233, Lot 65, Borough of The Bronx.

24-34-BZ—Vol. II

APPLICANT—Anthony M. Salvati, for D and S Holding Corporation, owner.

SUBJECT—Application reopened November 5, 1958 as Vol. II—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a retail and residence use district, the erection and an extension to the second floor in an existing three story building and changing the use from theatre, stores and apartments for two families to bowling alleys, stores and apartments for two families.

PREMISES AFFECTED—3117-3127 Surf Avenue, northeast corner of West 32nd Street, Block 7049, Lot 51, Borough of Brooklyn.

757-58-BZ

APPLICANT—Leonard F. Rothkrug for Doody Holding Corp., owner.

SUBJECT—Application December 24, 1958—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a manufacturing and residence use district the extension of an existing building used for the storage of building materials to be used for retail sales and storage of building materials, equipment and tools with accessory lumber storage and power saws of low horsepower and accessory customer and employee parking, no fee to be charged.

PREMISES AFFECTED—2475-2483 East 17th Street and 1701-1717 Avenue Y, northeast corner, Block 7419, Lot 45, Borough of Brooklyn.

691-58-BZ

APPLICANT—Burke, Green and Groh, for James Newell, Dominick Miranda and Frederick M. Silva, owners; Research Shopping Centers, Inc., vendee.

SUBJECT—Application November 26, 1958—decision of the Borough Superintendent, under sections 7e and 7h of the Zoning Resolution, to permit in a business and residence use district, the erection and maintenance of a gasoline service station, auto washing, non-automatic, lubrication, office, sales, minor repairs with hand tools only and the parking and storage of cars awaiting service.

PREMISES AFFECTED—131-25 20th Avenue, northwest corner of 132nd Street, Block 4137, Lot 55, College Point, Borough of Queens.

692-58-A

APPLICANT—Burke, Green and Groh, for Dominick Miranda and Frederick M. Silva, owners; Research Shopping Centers, Inc., vendee.

SUBJECT—Application November 26, 1958—filed pursuant to section 35, General City Law re utilization of portion or lot in bed of a mapped street—20th Avenue.

PREMISES AFFECTED—131-25 20th Avenue, northwest corner of 132nd Street, Block 4137, Lot 55, College Point, Borough of Queens.

693-58-BZ

APPLICANT—Burke, Green and Groh, for James Newell, Dominick Miranda and Frederick M. Silva, owners; Research Shopping Centers, Inc., vendee.

SUBJECT—Application November 26, 1958—decision of the Borough Superintendent, under sections 7e and 7h of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubricatorium, minor repairs with hand tools only, auto washing, office and sales and the parking of cars awaiting service.

PREMISES AFFECTED—132-08 20th Avenue, southeast corner of 132nd Street, Block 4178, Lot 22, College Point, Borough of Queens.

CALENDAR

694-58-A

APPLICANT—Burke, Green and Groh, for James Newell, Dominick Miranda and Frederick M. Silva, owners; Research Shopping Centers, Inc., vendee.

SUBJECT—Application November 26, 1958—filed pursuant to section 35, General City Law re utilization of portion of lot in bed of a mapped street—20th Avenue.

PREMISES AFFECTED—132-08 20th Avenue, southeast corner of 132nd Street, Block 4178, Lot 22, College Point, Borough of Queens.

777-58-BZ

APPLICANT—Charles M. Spindler for Louis C. Duro, owner.

SUBJECT—Application December 31, 1958—decision of the Borough Superintendent, under sections 7f, 7i, 7e and 21 of the Zoning Resolution, to permit in a retail and residence use, D and E-1 area district, the erection and maintenance of a gasoline service station, lubrication, non-automatic car wash, office, sale of accessories, minor repairs with hand tools only, safety inspection station and parking and storage of motor vehicles all for a temporary term of fifteen (15) years, the proposed building encroaches on the required rear yard.

PREMISES AFFECTED—180-06—180-14 (180-10 official) Linden Boulevard, south side, 125.42 feet west of Montauk Street, Block 12406, Lots 320 and 321, St. Albans, Borough of Queens.

137-27-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Socony Mobil Oil Co., owner.

SUBJECT—Application reopened January 20, 1959—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a business district, the reconstruction of an existing gasoline service station and extend the uses to include lubrication, minor auto repairs with hand tools only, utility room and store and the parking and storage of motor vehicles on the open area.

PREMISES AFFECTED—2103-2121 Webster Avenue, west side, 280 feet north of East 180th Street, Block 3143, Lot 113, Borough of The Bronx.

882-56-BZ—Vol. II

APPLICANT—Frederick A. Ketcher for John Poth, owner; Esso Standard Oil Company, lessee.

SUBJECT—Application reopened January 13, 1959 as Vol. II—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a retail use district, the extension of the open area of the existing gasoline service station by adding that portion occupied by a one story frame building, to be demolished and open the rear wall of the car wash bay, extend the east curb cut on East 101st Street and add an additional curb cut on First Avenue.

PREMISES AFFECTED—1962-1970 First Avenue and 401 East 101st Street, northeast corner, Block 1695, Lots 1 and 50, Borough of Manhattan.

341-43-BZ—Vol. IV

APPLICANT—Leonard F. Rothkrug, for 3319 Realty Corp., owner and conditional vendee doing business as Riteway Laundry.

SUBJECT—Application reopened January 6, 1959 as Volume IV—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a residence use district the extension of a laundry with accessory dry cleaning previously granted by the Board into an existing public garage, the public garage use to be discontinued with the addition of accessory laundry truck storage use and the extension of the garage building for accessory laundry storage use.

PREMISES AFFECTED—3319-3335 Atlantic Avenue, northeast corner of Euclid Avenue, Block 4145, Lot 1, 13 and 23, Borough of Brooklyn.

737-58-BZ

APPLICANT—Kenneth W. Milnes for F. D. Koehler Co., Inc., owner.

SUBJECT—Application December 16, 1958—decision of the Borough Superintendent, under section 7c and 7A of the Zoning Resolution, to permit in a retail and residence use district, the reconstruction of an existing gasoline service station, lubrication, sales room, minor auto repairs and car washing, the proposed reconstruction to provide a new accessory building, additional gasoline tanks and pumps, the relocation of the existing pumps and curb cuts within 75 feet of residence use district.

PREMISES AFFECTED—717 Richmond Road, northwest corner of Price Street, Block 631, Lot 1, Concord, Borough of Richmond.

630-58-BZ

APPLICANT—Milton P. Miller, for Brooklyn Jenapo Federal Credit Union, owner.

SUBJECT—Application November 3, 1958—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit retail and residence use district, the maintenance of a parking lot for use in conjunction with the federal credit union in an adjoining lot for a term of five years, no fee to be charged.

PREMISES AFFECTED—4904 Church Avenue, south side, 20 feet east of East 49th Street and 431 East 49th Street, Block 4697, Lots 2 and 56, Borough of Brooklyn.

581-58-BZ

APPLICANT—Kelly and Schwartz, for Giroloma Le Brutto, owner.

SUBJECT—Application October 8, 1958—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a business and residence use district, the continuance of a three car, non-accessory, garage located on the residence portion of the premises.

PREMISES AFFECTED—23-13 Broadway, north side, 125.31 feet east of 23rd Street, Block 567, Lot 19, Long Island City, Borough of Queens.

710-58-BZ

APPLICANT—Ziegler, Gill and Clabby, for 45th Street Realty Corp., owner, F. X. R., Inc., lessee.

SUBJECT—Application December 5, 1958—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot for employees of F. X. R. Inc.

PREMISES AFFECTED—25-70 Old Bowery Bay Road, 50th Street, west side, 170 feet north of 28th Avenue and 25-81 49th Street, Block 745, Lots 9, 22, 10, 65-70 inclusive and Lot 72, Woodside, Borough of Queens.

711-58-A

APPLICANT—Ziegler, Gill and Clabby, for 45th Street Realty Corp., owner; F. X. R., Inc., lessee.

SUBJECT—Application December 5, 1958—filed pursuant to section 35, General City Law re use of part of premises within bed of a mapped street—50th Street.

PREMISES AFFECTED—25-70 Old Bowery Bay Road, 50th Street, west side, 170 feet north of 28th Avenue and 25-81 49th Street, Block 745, Lots 9, 10, 22, 65-70 and Lot 72, Woodside, Borough of Queens.

712-58-BZ

APPLICANT—Carl H. Salminen, for Ida Cacciatore, owner.

SUBJECT—Application December 5, 1958—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit on a plot partly in a G-1 area and partly in a D area district, the conversion of a one family dwelling to a two family dwelling.

PREMISES AFFECTED—190-17 33rd Avenue and 32-66 191st Street, northwest corner, Block 4941, Lot 5, Flushing, Borough of Queens.

Laid over from March 10, 1959, to April 7, 1959, for inspection and decision; hearing closed.

CALENDAR

713-58-A

APPLICANT—Carl H. Salminen, for Ida Cacciatore, owner.

SUBJECT—Application December 5, 1958—Appeal from a decision of the Borough Superintendent, re frame construction.

PREMISES AFFECTED—190-17 33rd Avenue and 32-66 191st Street, northwest corner, Block 4941, Lot 5, Flushing, Borough of Queens.

149-56-BZ

APPLICANT—Leonard F. Rothkrug, for Gair Realty Corp., owner.

SUBJECT—Application reopened February 25, 1959 for consideration of extension of time to complete, expired December 17, 1958—decision of the Borough Superintendent, previously granted on condition, under section 19A(j) of the Zoning Resolution, permitting in an unrestricted use district, a voluntary loading berth in conjunction with existing manufacturing and warehouse uses less than 25 feet from the intersection.

PREMISES AFFECTED—110 Water Street, southwest corner of Washington Street, Block 37, Lot 1, Borough of Brooklyn.

81-57-BZ

APPLICANT—Leonard F. Rothkrug, for Sanpark Realty Corp., doing business as B. and C. Bowling Alley Builders, Inc., owner.

SUBJECT—Application reopened February 25, 1959 for consideration as to extension of time to complete, expired September 24, 1958—decision of the Borough Superintendent, previously granted on condition under section 7c of the Zoning Resolution, permitting in a manufacturing use district, the alteration of an existing building and the erection and maintenance of a new building for the manufacture of bowling alleys, silk screens and wood frame (using power equipment).

PREMISES AFFECTED—105-111 Sanford Street, east side, 217 feet 9 inches north of Myrtle Avenue, Block 1737, Lots 52, 53 and 54, Borough of Brooklyn.

98-58-BZ

APPLICANT—Robert J. Crimmion, for Ahonor, Inc., owner.

SUBJECT—Application March 5, 1958—decision of the Borough Superintendent, under sections 7e and 7h of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, with accessory uses of lubritorium, car washing, (non-automatic), minor repairs with hand tools only, office storage and sale of automobile accessories and parking of more than five (5) passenger cars awaiting service.

PREMISES AFFECTED—3915 Bronxwood Avenue, west side, from East 222nd Street to East 223rd Street, Block 4847, Lots 1 and 3, Borough of The Bronx.

Postponed from September 17, 1958, to September 30, 1958, at the request of an objector, applicant concurring; then to October 21, 1958, for inspection and decision; hearing closed; then to November 12, 1958, for further inspection and decision; then to November 25, 1958 for further inspection and decision; then laid over for inspection by member of the Board and decision; date to be set; then set for April 7, 1959.

644-58-BZ

APPLICANT—Lama, Proskauer and Prober, for Abraham H. Spilky, owner.

SUBJECT—Application November 10, 1958—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a business, retail and residence use district, the erection and maintenance of a one story building extending from the business portion into the residence portion of the plot and used for bowling alleys, snack bar, and dining room, kitchen, cocktail lounge, offices, sport shop, locker room and parking of

patrons cars on the unbuilt upon portion of the plot—no fee to be charged.

PREMISES AFFECTED—878 Bay Street, 1-27 Greenfield Avenue, southwest corner and 16-24 Townsend Avenue, Block 2840, Lot 93, St. George, Borough of Richmond.

Laid over from February 3, 1959, date to be set; for inspection and decision; hearing closed; then set for April 7, 1959.

623-58-BZ

APPLICANT—Carl H. Salminen, for Frank Reis, owner; Bari Construction Co., Inc., owner under contract.

SUBJECT—Application October 31, 1958—decision of the Borough Superintendent, under sections 7e and 21 of the Zoning Resolution, to permit in a residence use district, the erection of a one-story structure of Class 3 construction to be used for light manufacturing as permitted in a business use district, office, loading and unloading and parking of trucks used in conjunction with business, the structure to occupy more than the permitted area.

PREMISES AFFECTED—33-04 23rd Street and 21-04 33rd Avenue, southwest corner, Block 556, Lots 34-39 inclusive, Astoria, Borough of Queens.

Laid over from February 3, 1959, to March 3, 1959, for inspection and decision; hearing closed; then to April 7, 1959, for inspection and decision; for applicant to file revised plan as to entrances from 33rd Avenue, and for name and business of tenant.

292-58-BZ

APPLICANT—Leonard F. Rothkrug, for Oneibern Realty Corp., owner; Esso Standard Oil Co., conditional Purchaser under contract.

SUBJECT—Application May 12, 1958—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a local retail use district, the erection of a gasoline service station, lubritorium, minor auto repairs, car washing (non-automatic), office, sale and the accessory parking of cars awaiting service all for a temporary term of fifteen (15) years.

PREMISES AFFECTED—826 East 233rd Street, southeast corner of Bussing Avenue, Block 4857, Lot 44, Borough of The Bronx.

Laid over from February 25, 1959, to March 10, 1959, at the request of an objector, for hearing with 672-58-A; then to April 7, 1959, for inspection and decision; applicant to file statement as to restrictive covenant for use of Lot 49; hearing closed.

672-58-A

APPLICANT—Leonard F. Rothkrug, for Oneibern Realty Corp., owner; Esso Standard Oil Co., conditional Purchaser under contract.

SUBJECT—Application November 21, 1958—filed pursuant to section 35, General City Law re proposed structure in bed of a mapped street—proposed widening of Bussing Avenue.

PREMISES AFFECTED—826 East 233rd Street, southeast corner of Bussing Avenue, Block 4857, Lot 44, Borough of The Bronx.

477-58-BZ

APPLICANT—James J. Chambers, for Oppen and Cefalu, owner.

SUBJECT—Application August 6, 1958—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a residence use district, for a term of five (5) years, the use of the lot for off street shipping and receiving of metal bed springs and parking of occupants and customers cars as accessory to the bed spring factory to the west under the same ownership.

PREMISES AFFECTED—745 East 9th Street, north side, 118 feet, west of Avenue D, Block 379, Lot 42, Borough of Manhattan.

Laid over from March 10, 1959, to April 7, 1959, for inspection and decision; hearing closed.

CALENDAR

666-58-BZ

APPLICANT—Boris W. Dorfman, for Mathilde and Francis Mortingeno, owners.

SUBJECT—Application November 19, 1958—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a business and residence use district, the use of the present building and open area as a machine shop in conjunction with tile, terrazzo and marble works.

PREMISES AFFECTED—6901-6923 Avenue X, north side, from East 69th to East 70th Streets, Block 8447, Lots 1 and 3, Borough of Brooklyn.

Laid over from March 10, 1959, to April 7, 1959, for inspection and decision; hearing closed.

690-58-BZ

APPLICANT—Lama, Proskauer and Prober, for Rebecca Rubin, owner.

SUBJECT—Application December 1, 1958—decision of the Borough Superintendent, under Sections 7e and 7h of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubrication, car wash, office, minor auto repairs, sales room and the parking and storage of more than five (5) cars for a temporary term of fifteen (15) years.

PREMISES AFFECTED—666-670 Castle Hill Avenue and 2201-2207 Cincinnatus Avenue, Block 3575, Lots 28, 30 and 31, Borough of The Bronx.

Laid over from March 10, 1959, to April 7, 1959, for inspection and decision; hearing closed.

678-58-BZ

APPLICANT—Leonard F. Rothkrug, for Anna Cara, owner.

SUBJECT—Application November 25, 1958—decision of the Borough Superintendent, under Sections 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a non-transient parking lot—pleasure type vehicle only, for a temporary term of five (5) years.

PREMISES AFFECTED—182-188 Clermont Avenue, east side, 152 feet, 7 inches north of Willoughby Avenue, Block 2074, Lot 41, Borough of Brooklyn.

Laid over from March 10, 1959, to April 7, 1959, for inspection and decision; applicant to file, at his request, a revised plan showing relocated fence ten feet from rear lot line; hearing closed.

633-58-BZ

APPLICANT—Henry Nordheim, for American Revolving Door Co., Inc., owner.

SUBJECT—Application November 6, 1958—decision of the Borough Superintendent, under Section 7c of the Zoning Resolution, to permit in a manufacturing use district, the use of power saws in the manufacture of revolving doors.

PREMISES AFFECTED—240-242 East 146th Street, south side, 250.13 feet west of Morris Avenue, Block 2335, Lot 23, Borough of The Bronx.

Laid over from March 10, 1959, to April 7, 1959, for applicant to file new decision of the Borough Superintendent and for inspection and decision; hearing closed.

764-58-BZ

APPLICANT—Lama, Proskauer & Prober for Ann Turso, owner.

SUBJECT—Application December 30, 1958—decision of the Borough Superintendent under Section 21 of the Zoning Resolution, to permit in a retail use, C area district, the erection of a one story retail store for the sales, storage, loading and unloading of fruits and vegetables, the proposed building to cover the entire lot, exceeds the permitted area coverage.

PREMISES AFFECTED—1889-1893 Fulton Street north side, 103 feet 2¼ inches east of McDougal Street and

14-18 McDougal Street, Block 1530, Lot 19, Borough of Brooklyn.

Laid over from March 10, 1959, to April 7, 1959, for inspection and decision; hearing closed.

206-42-BZ—Vol. II

APPLICANT—Samuel Miller for Esso Standard Oil Company, owner.

SUBJECT—Application reopened December 9, 1958 as Vol. II—decision of the Borough Superintendent, under Section 7c and 7i of the Zoning Resolution, to permit in a retail use district, the reconstruction of an existing gasoline service station and parking lot and the additional conjunctive uses of lubritorium, non-automatic car washing and minor auto repairs with hand tools only for adjustments.

PREMISES AFFECTED—91-02 63rd Drive, northeast corner of Alderton Street, Block 3104, Lot 208, Rego Park, Borough of Queens.

Laid over from March 10, 1959, to April 7, 1959, for inspection and decision; hearing closed.

585-58-BZ

APPLICANT—De Rose and Cavalieri, for Michael De Stefano, owner.

SUBJECT—Application October 10, 1958—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot for the parking and storage of more than five (5) motor vehicles.

PREMISES AFFECTED—915 Clarence Avenue, west side, 96.08 feet north of Lafayette Avenue, Block 5468, Lot 18, Borough of The Bronx.

Laid over from March 10, 1959, to April 7, 1959, for inspection and decision; hearing closed.

774-58-BZ

APPLICANT—Leonard F. Rothkrug for Takabe Corporation, owner.

SUBJECT—Application December 31, 1958—decision of the Borough Superintendent, under Section 9A of the Zoning Resolution, to permit in a class 1 height district, the erection of a multiple dwelling of a height in excess of the permitted within two miles of La Guardia Airport.

PREMISES AFFECTED—36-25 Parsons Boulevard, northeast corner of 37th Avenue, Block 5014, Lot 1, Flushing, Borough of Queens.

Laid over from March 10, 1959, to April 7, 1959, for inspection and decision; applicant to file revised plan; hearing closed.

144-19-BZ—Vol. IV

APPLICANT—Justin A. Rothstein, for David E. Meltzer and Alvin Greenstein, owners; Windowcraft Display Installation, lessee.

SUBJECT—Application reopened December 4, 1956 as Vol. IV—re decision of the Borough Superintendent, under Sections 7e and 21 of the Zoning Resolution to permit in a residence use district, the manufacture of display cards and posters in an existing building.

PREMISES AFFECTED—23-69 to 23-71 38th Street, east side, 162.21 feet north of Astoria Boulevard (Triboro Bridge Plaza), Block 803, Lot 13, Long Island City, Borough of Queens.

Laid over from March 10, 1959, to April 7, 1959, for inspection and decision; hearing closed.

630-38-BZ—Vol. III

APPLICANT—John Harold Barry, for 5239 Corporation, owner; Webb and Knapp, Inc., lessee.

SUBJECT—Application reopened December 9, 1958—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a restricted retail use district, the erection of two additional illuminated signs,

CALENDAR

one over the East 41st Street garage entrance reading "Parking" and one on the Park Avenue facade of the penthouse reading "Parking Airlines Building".
PREMISES AFFECTED—118-134 Park Avenue, west side, from East 41st to East 42nd Streets, 57-63 East 41st Street and 74-80 East 42nd Street, Block 1276, Lot 33, Borough of Manhattan.

Laid over from March 10, 1959, to April 7, 1959, for inspection and decision; hearing closed.

450-58-BZ

APPLICANT—Sidney H. Kitzler, for Sardin Realty Corp., owner; Ralph Iron Works and Allen Peterson, lessee.

SUBJECT—Application July 21, 1958—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a local retail use district, the change in occupancy of an existing one story building from automobile salesroom and auto accessories to auto repair shop with spray booth, manufacturing of metal products with welding and parking for three (3) motor vehicles.

PREMISES AFFECTED—480-496 Ralph Avenue to 1626-1636 Prospect Place, south corner, Block 1369, Lot 39, Borough of Brooklyn.

Laid over from March 10, 1959, to April 7, 1959, for inspection and decision; hearing closed.

18-37-BZ Vol. IV

APPLICANT—Carl H. Salminen, for Kinney Motors, Inc., owner.

SUBJECT—Application reopened December 9, 1958 as Vol. IV—decision of the Borough Superintendent, under sections 7c, 7h, 7i and 21 of the Zoning Resolution, to permit in a business and residence use, C and D area district, the erection and maintenance of an auto showroom, offices, servicing of new and used cars and trucks, new car and truck conditioning, parts sale and storage, wheel alignment, car wash, welding with the use of oxyacetylene torch, car and truck storage in basement, gasoline pump and tank for servicing new cars—not for sale, parking of more than five (5) cars in the residence portion of plot of cars awaiting service.

PREMISES AFFECTED—2166-2190 Coney Island Avenue, west side, 100 feet, 4 $\frac{3}{8}$ inches south of First Court, Block 6685B, Lot 34, Borough of Brooklyn.

Laid over from February 3, 1959, to February 10, 1959, at the request of an objector; no further request for adjournment; then to March 10, 1959, for inspection and decision; hearing closed; then to April 7, 1959, for applicant to file revised plans, carrying out requirements of resolution previously adopted by the Board; and apply them to the reduced building as proposed.

525-58-BZ

APPLICANT—Charles M. Spindler, for Helen Bartelucci, Kuni Rickel and Louise S. Grimm, owners.

SUBJECT—Application September 10, 1958—decision of the Borough Superintendent, under Sections 7e and 7h of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubrication, auto washing—non automatic, office, sale of accessories, minor repairs with hand tools only, safety inspection station and the parking and storage of motor vehicles for a stated term of fifteen (15) years.

PREMISES AFFECTED—43-01 to 43-09 (43-07 official) Astoria Boulevard and 23-11 to 23-21 43rd Street, northeast corner, Block 780, Lot 80 (tentative), Astoria, Borough of Queens.

Laid over from February 17, 1959, to March 10, 1959, for inspection and decision; hearing closed; then to April 7, 1959, for further inspection and decision.

782-56-BZ Vol. II

APPLICANT—Lama, Proskauer and Prober, for David Minkin, Sigmund S. Briger and Elias Thall, owners.

SUBJECT—Application reopened April 22, 1958 as Vol. II—decision of the Borough Superintendent, under sections 7f, 7i, 7e and 7A of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs, car washing, storage, office and sales, parking and storage of motor vehicles with show window and sign less than 75 feet from a residence use district for a stated term of fifteen (15) years.

PREMISES AFFECTED—195-06 to 195-24 (195-20 official) Northern Boulevard, south side, from 195th to 196th Streets, 43-01 to 43-09 195th Street and 43-02 to 43-10 196th Street, Block 5519, Lot 1, Flushing, Borough of Queens.

Laid over from February 3, 1959, to February 25, 1959, at the request of the applicant to permit attendance of owner; no further requests for adjournment; then to March 17, 1959, for inspection and decision; hearing closed; then to April 7, 1959, for applicant to furnish information requested at meeting of February 25th and decision.

78-58-BZ

APPLICANT—Gilbert Lazerus, for Helen Kraft, Morris Maran and Billiou Corp., owners.

SUBJECT—Application February 24, 1958—decision of the Borough Superintendent, under sections 7e and 7h of the Zoning Resolution, to permit in a residence use district, the construction and maintenance, for a term of fifteen (15) years, of a gasoline service station with lubritorium, incidental car washing (non-automatic), minor motor vehicle repairs with hand tools only—no welding or spraying, office, sale and storage of auto accessories and parking of more than five (5) motor vehicles awaiting service with incidental ground signs.

PREMISES AFFECTED—142-02 to 142-14 (142-10) Horace Harding Expressway, 61-13 to 61-19 Main Street, southeast corner and 142-01 to 142-09 61st Road, Block 6411, Lot 34, Kew Gardens Hills, Borough of Queens.

Laid over from February 25, 1959, to March 17, 1959, for inspection and decision; applicant to file revised plans showing conditions on Horace Harding Expressway, the service streets, bridge across Main Street, etc.; hearing closed; then to April 7, 1959, for applicant to furnish information requested at the meeting of February 25, 1959, and for decision.

HARRIS H. MURDOCK, *Chairman.*

APRIL 7, 1959, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, April 7, 1959, at 2 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:

86-55-A—Vol. II

APPLICANT—Reuben Rappaport for Netzach Isreal Jewish Center, Inc., owner; Beth Jacob School for Girls of East Bronx, Lessee.

SUBJECT—Application reopened February 3, 1959 as Volume II—Appeal from a decision of the Borough Superintendent, re construction and egress.

PREMISES AFFECTED—1078 Kelly Street, east side, 89.32 feet south of East 167th Street, Block 2716, Lot 29, Borough of the Bronx.

430-58-A

APPLICANT—Edwiese Schmitt, for Kostbrook Realty Company, owner.

SUBJECT—Application July 11, 1958—Appeal from a decision of the Borough Superintendent, re exists.

PREMISES AFFECTED—429-431 Kent Avenue, east side, 92 feet north of South 9th Street, Block 2135, Lot 5, Borough of Brooklyn.

CALENDAR

586-58-A

APPLICANT—Abraham Grossman, for Seymour Nathan, owner.

SUBJECT—Application October 10, 1958,—Appeal from a decision of the Borough Superintendent, re egress, fire escape, etc.

PREMISES AFFECTED—101-103 Wooster Street, west side, 125 feet north of Spring Street, Block 501, Lot 28, Borough of Manhattan.

419-58-A

APPLICANT—Swingline Inc., owner.

SUBJECT—Application July 10, 1958—Appeal from an order of the Fire Commissioner, re use of Spraying Equipment, not approved type.

PREMISES AFFECTED—32-01 Queens Boulevard, north side, 32-00 Skillman Avenue, south side, entire block bounded by Queens Boulevard, Skillman Avenue, Van Dam Street and 32nd Place, Block 245, Lot 9, Long Island City, Borough of Queens.

2-59-A

APPLICANT—Ross and Atkin for Joseph Reutershan, owner.

SUBJECT—Application January 2, 1959—filed pursuant to section 35, General City Law re proposed alteration in the bed of a mapped street—William Avenue.

PREMISES AFFECTED—62 Hawkins Street, south side, 533.48 feet west of City Island Avenue, Block 5629, Lot 200, Borough of The Bronx.

HARRIS H. MURDOCK, *Chairman.*

APRIL 14, 1959, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, April 14, 1959, at 10 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:

515-47-BZ—Vol. II

APPLICANT—Max Siegel Associates, for Sty Town Realty Inc., owner; Sty Town Service and Parking Station, lessee.

SUBJECT—Application reopened November 18, 1958 as Vol. II—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a local retail and residence use district, the reconstruction and extension of a gasoline service station and parking lot and extend the uses to include lubricatorium, minor auto repairs with hand tools only, auto washing (non-automatic), office and sales room.

PREMISES AFFECTED—197-201 Avenue C, 645-649 East 12th Street, northwest corner and 646-648 East 13th Street, Block 395, Lots 29, 36, 38 and 39, Borough of Manhattan.

247-56-BZ—Vol. II

APPLICANT—Lama, Proskauer & Prober for John Stevens & Irene Stevens, owner.

SUBJECT—Application reopened October 21, 1958 as Vol. II—decision of the Borough Superintendent, under sections 7c and 21 of the Zoning Resolution, to permit in a business and residence use, D and G-1 area district, the erection of a class one building to be used as bowling alleys with less than the required setback for a G-1 area district with parking for patrons and employees.

PREMISES AFFECTED—160-30 Cross Bay Boulevard, west side, 80 feet north of 161st Avenue, Block 14030, Lot 1, Howard Beach, Borough of Queens.

593-58-BZ

APPLICANT—Sidney H. Kitzler, for Petval Realty Corp., owner; Angelo Maurici, lessee.

SUBJECT—Application October 16, 1958—decision of the

Borough Superintendent, under sections 7c and 7A of the Zoning Resolution, to permit in a retail and residence use district, the extension of the existing used car sales and parking lot into the residence portion of the premises with a business entrance within 75 feet of the residence use district.

PREMISES AFFECTED—273-279 68th Street, northside, 40 feet, 1¼ inches west of 3rd Avenue and 272-278 Senator Street, Block 5853, Lots 36, 38 and 49, Borough of Brooklyn.

754-58-BZ

APPLICANT—Leonard F. Rothkrug for Clemente and A. Sgarlato, owners, Plushed Stuffed Toys, lessee.

SUBJECT—Application December 23, 1958—decision of the Borough Superintendent, under sections 7c and 21 of the Zoning Resolution, to permit in a business use, C area district, the erection of a one-story extension to a one and two story building that exceeds the permitted area coverage and change the occupancy from storage of fruits and garage for two trucks to toy manufacturing, the floor area used for manufacturing exceeds that permitted.

PREMISES AFFECTED—280-282 Baltic Street, south side, 152 feet, 11 inches east of Court Street, Block 402, Lot 13, Borough of Brooklyn.

172-16-BZ—Vol. II

APPLICANT—Herman Kron, for Banner Oil Company, Inc., owner.

SUBJECT—Application reopened July 23, 1957 as Vol. II—decision of the Borough Superintendent, under sections 7c and 7h of the Zoning Resolution, to permit in a business and residence use district, the reconstruction of an existing gasoline service station, minor auto repairs with hand tools only, auto laundry, garage for more than five (5) cars and parking and storage of more than five (5) motor vehicles to be used in conjunction with the existing garage.

PREMISES AFFECTED—31-37 Church Avenue, north side, 100 feet east of Chester Avenue, Block 5313, Lots 34 and 38, Borough of Brooklyn.

25-57-BZ—Vol. II

APPLICANT—Jerome W. Perlstein for Davemac Corporation, owner.

SUBJECT—Application reopened December 23, 1959 as Vol. II—decision of the Borough Superintendent, under sections 7c and 21 of the Zoning Resolution, to permit in a retail and residence use, D and E-1 area district, the erection of a one story extension in the residence portion of the plot to be used for the storage of tires and exceeding the area coverage for the E-1 area district portion of the plot.

PREMISES AFFECTED—221-18 Merrick Boulevard and 134-01 to 134-09 221st Street, southeast corner, Block 13100, Lot 26, Laurelton, Borough of Queens.

42-32-BZ—Vol. II

APPLICANT—Haus and Bresin for Lawrence Florin, owner.

SUBJECT—Application reopened November 7, 1958 as Vol. II—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the modernization of the present gasoline service station by extending the service building and extend the uses to include minor repairs with hand tools only for an additional term of fifteen (15) years.

PREMISES AFFECTED—2263 Linden Boulevard and 786-794 Elton Street, northwest corner, Block 4336, Lot 27, Borough of Brooklyn.

43-59-BZ

APPLICANT—Lama, Proskauer and Prober for Max Ackerman, owner.

SUBJECT—Application January 23, 1959—decision of the

CALENDAR

Borough Superintendent, under sections 7e and 21 of the Zoning Resolution, to permit in a retail and residence use, C area district, the erection of a class one building to be used as a factory and office with two loading berths, occupying more than the permitted area and with the omission of the required rear yard for a C area district.
PREMISES AFFECTED—76-96 Rochester Avenue, 1802-1812 Pacific Street, southwest corner and 1793-1801 Dean Street, Block 1343, Lot 45, Borough of Brooklyn.

320-33-BZ—Vol. II

APPLICANT—Albert Melniker, Ida Elphand, Esther Radish and Lillian Lader, owners; Thomas Schleier, purchaser under contract.

SUBJECT—Application reopened November 25, 1958—as Vol. II—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, car washing—non-automatic, minor auto repairs with hands tools, sale of accessories, parking of more than five (5) motor vehicles for a stated term of fifteen (15) years.

PREMISES AFFECTED—4360 Hylan Boulevard and 4333 Richmond Avenue, southeast corner and 4 Oceanic Avenue, Block 5322, Lot 1, Eltingville, Borough of Richmond.

683-58-A

APPLICANT—Albert Melniker, for Ida Elphant, Esther Radish and Lillian Lader, owner; Thomas Schlier, purchaser under contract.

SUBJECT—Application November 6, 1958—filed pursuant to section 35, General City Law re construction of Curb Cuts in bed of a mapped street—proposed widening of Richmond and Oceanic Avenues.

PREMISES AFFECTED—4360 Hylan Boulevard, 4333 Richmond Avenue, southeast corner and 4 Oceanic Avenue, Block 5322, Lot 1, Eltingville, Borough of Richmond.

49-59-BZ

APPLICANT—Voorhees Walker Smith Smith and Haines for The Trustees of Columbia University in the City of New York, owners.

SUBJECT—Application January 27, 1959—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a class 1½ height district, the erection of a thirteen (13) story building exceeding the permitted height.

PREMISES AFFECTED—500-520 West 120th Street and 1200-1218 Amsterdam Avenue, southwest corner, Block 1973, part of Lot 1, Borough of Manhattan.

775-58-BZ

APPLICANT—Leonard F. Rothkrug, Herbst and Rusci-ano, for Baychester Operating Corporation, owner.

SUBJECT—Application December 31, 1958—decision of the Borough Superintendent, under sections 7c and 21 of the Zoning Resolution, to permit in a manufacturing and residence use, C area district, the erection of and extension into the residence portion of the premises of a one story building for use as bowling alleys, restaurant and bar, storage and locker rooms and to provide accessory parking on the unbuilt upon portion of the premises, the proposed building exceeds the permitted area coverage.

PREMISES AFFECTED—3490 Palmer Avenue, southeast corner of Boston Road, Block 5259, Lot 1, Borough of The Bronx.

738-57-BZ

APPLICANT—Lama, Proskauer and Prober, for 644 Bushwick Avenue Corp., owner.

SUBJECT—Application October 16, 1957—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in an unrestricted and business use district, the erection and maintenance of a gasoline service station, lubritorium, car wash, office and sales, storage, minor auto repairs, parking and storage of motor

vehicles, extending from the unrestricted to the business portion of the plot.

PREMISES AFFECTED—640-648 Bushwick Avenue, south side, 131 feet 8¾ inches west of Myrtle Avenue and 14-20 Troutman Street, Block 3182, Lot 18, Borough of Brooklyn.

486-25-BZ—Vol. II

APPLICANT—Herman Kron, for Washgert Garage Corp., owner.

SUBJECT—Application reopened January 19, 1954 as Vol. II—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a business use district the use of roof for more than five motor vehicles, in building used as a garage for more than five motor vehicles.

PREMISES AFFECTED—113-117 Chrystie Street, west side, 100 feet north of Grand Street, Block 423, Lots 22, 23 and 24, Borough of Manhattan.

514-55-BZ

APPLICANT—John F. Fitzsimons, for Stephen and Helen Fedor, owners.

SUBJECT—Application reopened February 25, 1959 for consideration as to extension of time to complete and obtain Certificate of Occupancy, expired March 17, 1958—decision of the Borough Superintendent, previously granted on condition, under sections 7c and 7A of the Zoning Resolution, permitting in a residence and retail use district, the proposed extension of gasoline service station, auto repairs, accessory store, office and dwelling to be used for gasoline station, motor vehicle repair shop, car washing, greasing, office, accessory store, boiler room and dwelling, with curb cut closer to residence use district than is permitted.

PREMISES AFFECTED—78-08 51st Avenue and 51-02 Gorsline Street, southwest corner, Block 2470, Lot 5, Elmhurst, Borough of Queens.

164-46-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Joseph P. Clavin, owner.

SUBJECT—Application reopened March 3, 1959 for consideration as to extension of time to complete, expired October 8, 1958—decision of the Borough Superintendent, previously granted on condition, under section 7e of the Zoning Resolution, permitting in a residence use district, the proposed enlargement of undertaker's establishment and proposed extension of business use in excess of that granted by the Board.

PREMISES AFFECTED—7722-7736 4th Avenue and 375-379 78th Street, northwest corner, Block 5960, Lot 50, Borough of Brooklyn.

19-57-BZ

APPLICANT—Reginald S. Hardy, for Frances P. Headley and Seena Prastien, owners.

SUBJECT—Application January 15, 1957—decision of the Borough Superintendent, under sections 7f, 7i and 7A of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry (non-automatic), motor vehicle repair shop, for minor repairs (hand tools only), and with show windows within 75 feet of residence use district.

PREMISES AFFECTED—1790-1820 Utica Avenue and 4914-4924 Avenue J, southwest corner, Block 7797, Lots 47, 49, 50 and 51, Borough of Brooklyn.

Laid over from July 16, 1957, to July 23, 1957, for inspection and decision; hearing closed; then to December 17, 1957, for further consideration by the Board after community building has been developed; then to May 20, 1958, for report at that time as to the condition in connection with the proposed community house in Block 7775 opposite the proposed gasoline station; and for determination by the Board as to procedure thereafter; then to June 17, 1958, for inspection and decision; hearing closed; also for applicant

CALENDAR

to advise the Board the status of the construction of proposed Community House; then to July 8, 1958, at request of the applicant to permit him to examine plans filed for the nearby Community House and to report to the Board what such plans call for and the status of proposed structure and for decision; then to September 23, 1958, for applicant to report to the Board as to his examination of plan and the status of the proposed structure under the building now planned to be located in similar location; then to October 28, 1958, for information as to status of Community Center opposite and as to ownership; then to November 25, 1958, at the request of the applicant to furnish the Board with information as to the proposed community center; then to January 27, 1959, for further consideration and decision; then to March 10, 1959, for decision; at request of applicant; then to April 14, 1959, at request of the applicant, for full report to the Board as to proposed Community building on the other side of Avenue J.

565-57-BZ

APPLICANT—Charles M. Spindler, for Leopold Gerinsky and Thomas J. O'Brien, owners.

SUBJECT—Application July 26, 1957—decision of the Borough Superintendent, under sections 7e, 7f, 7i, and 7A of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, auto laundry—non automatic, lubritorium, office, accessory sales, minor repairs with hand tools only, safety inspection station, parking and storage of more than five (5) motor vehicles with curb cuts within 75 feet of a residence use district for a stated term of fifteen (15) years.

PREMISES AFFECTED—5832-5848 Broadway and 196-198 West 239th Street, southeast corner, Block 3271, Lots 193, 194, 195, 196, 197 and 198, Borough of The Bronx.

Laid over from January 28, 1958, to February 18, 1958, for applicant to consult Department of Buildings with respect to Section 21A; then to March 18, 1958, for inspection and decision; hearing closed, then laid over pending Court action, reviewing denial by the Board of a similar application on property across the street from subject site, Block 3414, Lot 340, under Cal. No. 510-39-BZ; date for decision to be determined; then set for February 17, 1959; then to March 10, 1959, for further inspection and decision; then to April 14, 1959, at request of the applicant and for further inspection; hearing closed.

645-58-BZ

APPLICANT—Leonard F. Rothkrug, for Yerna J. Kauffman, owner.

SUBJECT—Application November 12, 1958—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot (non-transient)—pleasure type only for daily use by officers and employees of the Kings Highway Savings Bank and for evening use by the officers of the Avenue "R" Temple for a term of five (5) years.

PREMISES AFFECTED—1717 East 16th Street, east side, 120 feet south of Quentin Road, Block 6799, Lot 85, Borough of Brooklyn.

Laid over from February 25, 1959, to March 17, 1959, at the request of an objector, for hearing, then to April 14, 1959, for inspection and decision; hearing closed.

618-58-BZ

APPLICANT—Michael A. Cardo, for Gaspar Guzzetta, owner.

SUBJECT—Application October 28, 1958—decision of the Borough Superintendent, under sections 7c and 21 of the Zoning Resolution, to permit in a retail use district, the erection of a second floor addition to an existing one story building for use as a factory using a greater floor area for manufacturing than permitted.

PREMISES AFFECTED—582 East 188th Street and 2429-2431 Arthur Avenue, southwest corner, Block 3066, Lot 18, Borough of The Bronx.

Laid over from March 17, 1959, to April 14, 1959, for inspection and decision and study of the record; hearing closed.

769-58-BZ

APPLICANT—Lama, Proskauer and Prober, for Vidia Land Corp., owner.

SUBJECT—Application December 30, 1958—decision of the Borough Superintendent, under sections 7e, 7f and 7i of the Zoning Resolution, to permit in a retail and residence use district, the erection and maintenance of a gasoline service station, lubritorium, car wash, minor auto repairs, office and sales, parking and storage of motor vehicles for a stated term of fifteen (15) years.

PREMISES AFFECTED—8001-8023 Flatlands Avenue, north side, from East 80th to East 81st Streets, 765-775 East 80th Street and 766-776 East 81st Street, Block 8001, Lots 1, 3 and 9, Borough of Brooklyn.

Laid over from March 17, 1959, to April 14, 1959, for inspection and decision; applicant to furnish evidence as to correct ownership of the property; hearing closed.

726-58-BZ

APPLICANT—Leonard F. Rothkrug, for Jalm Realty Inc., doing business as John J. McManus and Sons, Inc., owner.

SUBJECT—Application December 11, 1958—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot in conjunction with the McManus Funeral Chapels at 1997-1999 Flatbush Avenue, Block 7840, Lots 10 and 12 for a temporary term of five (5) years.

PREMISES AFFECTED—3833 Flatlands Avenue, north side, 200 feet $\frac{3}{8}$ inches west of Flatbush Avenue, Block 7817, Lot 10, Borough of Brooklyn.

Laid over from March 17, 1959, to April 14, 1959, for inspection and decision; hearing closed.

962-28-BZ—Vol. II

APPLICANT—Unger and Unger, for Sinclair Refining Co., owner.

SUBJECT—Application reopened October 7, 1958—as Vol. II—decision of the Borough Superintendent, under sections 7c, 7i and 21 of the Zoning Resolution, to permit in a business and residence use district, at an existing gasoline service station with office, grease pits and auto laundry the extension of the uses to include sale of accessories, minor auto repairs and the parking and storage of motor vehicles and to have the present pump islands remain in their present location.

PREMISES AFFECTED—714 Jamaica Avenue, southwest corner of Richmond Street, Block 4102, Lot 27, Borough of Brooklyn.

Laid over from March 17, 1959, to April 14, 1959, for inspection and decision; hearing closed.

736-58-BZ

APPLICANT—De Rose and Cavalieri, for Vincent J. Vella and Dr. Frank A. Manzella, owners.

SUBJECT—Application December 16, 1958—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, for a stated term of five (5) years, the parking and storage of more than five (5) pleasure-type motor vehicles.

PREMISES AFFECTED—414 East 120th Street, south side, 175 feet east of First Avenue, Block 1807, Lot 42, Borough of Manhattan.

Laid over from March 17, 1959, to April 14, 1959, for inspection and decision; hearing closed.

634-58-BZ

APPLICANT—Gilbert Lazarus, for Morris A. Goodman and Raymond Shuster, owners.

CALENDAR

SUBJECT—Application November 6, 1958—decision of the Borough Superintendent, under sections 7f, 7i and 7e of the Zoning Resolution, to permit in a retail use district, the erection and maintenance for a term of fifteen (15) years as a gasoline service station with incidental car washing (non-automatic), lubritorium, motor vehicle repair service with hand tools only (no welding or spraying), office and sales and storage of accessories and parking of more than five (5) motor vehicles awaiting service or have been serviced.

PREMISES AFFECTED—1955 Williamsbridge Road, west side, 175 feet south of Neill Avenue, Block 4273, Lots 13, 15 and 17, Borough of The Bronx.

Laid over from March 17, 1959, to April 14, 1959, for inspection and decision; applicant to submit letter as to prospective tenant; hearing closed.

743-58-BZ

APPLICANT—N. K. Winston Management Corp., owner.
SUBJECT—Application December 18, 1958—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the erection of a one-story non-storage garage of class 3 construction to accommodate 32 motor vehicles.

PREMISES AFFECTED—77-11 21st Avenue, northeast corner of 77th Street, Block 946, Lot 41, Jackson Heights, Borough of Queens.

Laid over from March 17, 1959, to April 14, 1959, for inspection and decision; applicant to file new design of proposed garage; applicant to stamp engineer's or architect's seal on plans.

744-58-A

APPLICANT—N. K. Winston Management Corp., owner.
SUBJECT—Application December 18, 1958—appeal from a decision of the Borough Superintendent—re Class 3 construction, area excessive.

PREMISES AFFECTED—77-11 21st Avenue, northeast corner of 77th Street, Block 946, Lot 41, Jackson Heights, Borough of Queens.

735-58-BZ

APPLICANT—Leonard F. Rothkrug, for Orak Realty Corp., owner.

SUBJECT—Application December 16, 1958—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a business and residence use district, the extension of a retail supermarket with accessory patron and employee parking, loading and unloading.

PREMISES AFFECTED—1902 Mott Avenue, north side, 124 feet west of Beach 18th Street, 1111 Foam Place, south side, 93 feet west of Beach 18th Street, Block 40, Lots 8 and 62, Far Rockaway, Borough of Queens.

Laid over from March 17, 1959, to April 14, 1959, for applicant to file report from the Federal Aviation Agency and for inspection and decision; hearing closed.

753-58-BZ

APPLICANT—Robert Gottlieb for Sta-Jax Realty Corp., owner.

SUBJECT—Application December 23, 1958—decision of the Borough Superintendent, under sections 7f and 7i of the Zoning Resolution, to permit in a business and unrestricted use district, the erection and maintenance of a gasoline service station, lubritorium, car wash (non-automatic), motor vehicle repairs (hand tools only), parking and storage of more than five (5) motor vehicles, and used car sales lot for a stated term of fifteen (15) years.

PREMISES AFFECTED—1720 Boone Avenue, and 1020 East 174th Street, southeast corner, Block 3015, Lot 19, Borough of The Bronx.

Laid over from March 17, 1959, to April 14, 1959, for inspection and decision; hearing closed.

589-58-BZ

APPLICANT—Carl H. Salminen, for Brancato Iron Works, owner.

SUBJECT—Application October 15, 1958—decision of the Borough Superintendent, under sections 7e and 21 of the Zoning Resolution, to permit in a residence use district, the erection of a one story building for use as an ornamental iron shop with welding and forging facilities and to provide loading and unloading and parking in conjunction with the existing one-story structure used as an office.

PREMISES AFFECTED—157-11 Linden Boulevard and 148-44 158th Street, northwest corner, Block 12175, Lots 83, 86, 88 and 182, Jamaica, Borough of Queens.

Laid over from March 17, 1959, to April 14, 1959, for inspection and decision; hearing closed.

60-59-A

APPLICANT—Carl H. Salminen for Brancato Iron Works, Incorporated, owner.

SUBJECT—Application February 2, 1959—filed pursuant to Section 35 of the General City Law re proposed utilization of the portion of lot which is in bed of mapped street for business entrance.

PREMISES AFFECTED—157-11 Linden Boulevard and 148-44 158th Street, northwest corner, Block 12175, Lots 83, 86, 88 and 182, Jamaica, Borough of Queens.

68-36-BZ—Vol. IV

APPLICANT—Lama, Proskauer and Prober, for 10 Brighton 11th Street Corp. and New York City Transit Authority, owners; Waldbaum 21, Inc., lessee.

SUBJECT—Application reopened January 6, 1959 as Vol. IV—re decision of the Borough Superintendent, under Section 7c of the Zoning Resolution, to permit in a business and residence use district, the change in use of an existing public garage, motor repairs, lubritorium, and parking in the open area to a supermarket, stores, loading and unloading area, parking of patrons and employees cars—no fee to be charged, and a sign in the residential portion of the plot.

PREMISES AFFECTED—14-48 Brighton 11th Street, west side, 59 feet, 9½ inches south of Neptune Avenue, Block 7516, Lots 2375 and part of 2370, Borough of Brooklyn.

Laid over from February 17, 1959, to February 25, 1959, for hearing, at the request of one objector for additional objectors to be present; then to March 17, 1959, for inspection and decision and for consideration of an Administrative Appeal in connection therewith; which has been filed; hearing closed; then to April 14, 1959, with Calendar Number 29-59-A

29-59-A

APPLICANT—Lama, Proskauer and Prober for 10 Brighton 11th Street Corporation and New York City Transit Authority, owners; Waldbaum 21 Incorporated, lessee.

SUBJECT—Application December 12, 1958—Appeal from a decision of the Borough Superintendent re excessive area of building.

PREMISES AFFECTED—14-48 Brighton 11th Street, west side, 59 feet 9½ inches south of Neptune Avenue, Block 7516, Lot 2375 and part of 2370, Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman*.

APRIL 14, 1959, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon April 14, 1959, at 2 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:

CALENDAR

305-58-A

APPLICANT—Samuel Carr, for Willa Realty Co., owner.
SUBJECT—Application May 13, 1958—Appeal from a decision of the Borough Superintendent, re egress.
PREMISES AFFECTED—35 West 21st Street, north side, 372 feet east of Avenue of The Americas, Block 823, Lot 19, Borough of Manhattan.

51-59-A

APPLICANT—George Cooley of John Graham and Company for Federated Department Stores, Incorporated, owner; Abraham and Straus, lessee.
SUBJECT—Application January 29, 1959—Appeal from a decision of the Borough Superintendent re Construction—parking garage.
PREMISES AFFECTED—1-31 Hoyt Street, 203-227 Livingston Street, northeast corner, 10-28 Elm Place northwest corner of Livingston Street, Block 157, Lot 1, Borough of Brooklyn.

403-58-A

APPLICANT—Elias K. Herzog, for Samuel Goodman, owner.
SUBJECT—Application June 26, 1958—Appeal from a decision of the Borough Superintendent re: egress, fire escape not an acceptable 2nd means, etc.
PREMISES AFFECTED—13 East 16th Street, north side, 250 feet of Union Square West, Block 844, Lot 10, Borough of Manhattan.

104-59-A

APPLICANT—Charles M. Spindler for Pierce J. Gerety, owner.
SUBJECT—Application filed February 19, 1959—Appeal from a decision of the Borough Superintendent, re installation of six 5000-gallon tanks in a concrete vault.
PREMISES AFFECTED—126-142 Flatbush Avenue Extension, southwest corner of Duffield Street, Block 132, Lots 23, 24, 27, 31, Borough of Brooklyn.

110-59-A

APPLICANT—Leonard F. Rothkrug for Harte and Company, Incorporated, owner.
SUBJECT—Application February 20, 1959—Appeal from a decision of the Borough Superintendent re Floor construction, live load and exit stairs.
PREMISES AFFECTED—49-51 Dupont Street, northeast corner of Franklin Street, Block 2487, Lots 1, 10, 12, 72, 78, Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

APRIL 21, 1959, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning April 21, 1959, at 10 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:

195-57-BZ

APPLICANT—Harry A. Yarish, for Ethel Weissman, owner.
SUBJECT—Application March 18, 1957—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a residence use district, the change in occupancy of a two car garage to a one (1) family dwelling.
PREMISES AFFECTED—3844 Laurel Avenue, south side, 120 feet east of Highland Avenue, Block 6976, Lot 13, Borough of Brooklyn.

756-20-BZ—Vol. III

APPLICANT—Frederick A. Ketcher for Loretta M. Ryan, James J. and Arthur C. Bergen, owners; S. M. Rose Corporation, lessee.
SUBJECT—Application reopened December 2, 1958 as Vol.

III—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a business use district, the maintenance of the existing legal uses of storage garage on first floor, and non-storage garage in the cellar and on the second floor for more than 5 cars, motor vehicle repair shop stores; and for the additional uses of automobile showroom in the southerly store on the first floor; and for additional garage storage area for more than 5 cars on the second floor, in that portion presently occupied as a bowling alley.

PREMISES AFFECTED—4741-4751 Park Avenue, 2494-2500 Webster Avenue, northwest corner and east side of Webster Avenue, 49 feet north of East 189th Street, Block 3033, Lot 4, Borough of The Bronx.

324-25-BZ—Vol. II

APPLICANT—Leonard F. Rothkrug, for Roosevelt Corona Corporation, owner.

SUBJECT—Application reopened April 10, 1956 as Vol. II—re decision of the Borough Superintendent under sections 7c and 7a of the Zoning Resolution, to permit in a retail and residence use district, the change in use from theatre to bowling alleys and restaurant with business exits within 75 feet of the residence use district.

PREMISES AFFECTED—37-78 to 37-80 Junction Boulevard, west side, 88 feet 8½ inches north of Roosevelt Avenue; 95-45A Roosevelt Avenue and 37-71 to 37-75 Warren Street, Block 1484, Lot 44, Borough of Queens.

706-58-BZ

APPLICANT—De Rose and Cavalieri, for Simon Belitz, owner.

SUBJECT—Application December 5, 1958—decision of the Borough Superintendent, under sections 7h and 7e of the Zoning Resolution, to permit in a residence and business use district, the maintenance of a parking lot for more than five motor vehicles and to provide a loading and unloading area for the adjoining building to the east.

PREMISES AFFECTED—307-309 East 148th Street, north side, 370.25 feet east of Morris Avenue, Block 2330, Lots 64 and 65, Borough of The Bronx.

871-46-BZ—Vol. II

APPLICANT—Reginald S. Hardy for Boulevard Leasing Corporation, owner.

SUBJECT—Application reopened January 13, 1959 as Vol. II—decision of the Borough Superintendent, under sections 7c, 19A (J) and 21 of the Zoning Resolution, to permit in a business and residence use C and D area and class 1 height district, the erection of a twelve story office building with non-storage garage and loading berth, the proposed building exceed the permitted area coverage encroaches on the required side yards, exceed the permitted height and has curb cuts located in the residence portion of the premises.

PREMISES AFFECTED—97-45 Queens Boulevard, northwest corner of 64th Road, Block 2091, Lot 1, Rego Park, Borough of Queens.

767-58-BZ

APPLICANT—Elliot Saltzman for Roclou Realty Corp., owner.

SUBJECT—Application December 30, 1958—decision of the Borough Superintendent, under sections 7c, 7i and 7A of the Zoning Resolution, to permit in a retail use district, at an existing gasoline service station, the erection of a one story extension to the store and auto accessory building and to extend the uses to include lubritorium, minor auto repairs with hand tools, office and the parking and storage of more than five (5) motor vehicles; it is also proposed to add additional gasoline tanks and new curb cuts and business signs within 75 feet of the residence use district.

PREMISES AFFECTED—4102-4110 Avenue U and 2201-2211 Coleman Street, southeast corner, Block 8558, Lot 36, Borough of Brooklyn.

CALENDAR

35-59-BZ

APPLICANT—Max Siegel Associates for 23 West 57th Corporation, owner.

SUBJECT—Application January 19, 1959—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a restricted retail use district, the maintenance of a parking lot for the parking and storage of more than five (5) motor vehicles for a stated term of ten (10) years.

PREMISES AFFECTED—23-25 West 57th Street, north side, 400 feet west of Fifth Avenue and 30 West 58th Street, Block 1273, Lots 19, 20 and 54, Borough of Manhattan.

640-58-BZ

APPLICANT—Norman Lederer and Leonard, for Denis S. O'Connor, Inc.; owner.

SUBJECT—Application November 10, 1958—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the erection of a two story building for use as a funeral home and accessory uses with parking of more than five (5) cars and to provide on the second floor a storage room and an apartment.

PREMISES AFFECTED—91-05 Beach Channel Drive and 355 Beach 91st Street, southwest corner, Block 576, Lot 64, Rockaway Beach, Borough of Queens.

145-59-BZ

APPLICANT—George J. Regan for Ellen de Gange, owner.

SUBJECT—Application March 5, 1959—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a G-1 area district a one family dwelling with less than the required setback.

PREMISES AFFECTED—7-24 Clintonville Street, northwest corner of Eighth Avenue, Block 4512, Lot 35, White-stone, Borough of Queens.

283-52-BZ—Vol. II

APPLICANT—A. H. Salkowitz for Hillside Queens Corp., owner.

SUBJECT—Application reopened February 3, 1959 as Volume II—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a local retail and residence use district on a plot presently occupied with a gasoline service station, stores and parking, the extension of the present parking area by the addition of an adjoining lot located in the residence portion of the premises and to provide an additional curb cut.

PREMISES AFFECTED—272-06-272-10 Union Turnpike, southeast corner of Langdale Street, Block 8675, Lots 55, 57, 59 and 61, Bellerose, Borough of Queens.

326-53-BZ

APPLICANT—Ludwig P. Bono, for Emil Fabrello, owner.

SUBJECT—Application reopened October 7, 1958 as Vol. II—decision of the Borough Superintendent, under section 7f of the Zoning Resolution, to permit in a business use district, at an existing gasoline service station previously granted by the board, the enlargement in area by the addition of four vacant lots and the extension of the uses to include parking of more than five motor vehicles, it is proposed to install additional gasoline pumps and tanks and curb cuts.

PREMISES AFFECTED—1975 White Plains Road, 653 Sagamore Street, northwest corner and 1980 Birchall Street, Block 4256, Lots 42, 43, 44, 45, 46 and 51, Borough of The Bronx.

148-56-BZ

APPLICANT—William A. Giesen, for Octavio Barrios, owner.

SUBJECT—Application reopened March 10, 1959 for consideration as to extension of time to complete, expired December 18, 1957—decision of the Borough Superintend-

ent, previously granted on condition under section 7h of the Zoning Resolution, permitting in a residence use district, the maintenance of a parking lot for the parking and storage of more than five (5) motor vehicles, for a stated term of ten (10) years.

PREMISES AFFECTED—1437 Longfellow Avenue, west side, 150 feet south of Jennings Street, Block 2999, Lots 31 and 32, Borough of The Bronx.

280-58-BZ

APPLICANT—James E. Vassalotti, for L. L. F. Realty Co., Inc., owner.

SUBJECT—Application May 5, 1958—decision of the Borough Superintendent, under sections 7e and 7h of the Zoning Resolution, to permit in a residence use district, the erection of two (2) one-story buildings to be used as public market and stores with loading and unloading and the parking of patrons cars—no fee to be charged.

PREMISES AFFECTED—1555-1581 Rockaway Parkway, east side, 379 feet south of Flatlands Avenue and 1162-1174 East 98th Street, Block 8205, Lot 11, Borough of Brooklyn.

Laid over from December 9, 1958, to January 20, 1959, for inspection and decision; hearing closed; then to March 3, 1959, for further consideration after applicant advises the Board as to the proposed tenant who shall have signed an agreement to occupy the premises; then to April 21, 1959, applicant to furnish Board with information as to road crossing the property.

HARRIS H. MURDOCK, *Chairman.*

APRIL 21, 1959, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, April 21, 1959, at 2 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:

938-55-A

APPLICANT—Morris Kwell, for C. H. and R. Realty Corp., owner.

SUBJECT—Application November 2, 1955—Appeal from an order and a decision of the Fire Commissioner—re barred windows.

PREMISES AFFECTED—1733-1753 McDonald Avenue, east side, 245.6 feet south of Avenue O, Block 6608, Lot 77, Borough of Brooklyn.

281-45-A—Vol. II

APPLICANT—Sirof & Sivertsen, for 608 East 133rd Street Corp. and Helen J. Hirschhorn, Executrix, for the trust of Richard S. Hirschhorn and Stewart A. Hirschhorn, owners.

SUBJECT—Application reopened November 12, 1958 as Vol. II—appeal from a decision of the Borough Superintendent re non-fireproof buildings, construction, area, etc.

PREMISES AFFECTED—608 East 133rd Street, south side 325 feet west of Cypress Avenue and 160 Bruckner Boulevard, Block 2546, Lots 19, 23 and 24, Borough of The Bronx.

655-58-A

APPLICANT—Robert J. Crinnion and Lesser and Lesser, for Harry Hinrichsen, owner.

SUBJECT—Application November 17, 1958—Appeal from an order of the Borough Superintendent; re erection of legal retaining wall.

PREMISES AFFECTED—2119 Edenwald Avenue, north side, 30 feet west of Monticello Avenue, Block 5027, Lots 33 and 34, Borough of The Bronx.

656-58-A

APPLICANT—Robert J. Crinnion, and Lesser and Lesser, for Saverio Grasso, owner.

CALENDAR

SUBJECT—Application November 17, 1958—Appeal from an order of the Borough Superintendent, re erection of legal retaining wall.

PREMISES AFFECTED—4111 Monticello Avenue, west side, 100 feet north of Edenwald Avenue, Block 5027, Lot 29, Borough of The Bronx.

738-58-A

APPLICANT—Robert J. Crinnion and Harry Lesser, for Harry Lesser owner.

SUBJECT—Appeal from a decision of the Borough Superintendent, re dismissal of violation—illegal retaining wall.

PREMISES AFFECTED—4114 Hill Avenue, east side, 100 feet north of Edenwald Avenue, Block 5027, Lot 41, Borough of The Bronx.

HARRIS H. MURDOCK, *Chairman.*

APRIL 28, 1959, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, April 28, 1959, at 2 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matter:

617-58-A

APPLICANT—Leonard F. Rothkrug, for Angelo Santomartino, doing business as S and S Service Station, owner.

SUBJECT—Application October 28, 1958—filed pursuant to Section 35, General City Law re erection of building in bed of a mapped Street—West 19th Street.

PREMISES AFFECTED—2974-2984 Cropsey Avenue, west side, 25 feet south of Bay 53rd Street, Block 6947, Lot 301, Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

CORRECTIONS

*CORRECTION

The minutes of the meeting of the Board of Standards and Appeals held on February 17, 1959, as they appeared in Bulletin No. 8, Vol. 44, hereby corrected to read as follows:

713-56-SM

APPLICANT—Transwall Coated Products, Division of Bemis Brother Bag Co., owner.

SUBJECT—Application August 2, 1956—Bemiswall or Transwall Folding doors or partitions, approval of.

APPEARANCES—

For Applicant: Richard W. Numford.

ACTION OF BOARD—Material approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Kleintert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox 5

Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Calendar Number 713-56-SM.

Subject: Bemiswall or Transwall Folding Doors or Partitions.

The Transwall Coated Products, Division of Bemis Bros. Bag Company, Minneapolis, Minn., filed August 2, 1956, an application with the Board of Standards and Appeals for approval of Bemiswall or Transwall Folding Doors for use in New York City under the provisions of the Flame Proofing Rules of the Board.

Purpose

Heat radiation space divider, noise control, draft control, welding curtains and spark curtains.

Description

The material for folding curtains is comprised entirely of a single layer of coated laminated fabric, coated on both sides to a minimum total weight of 72 ounces per square yard and scored so as to form folding panels of equal width. The fabric panels are top supported so as to form a folding curtain substantially free from wrinkles or puckers. The fabric is coated with flame-resistant flexible vinyl resin and sealed where necessary to form an inconspicuous seam.

The material comes in various colors. The curtain is capable of being trimmed by a simple scribing and cutting operation for compensation of uneven floors. Otherwise, $\frac{3}{8}$ " clearance is provided in manufacture.

The top or supporting plates, as well as track and end plates, have a rust resistant phosphate covered with a coating of a color harmonious and not contrasting with the fabric color. Provisions are made for equispacing the folds when the curtain or door is fully extended.

The curtain is top mounted without auxiliary floor track by means of roller carriers, a minimum of one double wheel carrier for each full fold. The wheels are of molded nylon and run in heavy gauge steel track.

Latching is provided as indicated, with satin finish rust-proof handles. Where latching is specified, provisions are made for anchoring the fixed end post.

The stacking or retracted width of the door shall be no greater than $1\frac{1}{8}$ " per foot of extended width plus $2\frac{1}{2}$ " for the end posts. The retracted thickness of the door shall be no greater than $7\frac{7}{8}$ ".

Inspection and Test

Samples of the material were examined at the Board of Standards and Appeals by Ass't Engr. J. A. Darts.

Recommendation

On the basis of the inspection and data filed the Committee on Test concludes that the material BemisWall or TransWall Folding Doors or Partitions, Calendar Number 713-56-SM possess inherent flameproofing properties and accordingly recommends the approval of the material for use in folding doors. The Committee further recommends that this material shall not be used in locations wherein an approved opening protective assembly is required. The Committee also recommends that this material shall not be used in a structure in excess of one hundred fifty feet or *more* in height.

Tests on each specific installation or any retests thereof shall be made by the Fire Commissioner or in a Laboratory approved by him in accordance with the requirements of the Flameproofing Rules of the Board.

The Committee further recommends that all cartons or containers in which this material is marketed shall be tagged, stamped or labeled "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 713-56-SM". The Committee also recommends that the plans showing the location of the folding doors submitted to the Building Department shall be similarly marked with the approval number of the folding door.

(Sgd.) SAMUEL L. BECKER,

Director,

JOHN A. DARTS,

Assistant Engineer,

GEORGE F. SKLENARIK,

Assistant Engineer,

Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

*Correction—In the Report of Committee on Test, under the heading of Recommendation, in the last line of the first paragraph, the word "less" changed to "*more*" as indicated in italics.

CORRECTIONS

*CORRECTION

The minutes of the meeting of the Board of Standards and Appeals held on May 28, 1957, as they appeared in Bulletin No. 23, Vol. 42, are hereby corrected to read as follows:

49-57-A

APPLICANT—Carl H. Salminen, for Crawford Realities, Inc., owner (John W. Crawford Co., lessee).

SUBJECT—Application January 25, 1957—Appeal from a decision of the Borough Superintendent—re installation of Dryer contrary to resolution of Board.

PREMISES AFFECTED—29-02 to 29-14 20th Avenue and 20-01 to 20-09 29th Street, southeast corner, Block 848, Lot 35, Long Island City, Borough of Queens.

APPEARANCES—

For Applicant: Carl H. Salminen and Henry E. Crawford, Jr.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klei-
ert and Deputy Chief Connolly 3

Negative: 0

Absent: Commissioner Keating 1

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent dated, January 17, 1957, on amendment to Alt. App. 1915/56, reads:

"1. Proposed installation and use of Fostoria Radiant Dryers with Type T-40 Lamps are contrary to Board of Standards and Appeals provisions under Cal. No. 331-45-SA for use with combustible materials.

"2. The proposed installation and use of Glass Panel Dryers is contrary to Sec. C26-191.0 of the Administrative Code and must be submitted to the Board of Standards and Appeals for approval."

and

WHEREAS, the applicant states the building is one story, 13 feet in height, 75 feet by 98 feet irregular, in area, of class 3 construction, erected 1956, on a lot 150 feet front by 100 feet in depth, in an unrestricted use, B area, Class 1 height district, for which Certificate of Occupancy No. Q109852 was issued June 13, 1956, against N.B. App. 4314/54, describing the building as of fire-proof construction and permitting its use and occupancy as office and factory with 30 persons, and how proposed to be used for the processing of printed and lithographed paper sheets, with an occupancy of 15 persons; and

WHEREAS, the applicant states that the building is now vacant; that the present owner purchased the property on June 21, 1956, to be used for the processing of printed and lithographed paper sheets; and

WHEREAS, the applicant states that it is proposed to install two Fostoria Radiant Dryers equipped with T-40 lamps as approved by the Board under Cal. No. 331-45-SA for drying metal products; that these two installations will comply with the Board's approval in all respects with the exception that they will be used for drying paper; and

WHEREAS, the applicant states that it is also proposed to install a Herbert Products Radiant glass panel dryer equipped with Corning Pyrex Radiant Heater for which application for general approval has been filed with the Board under Cal. No. 163-57-SA; and

WHEREAS, the applicant states that the installations will be as follows: Dryer No. 1 will consist of a Fostoria T-40 Lamp Dryer of 120 KW capacity, a 60 inch Christensen continuous paper sheet feeder, a 60 inch Waldron Auto-lac lacquer applicator and a 60 inch Surchem Vacuum single belt conveyor; that Installation No. 2 will consist of a Chambers 78 inch lacquer applying machine, an 84 inch conveyor belt and a Fostoria T-40 Lamp dryer of 160 kw maximum capacity, and an 84 inch wide Surchem vacuum conveyor;

that installation No. 3 will consist of a Potdevin 60 inch double glue applicator; that a Herbert Products Company dryer having a maximum capacity of 130 kw of the Corning Glass infra-red panel heater type; and

WHEREAS, the applicant states that the flash point of the solvent used in Installations Nos. 1 and 2 will be in excess of 30°F and the material used in Installation No. 3 will have no flash point; and

WHEREAS, the applicant contends that within the Fostoria ovens, the organic solvents present in the applied paper lacquer are driven off by radiant heat and are exhausted to the outside atmosphere in a ratio of not less than 10,000 cu. ft. of air measured at 70°F for every gallon of solvent so evaporated; and

WHEREAS, the applicant contends that the Christensen Feeder Air Pumps are powered by a 3 hp. explosion proof motor and the Waldron Auto-lac machine is also powered by a explosion proof motor; that all pushbutton stations, interlocking controls, conduits, lights, limit switches are explosion proof and the equipment is grounded and the fan blades in the Fostoria exhaust blowers are non-ferrous, and the installations are in compliance with the National Fire Association requirements, Pamphlet No. 86, dated November, 1950 covering this type of installation; and

WHEREAS, the premises was inspected by a committee of the Board and the committee recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated January 17, 1957, acting on Amdt. to Alt. App. 1915/56, Objs. 1 and 2 be and it hereby is *modified* and that the appeal be and it hereby is *granted* to permit modified use of the two radiant dryers as approved by the Board under Cal. No. 331-45-SA and one panel dryer as *submitted* to the Board under Cal. No. 163-57-SA for the use as proposed and with the coatings as proposed and as indicated on plans filed with his appeal marked "Received January 25, 1957", (3 sheets); *on condition* that the storage tank installation shall be maintained as approved by the Borough Superintendent under Misc. App. 152-57 and as indicated on plans filed with this appeal marked "Received May 27, 1957", (one sheet); that there shall be at least a one-source sprinkler system maintained throughout the building; that on all lot lines of the portion of the premises proposed to be left substantially vacant there shall be erected a man-proof chain link fence 7 ft. high as proposed and as shown on such plans above referred to with gates leading to a curb cut which may be constructed as shown on 29th Street 17 feet in width; that the requirements as set forth in the resolution of the Board under Cal. No. 331-45-SA and as proposed under Cal. No. 163-57-SA shall be maintained, particularly as to the lamps which in the event of stopping of the conveyor belt shall shut off as proposed in such resolution.

*Correction—In the 6th and 7th lines of the resolution, the words "approved by" changed to "*submitted to*", as indicated in italics.

*CORRECTION

The minutes of the meeting of the Board of Standards and Appeals held on October 21, 1958, as they appeared in Bulletin No. 43, Vol. 43, hereby corrected to read as follows:

707-48-BZ—Vol. II

APPLICANT—Joseph B. Lynch for Ribelle V. Perotto, owner, Esso Standard Oil Company, lessee.

SUBJECT—Application reopened June 17, 1958 as Vol. II—decision of the Borough Superintendent under sections 7e and 7h of the Zoning Resolution, to permit in a residence use district at an existing gasoline service station previously granted by the board, an extension of the variance for an additional term of fifteen (15) years, the enlarging of the present accessory service bay, the additional uses of minor auto repairs with hand tools only for ad-

CORRECTIONS

justments maintained solely within the accessory building and the parking of motor vehicles, it is also proposed to make minor changes to the curb cuts on Parsons Blvd. to install six (6) additional 550 gallon gasoline tanks for a total of twelve such tanks and rearrange one gasoline pump island.

PREMISES AFFECTED—77-02 Parsons Boulevard, southwest corner 77th Avenue, Block 6812, Lot 39, Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Joseph B. Lynch and Louis Heller.

For Opposition: None.

For Administration: John J. Saunders—Bd. of Education.

ACTION OF BOARD—Resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleiner, Commissioner Foley and Commissioner Sleeper. 4

Negative: 0

Absent: Vice Chairman Keating 1

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on June 17, 1958 subject to regular procedure, to consider additional uses; and

WHEREAS, a public hearing was held on this application on October 7, 1958 after due notice by publication in the Bulletin; laid over to October 21, 1958, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site, Parsons Boulevard, 77th Avenue, 77th Road and 153rd Street are in a residence use, DD area, class ½ height district; that on July 25, 1916 the instant plot was zoned business use for a depth of 100 feet parallel to Parsons Boulevard, and also, both sides of Parsons Boulevard were in a business use district for a depth of 100 feet in 1916; that on September 18, 1947 the City Planning Commission adopted an amended resolution, rezoning the plot, as well as both sides of Parsons Boulevard, within the area of the radius diagram, from business to residence use; that D area was in effect on July 25, 1916 and same was changed to DD area on May 4, 1953; that there has been no change in the class 1 height district; that Section 7A of the Zone Law does not apply; and

WHEREAS, the decision of the Borough Superintendent, dated May 8, 1958 acting on Alt. Applic. No. 908-58, reads:

"1. The extension in area of an existing gasoline service station accessory building and the additional uses of minor auto repairs with hand tools only and the parking of motor vehicles in a residence use district is contrary to Art. II Section 3 of the Zoning Resolution and also contravenes Cal. No. 707-48-BZ of the Bd. of S&A.

2. Proposed re-arrangement of present curb cuts is contrary to Cal. No. 707-48-BZ, Bd. of S&A."

and

WHEREAS, the applicant states that the premises consist of a plot, 100 feet frontage by 100 feet in depth; that it is proposed to enlarge the existing accessory building and provide for a one bay extension to the present accessory building, the installation of six additional 550 gallon gasoline tanks for a total of twelve such tanks, the rearrangement of one existing pump island, including pumps, and a minor change in the curb cuts on Parsons Boulevard, so that the northerly cut of 30 feet, including splays, will be 7 feet instead of 5 feet from the lot line of 77th Avenue as prolonged, and the 28 foot cut on 77th Avenue, including splays, to be 11 feet instead of 5 feet from the lot line of Parsons Boulevard as extended; that it is also proposed to include the additional uses of minor auto repairs with hand tools only for adjustments, maintained solely within the accessory building, and the parking of motor vehicles awaiting service, all for a term of fifteen years from the date of the amended action; that there will be no change in the metes and bounds of the plot; and

WHEREAS, the applicant states that the existing gasoline service station, on a plot 100 feet by 100 feet, was subject to conditional variance granted by the Board on February 15, 1949 under Section 7e, for a term of ten years, under Cal. No. 707-48-BZ; that this variance expires on February 15, 1959, as does Certificate of Occupancy No. J64709; that the variance of February 15, 1949 permitted a gasoline service station, lubricatorium and auto laundry; that the grant by the Board, of February 15, 1949, as amended by Resolution adopted March 8, 1949, was subject to a Certiorari writ brought by the Northcrest Gardens Corporation against the Board; that the action was brought in Supreme Court, Special Term, Part 1, before M. Justice Stoddart; that the Certiorari petition was dismissed and the Board's determination affirmed—New York Law Journal, October 3, 1949; that no appeal was taken from the decision of the Supreme Court; that it is to be noted that the Northcrest Gardens Corporation is no longer owner of any property deemed within the affected area; and

WHEREAS, the applicant further states that as included in Vol. I of this application, the existing site, 100 feet by 100 feet, was part of a larger parcel which covered the entire frontage on the west side of Parsons Boulevard between 77th Avenue and 77th Road; that this huge parcel has been reapportioned in the Tax Department and the instant plot is now known as lot No. 39; that the balance of the plot, still under the same family ownership and identified as lot No. 44, is not included in this application; that Esso Standard Oil Company now holds a long term lease on this going gasoline service station; and

WHEREAS, the applicant also states that diagonally opposite the instant plot, in block 6826, lot No. 1, there now exists a public school playground and Junior High School No. 168; that the present gas station was permitted in a residence use district on a variance from the Board in Resolution adopted February 15, 1949 under Cal. No. 707-48-BZ and Cal. No. 836-48-A; that at this time the Board found that the gas station, on a portion of the plot which was established prior to effective zoning on June 15, 1925, was a permissible use in a business use district and that there has been no permanent abandonment of this use as a gas station, and for further particulars covering the vested right of the gas station use, prior to the amendment in 1925 prohibiting this use in a business use district, reference is made to statement of facts and digest of Vol. I; that the present station was erected in 1950, after Court action, and Certificate of Occupancy No. Q64709 was issued on June 30, 1950; that at the time of completion of the service station, the school and school playground had not been selected or designated for the aforementioned site; that the Junior High School was opened 1952-53 and the school playground in 1956; that pursuant to Section 21A, it is felt that there is no contravention of this section of the Zoning Resolution; that as shown on the 21A diagram, the entrance gates to the playground are more than 200 feet from the existing curb cuts, as slightly altered or rearranged, of two 30 foot cuts, including splays, on Parsons Boulevard and one 28 foot cut, including splays, on 77th Avenue; that the entrance gates to the Junior High School are more than 287 feet from the gas station; that there is no connection between the playground and the school, and as a matter of fact, the level of the playground is about four feet higher than the school yard; that accordingly, there is no entrance to, or exit from the present gas station on the same street

(Continued from page 521)

and charitable foundation and in part by doctors' offices for the practice of medicine as a group, including the owner, with connection to the foundation; Calendar Number 418-58-BZ; Premises 35 East 69th Street, north side, 125 feet west of Park Avenue, Block 1384, Lot 31, Borough of Manhattan. This was granted by the Board on certain conditions and the Board did not pass on the alleged eleemosynary use.

In Supreme Court, New York County, the above entitled proceeding was discontinued by stipulation and agreement by both parties, on March 19, 1959.

BOARD OF STANDARDS AND APPEALS
80 LAFAYETTE STREET
NEW YORK 13, N. Y.

Bulk Rate
U. S. POSTAGE
PAID
Permit No. 4875
New York, N. Y.

3
University of Illinois Library
Serials Dept.
Urbana, Ill.

CORRECTIONS

between the same intersecting streets, nor within 200 feet measured along the usual line of street travel from any entrance to, or exit from the public school playground or Junior High School located in block 6826, lot 1—all in accordance with Section 21A of the Zoning Resolution; that existing conditions indicate the present gas station substantially in accordance with Resolution adopted on February 15, 1949, as amended through April 25, 1950 and known as Cal. No. 707-48-BZ, Vol. I; and

WHEREAS, the applicant contends that the increase in new homes and developments, together with the vast number of automobiles, makes it necessary to enlarge the accessory building to the usual three service bays and the increasing of the gasoline storage system to twelve tanks; that the Board has recently approved an extension and reconstruction of the service station at the northeast corner of Parsons Boulevard and 75th Avenue, under Cal. No. 584-56-BZ; that in addition, zoning variances have been granted for the Socony station at the southeast corner of Parsons Boulevard and 75th Avenue under Cal. No. 247-54-BZ; the Gulf station at the northeast corner of Parsons Boulevard and Union Turnpike under Cal. No. 802-46-BZ and the Sinclair station at the northwest corner of Parsons Boulevard and Union Turnpike under Cal. No. 321-20-BZ; and

WHEREAS, the applicant states that the present owner has held title to the property since March 4, 1949; that the assessed valuation of land is \$32,000 and of the building \$18,000 making a total of \$50,000; that the building was erected in 1949; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the changes proposed should be permitted and that requirements be made to overcome as far as possible the objections to the maintenance as voiced by adjacent owners.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on February 15, 1949, as thereafter amended by resolutions adopted through April 25, 1950 by adding thereto:

"that in the event the owner desires to increase the size of the accessory building by a new addition to the

south and to change the size of the curb cuts to Parsons Boulevard and to add six 550 gallon approved gasoline storage tanks, making a total of twelve such tanks, and other minor changes now proposed and indicated on plans filed with this application marked 'Received May 27, 1958', 3 sheets, and 'September 4, 1958', 3 sheets, such changes may be made *on condition* that in all other respects the resolution above referred to shall be complied with; that the balance of the premises under the same ownership shall not be used for any use not permitted in a residential use district and in no event for any use not permitted by the Board in connection with this 100 feet by 100 feet gasoline service station under lease to the Esso Standard Oil Company and to effectuate this there shall be erected on the lot from the one hundred foot gasoline service station area to the rear line of the premises to the west a woven wire fence of the chain link type on a masonry base one foot in height to a total height of five feet six inches in height with no openings therein; that a suitable fence shall be maintained along the building line of Parsons Boulevard from the gas station to 77th Road and along 77th Road to the rear lot line; that there shall be no sale of any product other than as herein permitted as covered by the words, 'gasoline service station and legal accessory thereto'; that there may be under Section 7e, for a similar term, minor auto repairs with hand tools only for adjustments maintained solely within the accessory building for adjustments; *that under Section 7h of the Zoning Resolution, for a similar term, there may be parking of motor vehicles of the pleasure car type only*; that the term of the variance expiring on February 15, 1959 may be extended for an additional term of fifteen years from such date *on condition* that the terms of this resolution shall be complied with; and that all permits shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution."

*Correction—In the resolution, the inclusion of permission for the parking of motor vehicles, all as indicated in italics.

BULLETIN

OF THE

BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

Issued under authority of Chapter 27, Section 665 of the Charter of the City of New York

Published weekly by the Board of Standards and Appeals at its office, 80 Lafayette Street, 9th Floor, Manhattan, New York 13, N. Y.

Vol. XLIV

Subscription
\$15.00 a year

April 7, 1959

Single Copies, 25 cents
By Mail, 30 cents

No. 14

DIRECTORY

BOARD OF STANDARDS AND APPEALS

HARRIS H. MURDOCK, Chairman

EDWIN W. KLEINERT, Vice Chairman

MAX H. FOLEY

HAROLD R. SLEEPER

HUGH P. FOX

SAMUEL L. BECKER, Director

JOSEPH J. DOYLE, Chief Clerk

OFFICE—80 Lafayette Street, 9th Floor, Manhattan, New York 13, N. Y.

TELEPHONE—WHitehall 3-3600, Extensions 2600-2609, 2769-2770 and 3020-3024.

CONTENTS

Court Decisions.

Docket.

Notice of Hearing Calendar.

Minutes of Regular Meeting, Tuesday Morning, March 31, 1959, Affecting Calendar Numbers 1283-18-BZ—Vol. II, 374-37-BZ—Vol. III, 707-56-BZ—Vol. II, 702-58-A, 222-57-BZ—Vol. II, 377-57-BZ—Vol. II, 345-58-BZ, 604-58-BZ, 627-58-BZ, 670-58-BZ, 685-58-A, 673-58-BZ, 684-58-BZ, 697-58-BZ, 698-58-BZ, 707-58-BZ, 717-58-BZ, 724-58-BZ, 727-58-BZ, 745-58-BZ, 759-58-BZ, 56-59-BZ, 95-59-A, 787-55-BZ—Vol. III, 555-56-BZ—Vol. II, 711-56-BZ, 125-57-BZ, 157-57-BZ, 911-57-BZ, 132-58-BZ, 289-58-BZ, 584-58-BZ, 587-58-BZ, 592-58-BZ, 619-58-BZ, 668-58-BZ, 669-58-BZ and 770-58-BZ.

Minutes of Regular Meeting, Tuesday Afternoon, March 31, 1959, Affecting Calendar Numbers 301-38-SM, 888-40-SA, 58-49-SA, 126-51-SM, 388-52-SM, 664-53-SM, 367-54-SA, 409-54-SA, 159-55-SM, 647-55-SM, 405-56-SM—Vol. II, 499-56-SM, 531-56-SM, 682-56-SM, 83-57-SA, 574-57-SA, 673-57-SA, 760-57-SM, 806-57-SA, 1013-57-SM, 35-58-SM, 110-58-SM, 113-58-SM, 250-58-SA, 506-58-SA, 516-58-SA, 596-58-SM, 646-58-SA, 650-58-SM, 720-58-SA, 758-58-SA, 707-40-SM—Vol. II, 841-56-SA, 98-56-SM, 900-56-SA, 442-57-SM, 112-56-A, 611-57-A, 746-57-A, 1009-57-A, 778-58-A, 255-43-A—Vol. IV, 120-57-A—Vol. II, 121-57-A—Vol. II, 337-52-

COURT DECISIONS

Matter of New York Association for the Blind vs. Board:—On March 18, 1958, the Board granted a variance under Section 7f of the Zoning Resolution to permit in a retail use district, the erection of a Class 1 structure to be occupied as a non-storage garage for more than 150 cars and stores; Calendar Number 621-56-BZ; premises 117-127 East 59th Street, north side, 120 feet west of Lexington Avenue and 122 East 60th Street, Block 1394, Lots 7-11 inclusive, 64 and 109, Borough of Manhattan.

Upon court review, Mr. Justice Markowitz, Supreme Court, stated in part:

"Even assuming that the commission's disposition is deemed a final determination and a refusal to approve site use under the resolution necessary for the board to acquire jurisdiction, substantial and material changes in the site plan, raises the question as to whether the intervenors should not have resubmitted the matter to the planning commission. It appears that proper procedure in keeping with the intent of subdivision (b), section 21F, of the Zoning Resolution would require such action.

"Thus where an application in the first instance is made to the City Planning Commission, the Board of Standards and Appeals does not acquire jurisdiction over a variance in a use district zone until the City Planning Commission has by definitive determination, unequivocally refused approval of the particular site plan showing the location of all buildings and structures and other facilities to be approved. To hold otherwise would defeat the purpose intended to be achieved by the Zoning Resolution and would render meaningless any action by the planning commission in this regard.

"Accordingly, the motions of respondents and intervenors are denied, and the petition to annul the resolution of the Board of Standards and Appeals is granted, however, without prejudice to such action as the intervenors are advised to take by way of a resubmission for site approval to the City Planning Commission." (New York Law Journal, January 19, 1959, page 13).

No appeal to the Appellate Division is proposed to be taken.

Note:—In the opinion of the Board, the requirements under 21F are for the approval of the site itself as a location for a garage and the details of the garage construction are of no moment. H.H.M.

* * * * *

Matter of Dugach vs. Board—On March 25, 1958, the Board denied a variance under Section 7, subdivisions e and h of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubricatorium, car washing—non-automatic, minor repairs, with hand tools only, office, sales and storage of auto accessories, and parking of cars waiting for service, with curb cuts and ground sign in a residence use district for a stated term of fifteen (15) years; Calendar Number 600-57-BZ; Premises 76-26 to 76-46 (76-36 official) 164th Street, west side, from 76th Road to 77th Avenue; 162-27 to 162-37 77th Avenue and 162-28 to 162-38 76th Road, Block 6848, Lots 1, 6 and 8(1), Flushing, Borough of Queens.

At Special Term, Supreme Court, Mr. Justice Kusnetz sustained the Board, the order of certiorari vacated and the petition dismissed. (New York Law Journal, February 5, 1959, page 15).

Motion was made to Justice Latham at Supreme Court, Special Term, Part I, for a rehearing and Justice Latham has referred it to Justice Kusnetz. (New York Law Journal, March 27, 1959, page 10).

Mr. Justice Kusnetz granted the motion for reargument and upon reargument the Court adheres to its original decision. Submit order. (New York Law Journal, April 3, 1959, page 14).

Notice of Appeal to Appellate Division has been filed.

A—Vol. II, 425-53-A—Vol. II, 122-56-A, 654-58-A, 718-58-A, 421-37-BZ—Vol. II, 421-37-BZ—Vol. III, 670-39-BZ—Vol. II, 697-53-BZ, 820-56-BZ—Vol. II, 529-57-BZ, 602-57-BZ, 680-57-BZ, 702-57-BZ, 754-57-BZ, 522-48-BZ—Vol. II, 351-53-BZ—Vol. III, 1010-55-BZ, 672-56-BZ—Vol. II, 393-58-BZ—Vol. II and 871-49-BZ—Vol. III.

CALENDAR

DOCKET

New Cases filed to March 31, 1959

Cal. No. Dept. Premises Affected

186-59-A—B.M.—390 West Broadway, west side, 188 feet, 9 inches south of Spring Street, Block 488, Lot 27, Borough of Manhattan, Alt. 51-59—re egress.

187-59-BZ—B.Q.—155-37 to 155-45 (155-45 official) Linden Boulevard and 113-10 to 113-20 157th Street, northwest corner, Block 12172, Lot 59, Jamaica, Borough of Queens, Alt. 469-59—re extension to an existing factory; parking area for patrons and employees, etc.—residence use district.

188-59-BZ—B.M.—1-3 Cooper Square and 55 East 4th Street, northeast corner, Block 460, Lot 1, Borough of Manhattan, Amendment to N.B. 116-58—re gasoline service station, office, salesroom, lubritorium, parking and storage of more than 5 motor vehicles, etc.—business use district.

189-59-A—B.M.—437, 439 and 441 East 88th Street, north side, 187 feet west of York Avenue, Block 1568, Lots 15, 16 and 17, Borough of Manhattan, Alt. 1640-57—re scope of work constitutes a new building.

190-59-BZ—B.M.—328-334 East 56th Street, south side, 232 feet west of 1st Avenue, Block 1348, Lot 36, Borough of Manhattan, Amendment to Alt. 233-58—re change of use to R. V. studio and offices—residence use district.

191-59-BZ—B.Bx.—1125 Edison Avenue, west side, 146.8 feet south of Haskins Street, Block 5309, Lot 89, Borough of The Bronx, N.B. 867-57—re building nearer than 10 feet to street line, etc.—residence use district.

192-59-BZ—B.B.—31 Carlton Avenue, east side, 242 feet, 1 inch north of Park Avenue, Block 2031, Lot 12, Borough of Brooklyn, Alt. 717-59—re parking lot for parking and storage of more than five (5) cars—residence use district.

193-59-BZ—B.B.—3015 Avenue M, northwest corner of East 31st Street, Block 7648, Lot 1, Borough of Brooklyn, Alt. 2766-56—re area excessive and nearer than 10 feet to the street line—residence use, E area district.

194-59-BZ—B.B.—1461-1465 38th Street, north side, 100 feet west of 15th Avenue, Block 5348, Lot 49, Borough of Brooklyn, N.B. 2624-58—re area excessive—unrestricted use, C area district.

195-59-SM—Bridgeport Chemical Corp., Glass Armor Jet Bond, to apply a protective coating on the bottom of a fuel oil can as a preventive maintenance measure, manufactured by Bridgeport Chemical Corp., Material.

196-59-SA—Armstrong Products Corp. gas fired vented and unvented room heaters for domestic and commercial use, Models 10A, 12, 16, 2123R, 108, X-205, manufactured by Armstrong Products Corp., Appliance.

197-59-SA—Perfection Gas Room Heaters, Models X221, X231, X246 and X266, manufactured by Perfection Industries, Division of Hupp Corp., Appliance.

198-59-SA—Sexton Rinse Injector, manufactured by Stero Chemical Manufacturing Corp., Appliance.

199-59-SM—Pledgaire exhaust hood for commercial type cooking equipment, Models 100, 200, 300, 400, 500, 600, 1001, 1002 and 1201, manufactured by Cockle Ventilator Co., Material.

200-59-SA—Airco Liquid Gas System, Models 30, 60 and 120, manufactured by Air Reduction Sales Co., Division Air Reduction Co., Inc., Appliance.

201-59-SA—Quaker Room Heater, Models WCVA-256, WCVA-258, WCVA-406-B and SCVA-408-B, manufactured by Heil-Quaker Corp., Appliance.

202-59-A—B.M.—316-320 West 57th Street, south side, 200 feet west of 8th Avenue, Block 1047, Lot 41, Borough of Manhattan, Amendment to Alt. 874-57—re standpipe system must be maintained and provided with a primary water supply.

203-59-A—B.Bx.—298 West 231st Street, southeast corner of Tibbett Avenue, roof parapet, Block 3406, Lots 14, 29, 35, 36 and 37, Borough of The Bronx, N.B. 1156-58—re provide 2 foot parapet wall.

204-59-A—B.M.—484 10th Avenue and 457 West 37th Street, northeast corner, Block 735, Lot 1, Borough of Manhattan, Amendment to Alt. 185-58—re trailer truck parking and loading platform and reduction of yard.

205-59-A—B.M.—486 10th Avenue, 25 feet 1½ inches north of West 37th Street, Block 735, Lot 2, Borough of Manhattan, Amendment to Alt. 118-59—re trailer truck parking and loading platform; reduction of yard and stair to yard.

206-59-BZ—B.M.—232-234 East Broadway, north side, 141.2 feet east of Clinton Street, Block 315, Lot 47, Borough of Manhattan, N.B. 6-59—re area excessive—retail use district.

Restored to Docket

255-43-A—Vol. IV—B.Q.—28-53 216th Street, northeast corner of 29th Avenue, Block 6019, Lot 1, Bayside, Borough of Queens, Amendment to Alt. 1812-55—re nursery school, day care agency and private non-profit country club.

121-57-A—Vol. II—B.Q.—139-23 243rd Street, east side, 198.74 feet south of South Conduit Avenue, Block 13599, Lot 18, Rosedale, Borough of Queens, Amendment to N.B. 4619-56—re part of premises in bed of mapped street.

120-57-A—Vol. II—B.Q.—140-01 243rd Street, east side, 238.74 feet south of South Conduit Avenue, Block 13599, Lot 16, Rosedale, Borough of Queens, Amendment to N.B. 4618-56—re part of premises in bed of mapped street.

707-40-SM—Tyler One and One-Half Hour Hollow Metal Fire Door, manufactured by The W. S. Tyler Company; reopened for report as to additional thickness of door, Material.

CALENDAR

841-56-SA—Arcoflame Conversion Oil Burner, Models PH-1 and PH-2, manufactured by American Radiator and Standard Sanitary Corp.; reopened for report as to additional model, Appliance.

393-58-BZ—Vol. II—B.Q.—89-36 to 89-58 239th Street, west side, 92.8 feet north of Braddock Avenue, Block 7986, Lots 45 and 56, Bellerose, Borough of Queens, N.B. 305-58—re garden type maisonette multiple dwelling—residence and retail use, E-1 and D area district.

1010-55-BZ—B.R.—4124 Arthur Kill Road and 600 Clay Pit Road, southeast corner, Block 7293, Lot 240, Princes Bay, Borough of Richmond, N.B. 1234-55—reopened for consideration as to extension of time to complete—re gasoline service station, car washing, lubritorium, sale of accessories, parking for more than five motor vehicles, etc.—business use district.

351-53-BZ—Vol. II—B.Q.—36-21 to 36-27 13th Street, east side, 175.1 feet north of 37th Avenue, Long Island City, Borough of Queens, N.B. 294-59—re factory—residence use district.

522-48-BZ—Vol. II—B.Q.—170-02 to 170-08 93rd Avenue and 93-01 to 93-11 170th Street, southeast corner, Block 10219, Lots 1 and 118, Jamaica, Borough of Queens, Alt. 3075-58—re change in use to storage, store, office and parking of more than 5 motor vehicles—residence use district.

672-56-BZ—Vol. II—B.B.—6702-6706 3rd Avenue, west side, from 67th Street to Senator Street, 257-293 Senator Street and 274-284 67th Street, Block 5849, Lots 37, 45 and 47, Borough of Brooklyn, N.B. 607-59—re office building, parking for patrons and employees; area excessive—retail and residence use, C area district.

DESIGNATIONS: B.—Department of Buildings; B.B.—Department of Buildings, Brooklyn; B.M.—Department of Buildings, Manhattan; B.Q.—Department of Buildings, Queens; B.R.—Department of Buildings, Richmond; B.Bx.—Department of Buildings, Bronx; H.D.—Health Department; F.D.—Fire Department, and M. and A.—Dept. of Marine and Aviation.

RULES

	Last Publication
Arc and Gas Welding and Oxygen Cutting	Nov. 27, 1956.
Carbon Dioxide Liquefier, Rules..	Mar. 18, 1947—Vol. 32, No. 11
Cements, Air Entraining Portland, Rules for Approval and Use of..	April 12, 1955.
Cements, Blended, Rules for Testing and Use of	Mar. 15, 1955—Vol. 40, No. 11
Certificate of Occupancy, approved form	Dec. 28, 1943—Vol. 28, No. 52A
Concrete Flat Slabs, Rules	July 13, 1937—Vol. 22, No. 28
Concrete Masonry Units, Rules for Manufacture, Testing and Use of	April 24, 1951—Vol. 36, No. 7A
Dry Cleaning Establishments, Rules Covering	Sept. 15, 1955.
Concrete Rules (Hydrated Lime)..	Aug. 3, 1937—Vol. 22, No. 31
Elevator Rules	Mar. 3, 1936—Vol. 21, No. 9
Erection, Alteration, Repair, Excavation for and Demolition of Buildings	Feb. 1, 1956.
Exit Rules (Revolving Doors) ...	June 15, 1937—Vol. 22, No. 24
Exterior Veneering Materials, Rules for	Mar. 11, 1952—Vol. 37, No. 11A
Factory Exit Rules	Feb. 22, 1955.
Fire Alarm Rules (Interior).....	April 15, 1958.
Fire Drill Rules	April 15, 1958.
Fire Resistive, Flameproof Materials, etc., Rules for Testing of Fire Retarding Rules for Garages, Motor Vehicle Repair Shops and Oil Selling Stations	Jan. 8, 1957.
Fireproof Wood, Testing of.....	Apr. 22, 1952—Vol. 37, No. 17
	Apr. 13, 1937—Vol. 22, No. 15

	Last Publication
Gas Shut-Off Rules	Apr. 7, 1925—Vol. 10, No. 14
Hatchway Protection	June 5, 1928—Vol. 13, No. 23
Insulating Fibre Board Rules	Mar. 25, 1952—Vol. 37, No. 13A
Methyl Chloride Rules for Class B and C Refrigerating Systems...	Feb. 11, 1947—Vol. 32, No. 6
Oil Burner Rules	Nov. 20, 1956.
Opening Protective Assemblies, Rules for Inspection of	May 27, 1954.
Parking and Storage of Motor Vehicles—Rules of Commissioner of Housing and Buildings	Sept. 7, 1948—Vol. 33, No. 36
Plumbing Rules	Aug. 3, 1937—Vol. 22, No. 31
Plumbing Rules (Submerged Inlets; Protective Methods to Prevent Contamination of Water Supply)	Nov. 13, 1956.
Procedure, Rules of	Sept. 7, 1937—Vol. 22, No. 36
Smoking in Factories, Rules for..	April 15, 1958.
Spraying and Drying of Paints, Varnishes, Lacquers, etc.	Mar. 4, 1958.
Sprinkler, Rules	June 29, 1937—Vol. 22, No. 26
Standpipe Fireline Rules	June 8, 1937—Vol. 22, No. 23
Structural Alterations, Reporting.	June 7, 1932—Vol. 17, No. 23
Wire Glass Rules (Amendment to Rule 505 of Industrial Code)..	Sept. 3, 1946—Vol. 31, No. 36
Zoning Resolution, Rule to Supplement Section 19-A—July 11, 1958.	

Section I, List of Approved Gas Fired Heating Equipment, Gas Burner and Heater Accessories. Oil Fired Heating Equipment and Oil Burner and Heater Accessories, issued June 1, 1955, listing all approvals through May 24, 1955.

Section II, List of Approved Concrete and Clay Products, issued June 27, 1958, listing all approvals through July 2, 1957.

These pamphlets may be purchased at 80 Lafayette Street, Manhattan. Single Copies \$1.25; By Mail—\$1.50.

Further Sections will be published, containing other approved materials and appliances.

APRIL 7, 1959, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning*, April 7, 1959, at 10 o'clock, at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:

622-58-BZ

APPLICANT—Fred C. Dahlem and Victor E. Block, for Anthony Monaco, owner.

SUBJECT—Application October 29, 1958—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, car wash, office, sale of accessories, minor repairs with hand tools only and the parking and storage of more than five (5) motor vehicles.

PREMISES AFFECTED—3850-3852 Bronxwood Avenue and 904-908 East 222nd Street, southeast corner, Block 4692, Lots 40, 42 and 43, Borough of The Bronx.

Laid over from March 3, 1959, to April 7, 1959, at the request of the objectors for hearing.

192-24-BZ—Vol. II

APPLICANT—Frederick A. Ketcher, for Jerome Evander Corp., owner; Jack Grotsky, lessee.

SUBJECT—Application reopened December 9, 1958 as Vol. II—decision of the Borough Superintendent, under sections 7c and 7i of the Zoning Resolution, to permit in a business use district, in an existing two story building occupied as a Public garage, the use of the store area on the first floor as a motor vehicle repair shop with hand tools only and incidental welding.

PREMISES AFFECTED—2359-2369 Jerome Avenue, west side, 60.26 feet south of West 184th Street, Block 3198, Lot 18, Borough of The Bronx.

149-57-BZ—Vol. II

APPLICANT—Jerome W. Perlstein for Butcher Knitting Mills, Inc., owner.

SUBJECT—Application reopened October 28, 1958 as Vol. II—decision of the Borough Superintendent, under sections 7c and 21 of the Zoning Resolution, to permit in a business

CALENDAR

and residence use, D area district, the erection of a one and two story structure occupying more than the permitted area and used for the manufacture of knitwear, retail sales, office and parking of employees and customers cars. PREMISES AFFECTED—71-45 Metropolitan Avenue, north side, 69.74 feet west of Pleasantview Street, Block 3055, Lot 16, Middle Village, Borough of Queens.

150-57-A—Vol. II

APPLICANT—Jerome W. Perlstein, for Butcher Knitting Mills, Inc., owner.

SUBJECT—Application reopened October 28, 1958 as Vol. II—filed pursuant to section 35, General City Law re proposed parking lot in bed of mapped street—proposed widening of Metropolitan Avenue.

PREMISES AFFECTED—71-45 Metropolitan Avenue, north side, 69.74 feet west of Pleasantview Street, Block 3055, Lot 16, Middle Village, Borough of Queens.

125-52-BZ

APPLICANT—Edmund H. Franz, for Marion V., Raymond V., and Edmund H. Franz, owners.

SUBJECT—Application—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a retail and residence use district, the maintenance of a series of garages for fourteen (14) motor vehicles.

PREMISES AFFECTED—71-34 to 71-50 Myrtle Avenue, southwest corner of 72nd Street, Block 3710, Lot 22, Glendale, Borough of Queens.

214-27-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Socony Mobil Oil Co., Inc., owner.

SUBJECT—Application reopened September 23, 1958 as Vol. II—decision of the Borough Superintendent, under sections 7c and 7a of the Zoning Resolution, to permit in a manufacturing and residence use district, the reconstruction of an existing gasoline service station with the additional accessory uses of lubritorium, minor auto repairs, car washing, utility room, store and parking and storage of more than five (5) motor vehicles with show windows and signs within 75 feet of a residence use district.

PREMISES AFFECTED—296 West Fordham Road, southeast corner of Major Deegan Expressway, Block 3233, Lot 65, Borough of The Bronx.

24-34-BZ—Vol. II

APPLICANT—Anthony M. Salvati, for D and S Holding Corporation, owner.

SUBJECT—Application reopened November 5, 1958 as Vol. II—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a retail and residence use district, the erection and an extension to the second floor in an existing three story building and changing the use from theatre, stores and apartments for two families to bowling alleys, stores and apartments for two families.

PREMISES AFFECTED—3117-3127 Surf Avenue, northeast corner of West 32nd Street, Block 7049, Lot 51, Borough of Brooklyn.

757-58-BZ

APPLICANT—Leonard F. Rothkrug for Doody Holding Corp., owner.

SUBJECT—Application December 24, 1958—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a manufacturing and residence use district the extension of an existing building used for the storage of building materials to be used for retail sales and storage of building materials, equipment and tools with accessory lumber storage and power saws of low horsepower and accessory customer and employee parking, no fee to be charged.

PREMISES AFFECTED—2475-2483 East 17th Street and 1701-1717 Avenue Y, northeast corner, Block 7419, Lot 45, Borough of Brooklyn.

691-58-BZ

APPLICANT—Burke, Green and Groh, for James Newell, Dominick Miranda and Frederick M. Silva, owners; Research Shopping Centers, Inc., vendee.

SUBJECT—Application November 26, 1958—decision of the Borough Superintendent, under sections 7e and 7h of the Zoning Resolution, to permit in a business and residence use district, the erection and maintenance of a gasoline service station, auto washing, non-automatic, lubrication, office, sales, minor repairs with hand tools only and the parking and storage of cars awaiting service.

PREMISES AFFECTED—131-25 20th Avenue, northwest corner of 132nd Street, Block 4137, Lot 55, College Point, Borough of Queens.

692-58-A

APPLICANT—Burke, Green and Groh, for Dominick Miranda and Frederick M. Silva, owners; Research Shopping Centers, Inc., vendee.

SUBJECT—Application November 26, 1958—filed pursuant to section 35, General City Law re utilization of portion or lot in bed of a mapped street—20th Avenue.

PREMISES AFFECTED—131-25 20th Avenue, northwest corner of 132nd Street, Block 4137, Lot 55, College Point, Borough of Queens.

693-58-BZ

APPLICANT—Burke, Green and Groh, for James Newell, Dominick Miranda and Frederick M. Silva, owners; Research Shopping Centers, Inc., vendee.

SUBJECT—Application November 26, 1958—decision of the Borough Superintendent, under sections 7e and 7h of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, minor repairs with hand tools only, auto washing, office and sales and the parking of cars awaiting service.

PREMISES AFFECTED—132-08 20th Avenue, southeast corner of 132nd Street, Block 4178, Lot 22, College Point, Borough of Queens.

694-58-A

APPLICANT—Burke, Green and Groh, for James Newell, Dominick Miranda and Frederick M. Silva, owners; Research Shopping Centers, Inc., vendee.

SUBJECT—Application November 26, 1958—filed pursuant to section 35, General City Law re utilization of portion of lot in bed of a mapped street—20th Avenue.

PREMISES AFFECTED—132-08 20th Avenue, southeast corner of 132nd Street, Block 4178, Lot 22, College Point, Borough of Queens.

777-58-BZ

APPLICANT—Charles M. Spindler for Louis C. Duro, owner.

SUBJECT—Application December 31, 1958—decision of the Borough Superintendent, under sections 7f, 7i, 7e and 21 of the Zoning Resolution, to permit in a retail and residence use, D and E-1 area district, the erection and maintenance of a gasoline service station, lubrication, non-automatic car wash, office, sale of accessories, minor repairs with hand tools only, safety inspection station and parking and storage of motor vehicles all for a temporary term of fifteen (15) years, the proposed building encroaches on the required rear yard.

PREMISES AFFECTED—180-06—180-14 (180-10 official) Linden Boulevard, south side, 125.42 feet west of Montauk Street, Block 12406, Lots 320 and 321, St. Albans, Borough of Queens.

137-27-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Socony Mobil Oil Co., owner.

SUBJECT—Application reopened January 20, 1959—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a business district, the reconstruction of an existing gasoline service station

CALENDAR

and extend the uses to include lubricatory, minor auto repairs with hand tools only, utility room and store and the parking and storage of motor vehicles on the open area.

PREMISES AFFECTED—2103-2121 Webster Avenue, west side, 280 feet north of East 180th Street, Block 3143, Lot 113, Borough of The Bronx.

882-56-BZ—Vol. II

APPLICANT—Frederick A. Ketcher for John Poth, owner; Esso Standard Oil Company, lessee.

SUBJECT—Application reopened January 13, 1959 as Vol. II—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a retail use district, the extension of the open area of the existing gasoline service station by adding that portion occupied by a one story frame building, to be demolished and open the rear wall of the car wash bay, extend the east curb cut on East 101st Street and add an additional curb cut on First Avenue.

PREMISES AFFECTED—1962-1970 First Avenue and 401 East 101st Street, northeast corner, Block 1695, Lots 1 and 50, Borough of Manhattan.

341-43-BZ—Vol. IV

APPLICANT—Leonard F. Rothkrug, for 3319 Realty Corp., owner and conditional vendee doing business as Riteway Laundry.

SUBJECT—Application reopened January 6, 1959 as Volume IV—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a residence use district the extension of a laundry with accessory dry cleaning previously granted by the Board into an existing public garage, the public garage use to be discontinued with the addition of accessory laundry truck storage use and the extension of the garage building for accessory laundry storage use.

PREMISES AFFECTED—3319-3335 Atlantic Avenue, northeast corner of Euclid Avenue, Block 4145, Lot 1, 13 and 23, Borough of Brooklyn.

737-58-BZ

APPLICANT—Kenneth W. Milnes for F. D. Koehler Co., Inc., owner.

SUBJECT—Application December 16, 1958—decision of the Borough Superintendent, under section 7c and 7A of the Zoning Resolution, to permit in a retail and residence use district, the reconstruction of an existing gasoline service station, lubricatorium, sales room, minor auto repairs and car washing, the proposed reconstruction to provide a new accessory building, additional gasoline tanks and pumps, the relocation of the existing pumps and curb cuts within 75 feet of residence use district.

PREMISES AFFECTED—717 Richmond Road, northwest corner of Price-Street, Block 631, Lot 1, Concord, Borough of Richmond.

630-58-BZ

APPLICANT—Milton P. Miller, for Brooklyn Jenapo Federal Credit Union, owner.

SUBJECT—Application November 3, 1958—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit retail and residence use district, the maintenance of a parking lot for use in conjunction with the federal credit union in an adjoining lot for a term of five years, no fee to be charged.

PREMISES AFFECTED—4904 Church Avenue, south side, 20 feet east of East 49th Street and 431 East 49th Street, Block 4697, Lots 2 and 56, Borough of Brooklyn.

581-58-BZ

APPLICANT—Kelly and Schwartz, for Giroloma Le Brutto, owner.

SUBJECT—Application October 8, 1958—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a business and residence use district, the continuance of a three car, non-accessory, garage located on the residence portion of the premises.

PREMISES AFFECTED—23-13 Broadway, north side, 125.31 feet east of 23rd Street, Block 567, Lot 19, Long Island City, Borough of Queens.

710-58-BZ

APPLICANT—Ziegler, Gill and Clabby, for 45th Street Realty Corp., owner, F. X. R., Inc., lessee.

SUBJECT—Application December 5, 1958—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot for employees of F. X. R. Inc.

PREMISES AFFECTED—25-70 Old Bowery Bay Road, 50th Street, west side, 170 feet north of 28th Avenue and 25-81 49th Street, Block 745, Lots 9, 22, 10, 65-70 inclusive and Lot 72, Woodside, Borough of Queens.

711-58-A

APPLICANT—Ziegler, Gill and Clabby, for 45th Street Realty Corp., owner; F. X. R., Inc., lessee.

SUBJECT—Application December 5, 1958—filed pursuant to section 35, General City Law re use of part of premises within bed of a mapped street—50th Street.

PREMISES AFFECTED—25-70 Old Bowery Bay Road, 50th Street, west side, 170 feet north of 28th Avenue and 25-81 49th Street, Block 745, Lots 9, 10, 22, 65-70 and Lot 72, Woodside, Borough of Queens.

712-58-BZ

APPLICANT—Carl H. Salminen, for Ida Cacciatore, owner.

SUBJECT—Application December 5, 1958—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit on a plot partly in a G-1 area and partly in a D area district, the conversion of a one family dwelling to a two family dwelling.

PREMISES AFFECTED—190-17 33rd Avenue and 32-66 191st Street, northwest corner, Block 4941, Lot 5, Flushing, Borough of Queens.

Laid over from March 10, 1959, to April 7, 1959, for inspection and decision; hearing closed.

713-58-A

APPLICANT—Carl H. Salminen, for Ida Cacciatore, owner.

SUBJECT—Application December 5, 1958—Appeal from a decision of the Borough Superintendent, re frame construction.

PREMISES AFFECTED—190-17 33rd Avnue and 32-66 191st Street, northwest corner, Block 4941, Lot 5, Flushing, Borough of Queens.

149-56-BZ

APPLICANT—Leonard F. Rothkrug, for Gair Realty Corp., owner.

SUBJECT—Application reopened February 25, 1959 for consideration of extension of time to complete, expired December 17, 1958—decision of the Borough Superintendent, previously granted on condition, under section 19A(j) of the Zoning Resolution, permitting in an unrestricted use district, a voluntary loading berth in conjunction with existing manufacturing and warehouse uses less than 25 feet from the intersection.

PREMISES AFFECTED—110 Water Street, southwest corner of Washington Street, Block 37, Lot 1, Borough of Brooklyn.

81-57-BZ

APPLICANT—Leonard F. Rothkrug, for Sanpark Realty Corp., doing business as B. and C. Bowling Alley Builders, Inc., owner.

SUBJECT—Application reopened February 25, 1959 for consideration as to extension of time to complete, expired September 24, 1958—decision of the Borough Superintendent, previously granted on condition under section 7c of the Zoning Resolution, permitting in a manufacturing use district, the alteration of an existing building and the erection and maintenance of a new building for the manu-

CALENDAR

facture of bowling alleys, silk screens and wood frame (using power equipment).
PREMISES AFFECTED—105-111 Sanford Street, east side, 217 feet 9 inches north of Myrtle Avenue, Block 1737, Lots 52, 53 and 54, Borough of Brooklyn.

98-58-BZ

APPLICANT—Robert J. Crimmion, for Ahonor, Inc., owner.

SUBJECT—Application March 5, 1958—decision of the Borough Superintendent, under sections 7e and 7h of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, with accessory uses of lubritorium, car washing, (non-automatic), minor repairs with hand tools only, office storage and sale of automobile accessories and parking of more than five (5) passenger cars awaiting service.

PREMISES AFFECTED—3915 Bronxwood Avenue, west side, from East 222nd Street to East 223rd Street, Block 4847, Lots 1 and 3, Borough of The Bronx.

Postponed from September 17, 1958, to September 30, 1958, at the request of an objector, applicant concurring; then to October 21, 1958, for inspection and decision; hearing closed; then to November 12, 1958, for further inspection and decision; then to November 25, 1958 for further inspection and decision; then laid over for inspection by member of the Board and decision; date to be set; then set for April 7, 1959.

644-58-BZ

APPLICANT—Lama, Proskauer and Prober, for Abraham H. Spilky, owner.

SUBJECT—Application November 10, 1958—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a business, retail and residence use district, the erection and maintenance of a one story building extending from the business portion into the residence portion of the plot and used for bowling alleys, snack bar, and dining room, kitchen, cocktail lounge, offices, sport shop, locker room and parking of patrons cars on the unbuilt upon portion of the plot—no fee to be charged.

PREMISES AFFECTED—878 Bay Street, 1-27 Greenfield Avenue, southwest corner and 16-24 Townsend Avenue, Block 2840, Lot 93, St. George, Borough of Richmond.

Laid over from February 3, 1959, date to be set; for inspection and decision; hearing closed; then set for April 7, 1959.

623-58-BZ

APPLICANT—Carl H. Salminen, for Frank Reis, owner; Bari Construction Co., Inc., owner under contract.

SUBJECT—Application October 31, 1958—decision of the Borough Superintendent, under sections 7e and 21 of the Zoning Resolution, to permit in a residence use district, the erection of a one-story structure of Class 3 construction to be used for light manufacturing as permitted in a business use district, office, loading and unloading and parking of trucks used in conjunction with business, the structure to occupy more than the permitted area.

PREMISES AFFECTED—33-04 23rd Street and 21-04 33rd Avenue, southwest corner, Block 556, Lots 34-39 inclusive, Astoria, Borough of Queens.

Laid over from February 3, 1959, to March 3, 1959, for inspection and decision; hearing closed; then to April 7, 1959, for inspection and decision; for applicant to file revised plan as to entrances from 33rd Avenue, and for name and business of tenant.

292-58-BZ

APPLICANT—Leonard F. Rothkrug, for Oneibern Realty Corp., owner; Esso Standard Oil Co., conditional Purchaser under contract.

SUBJECT—Application May 12, 1958—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a local retail use district, the

erection of a gasoline service station, lubritorium, minor auto repairs, car washing (non-automatic), office, sale and the accessory parking of cars awaiting service all for a temporary term of fifteen (15) years.

PREMISES AFFECTED—826 East 233rd Street, southeast corner of Bussing Avenue, Block 4857, Lot 44, Borough of The Bronx.

Laid over from February 25, 1959, to March 10, 1959, at the request of an objector, for hearing with 672-58-A; then to April 7, 1959, for inspection and decision; applicant to file statement as to restrictive covenant for use of Lot 49; hearing closed.

672-58-A

APPLICANT—Leonard F. Rothkrug, for Oneibern Realty Corp., owner; Esso Standard Oil Co., conditional Purchaser under contract.

SUBJECT—Application November 21, 1958—filed pursuant to section 35, General City Law re proposed structure in bed of a mapped street—proposed widening of Bussing Avenue.

PREMISES AFFECTED—826 East 233rd Street, southeast corner of Bussing Avenue, Block 4857, Lot 44, Borough of The Bronx.

477-58-BZ

APPLICANT—James J. Chambers, for Oppen and Cefalu, owner.

SUBJECT—Application August 6, 1958—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a residence use district, for a term of five (5) years, the use of the lot for off street shipping and receiving of metal bed springs and parking of occupants and customers cars as accessory to the bed spring factory to the west under the same ownership.

PREMISES AFFECTED—745 East 9th Street, north side, 118 feet, west of Avenue D, Block 379, Lot 42, Borough of Manhattan.

Laid over from March 10, 1959, to April 7, 1959, for inspection and decision; hearing closed.

666-58-BZ

APPLICANT—Boris W. Dorfman, for Mathilde and Francis Mortingeno, owners.

SUBJECT—Application November 19, 1958—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a business and residence use district, the use of the present building and open area as a machine shop in conjunction with tile, terrazzo and marble works.

PREMISES AFFECTED—6901-6923 Avenue X, north side, from East 69th to East 70th Streets, Block 8447, Lots 1 and 3, Borough of Brooklyn.

Laid over from March 10, 1959, to April 7, 1959, for inspection and decision; hearing closed.

690-58-BZ

APPLICANT—Lama, Proskauer and Prober, for Rebecca Rubin, owner.

SUBJECT—Application December 1, 1958—decision of the Borough Superintendent, under Sections 7e and 7h of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubrication, car wash, office, minor auto repairs, sales room and the parking and storage of more than five (5) cars for a temporary term of fifteen (15) years.

PREMISES AFFECTED—666-670 Castle Hill Avenue and 2201-2207 Cincinnati Avenue, Block 3575, Lots 28, 30 and 31, Borough of The Bronx.

Laid over from March 10, 1959, to April 7, 1959, for inspection and decision; hearing closed.

678-58-BZ

APPLICANT—Leonard F. Rothkrug, for Anna Cara, owner.

SUBJECT—Application November 25, 1958—decision of

CALENDAR

the Borough Superintendent, under Sections 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a non-transient parking lot—pleasure type vehicle only, for a temporary term of five (5) years. PREMISES AFFECTED—182-188 Clermont Avenue, east side, 152 feet, 7 inches north of Willoughby Avenue, Block 2074, Lot 41, Borough of Brooklyn.

Laid over from March 10, 1959, to April 7, 1959, for inspection and decision; applicant to file, at his request, a revised plan showing relocated fence ten feet from rear lot line; hearing closed.

633-58-BZ

APPLICANT—Henry Nordheim, for American Revolving Door Co., Inc., owner.

SUBJECT—Application November 6, 1958—decision of the Borough Superintendent, under Section 7c of the Zoning Resolution, to permit in a manufacturing use district, the use of power saws in the manufacture of revolving doors. PREMISES AFFECTED—240-242 East 146th Street, south side, 250.13 feet west of Morris Avenue, Block 2335, Lot 23, Borough of The Bronx.

Laid over from March 10, 1959, to April 7, 1959, for applicant to file new decision of the Borough Superintendent and for inspection and decision; hearing closed.

764-58-BZ

APPLICANT—Lama, Proskauer & Prober for Ann Turso, owner.

SUBJECT—Application December 30, 1958—decision of the Borough Superintendent under Section 21 of the Zoning Resolution, to permit in a retail use, C area district, the erection of a one story retail store for the sales, storage, loading and unloading of fruits and vegetables, the proposed building to cover the entire lot, exceeds the permitted area coverage.

PREMISES AFFECTED—1889-1893 Fulton Street north side, 103 feet 2¼ inches east of McDougal Street and 14-18 McDougal Street, Block 1530, Lot 19, Borough of Brooklyn.

Laid over from March 10, 1959, to April 7, 1959, for inspection and decision; hearing closed.

206-42-BZ—Vol. II

APPLICANT—Samuel Miller for Esso Standard Oil Company, owner.

SUBJECT—Application reopened December 9, 1958 as Vol. II—decision of the Borough Superintendent, under Section 7c and 7i of the Zoning Resolution, to permit in a retail use district, the reconstruction of an existing gasoline service station and parking lot and the additional conjunctive uses of lubritorium, non-automatic car washing and minor auto repairs with hand tools only for adjustments.

PREMISES AFFECTED—91-02 63rd Drive, northeast corner of Alderton Street, Block 3104, Lot 208, Rego Park, Borough of Queens.

Laid over from March 10, 1959, to April 7, 1959, for inspection and decision; hearing closed.

585-58-BZ

APPLICANT—De Rose and Cavalieri, for Michael De Stefano, owner.

SUBJECT—Application October 10, 1958—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot for the parking and storage of more than five (5) motor vehicles.

PREMISES AFFECTED—915 Clarence Avenue, west side, 96.08 feet north of Lafayette Avenue, Block 5468, Lot 18, Borough of The Bronx.

Laid over from March 10, 1959, to April 7, 1959, for inspection and decision; hearing closed.

774-58-BZ

APPLICANT—Leonard F. Rothkrug for Takabe Corporation, owner.

SUBJECT—Application December 31, 1958—decision of the Borough Superintendent, under Section 9A of the Zoning Resolution, to permit in a class 1 height district, the erection of a multiple dwelling of a height in excess of the permitted within two miles of La Guardia Airport. PREMISES AFFECTED—36-25 Parsons Boulevard, northeast corner of 37th Avenue, Block 5014, Lot 1, Flushing, Borough of Queens.

Laid over from March 10, 1959, to April 7, 1959, for inspection and decision; applicant to file revised plan; hearing closed.

144-19-BZ—Vol. IV

APPLICANT—Justin A. Rothstein, for David E. Meltzer and Alvin Greenstein, owners; Windowcraft Display Installation, lessee.

SUBJECT—Application reopened December 4, 1956 as Vol. IV—re decision of the Borough Superintendent, under Sections 7e and 21 of the Zoning Resolution to permit in a residence use district, the manufacture of display cards and posters in an existing building.

PREMISES AFFECTED—23-69 to 23-71 38th Street, east side, 162.21 feet north of Astoria Boulevard (Triboro Bridge Plaza), Block 803, Lot 13, Long Island City, Borough of Queens.

Laid over from March 10, 1959, to April 7, 1959, for inspection and decision; hearing closed.

630-38-BZ—Vol. III

APPLICANT—John Harold Barry, for 5239 Corporation, owner; Webb and Knapp, Inc., lessee.

SUBJECT—Application reopened December 9, 1958—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a restricted retail use district, the erection of two additional illuminated signs, one over the East 41st Street garage entrance reading "Parking" and one on the Park Avenue facade of the penthouse reading "Parking Airlines Building".

PREMISES AFFECTED—118-134 Park Avenue, west side, from East 41st to East 42nd Streets, 57-63 East 41st Street and 74-80 East 42nd Street, Block 1276, Lot 33, Borough of Manhattan.

Laid over from March 10, 1959, to April 7, 1959, for inspection and decision; hearing closed.

450-58-BZ

APPLICANT—Sidney H. Kitzler, for Sardin Realty Corp., owner; Ralph Iron Works and Allen Peterson, lessee.

SUBJECT—Application July 21, 1958—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a local retail use district, the change in occupancy of an existing one story building from automobile salesroom and auto accessories to auto repair shop with spray booth, manufacturing of metal products with welding and parking for three (3) motor vehicles.

PREMISES AFFECTED—480-496 Ralph Avenue to 1626-1636 Prospect Place, south corner, Block 1369, Lot 39, Borough of Brooklyn.

Laid over from March 10, 1959, to April 7, 1959, for inspection and decision; hearing closed.

18-37-BZ Vol. IV

APPLICANT—Carl H. Salminen, for Kinney Motors, Inc., owner.

SUBJECT—Application reopened December 9, 1958 as Vol. IV—decision of the Borough Superintendent, under sections 7c, 7h, 7i and 21 of the Zoning Resolution, to permit in a business and residence use, C and D area district, the erection and maintenance of an auto showroom, offices, servicing of new and used cars and trucks, new car and truck conditioning, parts sale and storage, wheel align-

CALENDAR

ment, car wash, welding with the use of oxyacetylene torch, car and truck storage in basement, gasoline pump and tank for servicing new cars—not for sale, parking of more than five (5) cars in the residence portion of plot of cars awaiting service.

PREMISES AFFECTED—2166-2190 Coney Island Avenue, west side, 100 feet, 4 $\frac{3}{8}$ inches south of First Court, Block 6685B, Lot 34, Borough of Brooklyn.

Laid over from February 3, 1959, to February 10, 1959, at the request of an objector; no further request for adjournment; then to March 10, 1959, for inspection and decision; hearing closed; then to April 7, 1959, for applicant to file revised plans, carrying out requirements of resolution previously adopted by the Board; and apply them to the reduced building as proposed.

525-58-BZ

APPLICANT—Charles M. Spindler, for Helen Bartelucci, Kuni Rickel and Louise S. Grimm, owners.

SUBJECT—Application September 10, 1958—decision of the Borough Superintendent, under Sections 7e and 7h of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubrication, auto washing—non automatic, office, sale of accessories, minor repairs with hand tools only, safety inspection station and the parking and storage of motor vehicles for a stated term of fifteen (15) years.

PREMISES AFFECTED—43-01 to 43-09 (43-07 official) Astoria Boulevard and 23-11 to 23-21 43rd Street, northeast corner, Block 780, Lot 80 (tentative), Astoria, Borough of Queens.

Laid over from February 17, 1959, to March 10, 1959, for inspection and decision; hearing closed; then to April 7, 1959, for further inspection and decision.

782-56-BZ Vol. II

APPLICANT—Lama, Proskauer and Prober, for David Minkin, Sigmund S. Briger and Elias Thall, owners.

SUBJECT—Application reopened April 22, 1958 as Vol. II—decision of the Borough Superintendent, under sections 7f, 7i, 7e and 7A of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs, car washing, storage, office and sales, parking and storage of motor vehicles with show window and sign less than 75 feet from a residence use district for a stated term of fifteen (15) years.

PREMISES AFFECTED—195-06 to 195-24 (195-20 official) Northern Boulevard, south side, from 195th to 196th Streets, 43-01 to 43-09 195th Street and 43-02 to 43-10 196th Street, Block 5519, Lot 1, Flushing, Borough of Queens.

Laid over from February 3, 1959, to February 25, 1959, at the request of the applicant to permit attendance of owner; no further requests for adjournment; then to March 17, 1959, for inspection and decision; hearing closed; then to April 7, 1959, for applicant to furnish information requested at meeting of February 25th and decision.

78-58-BZ

APPLICANT—Gilbert Lazerus, for Helen Kraft, Morris Maran and Billiou Corp., owners.

SUBJECT—Application February 24, 1958—decision of the Borough Superintendent, under sections 7e and 7h of the Zoning Resolution, to permit in a residence use district, the construction and maintenance, for a term of fifteen (15) years, of a gasoline service station with lubritorium, incidental car washing (non-automatic), minor motor vehicle repairs with hand tools only—no welding or spraying, office, sale and storage of auto accessories and parking of more than five (5) motor vehicles awaiting service with incidental ground signs.

PREMISES AFFECTED—142-02 to 142-14 (142-10) Horace Harding Expressway, 61-13 to 61-19 Main Street, southeast corner and 142-01 to 142-09 61st Road, Block 6411, Lot 34, Kew Gardens Hills, Borough of Queens.

Laid over from February 25, 1959, to March 17, 1959, for inspection and decision; applicant to file revised plans showing conditions on Horace Harding Expressway, the service streets, bridge across Main Street, etc.; hearing closed; then to April 7, 1959, for applicant to furnish information requested at the meeting of February 25, 1959, and for decision.

377-57-BZ—Vol. II

APPLICANT—Carl H. Salminen, for Edgersam Corporation, owner.

SUBJECT—Application reopened October 21, 1958, as Vol. II—decision of the Borough Superintendent, under Sections—7a, 7e and 21 of the zoning resolution, to permit in a retail use, D area district, the erection of an extension to an existing structure occupying more than the permitted area and extend the use of light manufacturing of incombustible plastic novelties, office, storage, storage of carboard containers and incombustible plastics, parking and loading area.

PREMISES AFFECTED—45-22 to 45-30 162nd Street, west side, 200 feet south 45th Avenue, Block 5440, Lots 51 and 54, Flushing, Borough of Queens.

Laid over from March 3, 1959, to March 31, 1959, for inspection and decision; applicant to file revised plans and new decision of the Building Dept.; hearing closed; then to April 7, 1959, for applicant to file revised plan showing larger loading area for trailers and trucks.

727-58-BZ

APPLICANT—Arno Fischer, for James J. and Katherine Bartley, owners.

SUBJECT—Application December 10, 1958—decision of the Borough Superintendent, under Sections 7c, 7i and 7A of the Zoning Resolution, to permit in a business and residence use district, the reconstruction of an existing gasoline service station, eliminating the garage and extend the uses to include minor auto repairs, lubritorium, non-automatic auto laundry, sale of accessories, state inspection service, parking of cars awaiting service with show window and curb cuts within 75 feet of a residence use district.

PREMISES AFFECTED—27-01 to 27-11 Newtown Avenue and 26-50 to 26-56 28th Street, northwest corner, Block 573, Lot 1, Long Island City, Borough of Queens.

Laid over from March 3, 1959, to March 31, 1959, for inspection and decision; hearing closed; then to April 7, 1959, for applicant to file revised plans showing entrance only on Newtown Avenue; also to show retaining wall as may be necessary generally along the building line of 28th Street and also along the interior lot line; also to show 28th Street graded down to the curb and with trees planted along that bank.

604-58-BZ

APPLICANT—Andrew Di Camillo, for Joseph Azara, owner.

SUBJECT—Application October 22, 1958—decision of the Borough Superintendent, under Section 7c of the Zoning Resolution, to permit in a residence use district, the change in occupancy of an existing one story and cellar structure from blacksmith shop to the storage and light repairing of air conditioning equipment.

PREMISES AFFECTED—1342 65th Street, south side, 340 feet east of 13th Avenue, Block 5734, Lot 24, Borough of Brooklyn.

Laid over from March 3, 1959, to March 31, 1959, for inspection and decision; applicant to report to the Board as to second means of exit for both buildings; hearing closed; then to April 7, 1959, for applicant to arrange with owner of subject site and that adjoining for a gate in the fence to provide a second means of exit; hearing previously closed.

CALENDAR

759-58-BZ

APPLICANT—Leonard F. Rothkrug for Berkeley Plaza Corporation, owner.

SUBJECT—Application December 24, 1958—decision of the Borough Superintendent, under Sections 9A and 21 of the Zoning Resolution, to permit in a class one height district, the erection of a multiple dwelling of a height in excess of that permitted within two miles of a designated airport.

PREMISES AFFECTED—2111 Brown Street, southeast corner of Avenue U, Block 7365, Lot 1, Borough of Brooklyn.

Laid over from March 3, 1959, to March 31, 1959, for inspection and decision; hearing closed; then to April 7, 1959, for decision; applicant to file additional plan showing a sectional elevation toward the rear of the building.

HARRIS H. MURDOCK, *Chairman*.

APRIL 7, 1959, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon*, April 7, 1959, at 2 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:

98-56-SM

APPLICANT—J. H. Thorp & Company, Inc., owner.

SUBJECT—Application January 24, 1956—48 Inch Saravel, Model 2926, approval of.

442-57-SM

APPLICANT—B. F. Goodrich Flooring Company, owner.

SUBJECT—Application May 28, 1957—B. F. Goodrich Koroseal Vinyl Floor Tile, approval of.

900-56-SA

APPLICANT—Pyrotronics, Division of Baker Industries, Inc., owner.

SUBJECT—Application for amendment of resolution adopted December 17, 1957—re Pyr-A-Larm, Type C-A Fire Detector & Alarm with Controls; previously approved.

86-55-A—Vol. II

APPLICANT—Reuben Rappaport for Netzach Isreal Jewish Center, Inc., owner; Beth Jacob School for Girls of East Bronx, Lessee.

SUBJECT—Application reopened February 3, 1959 as Volume II—Appeal from a decision of the Borough Superintendent, re construction and egress.

PREMISES AFFECTED—1078 Kelly Street, east side, 89.32 feet south of East 167th Street, Block 2716, Lot 29, Borough of the Bronx.

430-58-A

APPLICANT—Edwiese Schmitt, for Kostbrook Realty Company, owner.

SUBJECT—Application July 11, 1958—Appeal from a decision of the Borough Superintendent, re exists.

PREMISES AFFECTED—429-431 Kent Avenue, east side, 92 feet north of South 9th Street, Block 2135, Lot 5, Borough of Brooklyn.

586-58-A

APPLICANT—Abraham Grossman, for Seymour Nathan, owner.

SUBJECT—Application October 10, 1958—Appeal from a decision of the Borough Superintendent, re egress, fire escape, etc.

PREMISES AFFECTED—101-103 Wooster Street, west side, 125 feet north of Spring Street, Block 501, Lot 28, Borough of Manhattan.

419-58-A

APPLICANT—Swingline Inc., owner.

SUBJECT—Application July 10, 1958—Appeal from an order of the Fire Commissioner, re use of Spraying Equipment, not approved type.

PREMISES AFFECTED—32-01 Queens Boulevard, north side, 32-00 Skillman Avenue, south side, entire block bounded by Queens Boulevard, Skillman Avenue, Van Dam Street and 32nd Place, Block 245, Lot 9, Long Island City, Borough of Queens.

2-59-A

APPLICANT—Ross and Atkin for Joseph Reutershan, owner.

SUBJECT—Application January 2, 1959—filed pursuant to section 35, General City Law re proposed alteration in the bed of a mapped street—William Avenue.

PREMISES AFFECTED—62 Hawkins Street, south side, 533.48 feet west of City Island Avenue, Block 5629, Lot 200, Borough of The Bronx.

HARRIS H. MURDOCK, *Chairman*.

APRIL 14, 1959, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning*, April 14, 1959, at 10 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:

515-47-BZ—Vol. II

APPLICANT—Max Siegel Associates, for Sty Town Realty Inc., owner; Sty Town Service and Parking Station, lessee.

SUBJECT—Application reopened November 18, 1958 as Vol. II—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a local retail and residence use district, the reconstruction and extension of a gasoline service station and parking lot and extend the uses to include lubritorium, minor auto repairs with hand tools only, auto washing (non-automatic), office and sales room.

PREMISES AFFECTED—197-201 Avenue C, 645-649 East 12th Street, northwest corner and 646-648 East 13th Street, Block 395, Lots 29, 36, 38 and 39, Borough of Manhattan.

247-56-BZ—Vol. II

APPLICANT—Lama, Proskauer & Prober for John Stevens & Irene Stevens, owner.

SUBJECT—Application reopened October 21, 1958 as Vol. II—decision of the Borough Superintendent, under sections 7c and 21 of the Zoning Resolution, to permit in a business and residence use, D and G-1 area district, the erection of a class one building to be used as bowling alleys with less than the required setback for a G-1 area district with parking for patrons and employees.

PREMISES AFFECTED—160-30 Cross Bay Boulevard, west side, 80 feet north of 161st Avenue, Block 14030, Lot 1, Howard Beach, Borough of Queens.

593-58-BZ

APPLICANT—Sidney H. Kitzler, for Petval Realty Corp., owner; Angelo Maurici, lessee.

SUBJECT—Application October 16, 1958—decision of the Borough Superintendent, under sections 7c and 7A of the Zoning Resolution, to permit in a retail and residence use district, the extension of the existing used car sales and parking lot into the residence portion of the premises with a business entrance within 75 feet of the residence use district.

PREMISES AFFECTED—273-279 68th Street, northside, 40 feet, 13 1/4 inches west of 3rd Avenue and 272-278 Senator Street, Block 5853, Lots 36, 38 and 49, Borough of Brooklyn.

CALENDAR

754-58-BZ

APPLICANT—Leonard F. Rothkrug for Clemente and A. Sgarlato, owners, Plushed Stuffed Toys, lessee.

SUBJECT—Application December 23, 1958—decision of the Borough Superintendent, under sections 7c and 21 of the Zoning Resolution, to permit in a business use, C area district, the erection of a one-story extension to a one and two story building that exceeds the permitted area coverage and change the occupancy from storage of fruits and garage for two trucks to toy manufacturing, the floor area used for manufacturing exceeds that permitted.

PREMISES AFFECTED—280-282 Baltic Street, south side, 152 feet, 11 inches east of Court Street, Block 402, Lot 13, Borough of Brooklyn.

172-16-BZ—Vol. II

APPLICANT—Herman Kron, for Banner Oil Company, Inc., owner.

SUBJECT—Application reopened July 23, 1957 as Vol. II—decision of the Borough Superintendent, under sections 7c and 7h of the Zoning Resolution, to permit in a business and residence use district, the reconstruction of an existing gasoline service station, minor auto repairs with hand tools only, auto laundry, garage for more than five (5) cars and parking and storage of more than five (5) motor vehicles to be used in conjunction with the existing garage.

PREMISES AFFECTED—31-37 Church Avenue, north side, 100 feet east of Chester Avenue, Block 5313, Lots 34 and 38, Borough of Brooklyn.

25-57-BZ—Vol. II

APPLICANT—Jerome W. Perlstein for Davemac Corporation, owner.

SUBJECT—Application reopened December 23, 1959 as Vol. II—decision of the Borough Superintendent, under sections 7c and 21 of the Zoning Resolution, to permit in a retail and residence use, D and E-1 area district, the erection of a one story extension in the residence portion of the plot to be used for the storage of tires and exceeding the area coverage for the E-1 area district portion of the plot.

PREMISES AFFECTED—221-18 Merrick Boulevard and 134-01 to 134-09 221st Street, southeast corner, Block 13100, Lot 26, Laurelton, Borough of Queens.

42-32-BZ—Vol. II

APPLICANT—Haus and Bresin for Lawrence Florin, owner.

SUBJECT—Application reopened November 7, 1958 as Vol. II—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the modernization of the present gasoline service station by extending the service building and extend the uses to include minor repairs with hand tools only for an additional term of fifteen (15) years.

PREMISES AFFECTED—2263 Linden Boulevard and 786-794 Elton Street, northwest corner, Block 4336, Lot 27, Borough of Brooklyn.

43-59-BZ

APPLICANT—Lama, Proskauer and Prober for Max Ackerman, owner.

SUBJECT—Application January 23, 1959—decision of the Borough Superintendent, under sections 7e and 21 of the Zoning Resolution, to permit in a retail and residence use, C area district, the erection of a class one building to be used as a factory and office with two loading berths, occupying more than the permitted area and with the omission of the required rear yard for a C area district.

PREMISES AFFECTED—76-96 Rochester Avenue, 1802-1812 Pacific Street, southwest corner and 1793-1801 Dean Street, Block 1343, Lot 45, Borough of Brooklyn.

320-33-BZ—Vol. II

APPLICANT—Albert Melniker, Ida Elphand, Esther Radish and Lillian Lader, owners; Thomas Schleier, purchaser under contract.

SUBJECT—Application reopened November 25, 1958—as Vol. II—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, car washing—non-automatic, minor auto repairs with hands tools, sale of accessories, parking of more than five (5) motor vehicles for a stated term of fifteen (15) years.

PREMISES AFFECTED—4360 Hylan Boulevard and 4333 Richmond Avenue, southeast corner and 4 Oceanic Avenue, Block 5322, Lot 1, Eltingville, Borough of Richmond.

683-58-A

APPLICANT—Albert Melniker, for Ida Elphant, Esther Radish and Lillian Lader, owner; Thomas Schlier, purchaser under contract.

SUBJECT—Application November 6, 1958—filed pursuant to section 35, General City Law re construction of Curb Cuts in bed of a mapped street—proposed widening of Richmond and Oceanic Avenues.

PREMISES AFFECTED—4360 Hylan Boulevard, 4333 Richmond Avenue, southeast corner and 4 Oceanic Avenue, Block 5322, Lot 1, Eltingville, Borough of Richmond.

49-59-BZ

APPLICANT—Voorhees Walker Smith Smith and Haines for The Trustees of Columbia University in the City of New York, owners.

SUBJECT—Application January 27, 1959—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a class 1½ height district, the erection of a thirteen (13) story building exceeding the permitted height.

PREMISES AFFECTED—500-520 West 120th Street and 1200-1218 Amsterdam Avenue, southwest corner, Block 1973, part of Lot 1, Borough of Manhattan.

775-58-BZ

APPLICANT—Leonard F. Rothkrug, Herbst and Rusci-ano, for Baychester Operating Corporation, owner.

SUBJECT—Application December 31, 1958—decision of the Borough Superintendent, under sections 7c and 21 of the Zoning Resolution, to permit in a manufacturing and residence use, C area district, the erection of and extension into the residence portion of the premises of a one story building for use as bowling alleys, restaurant and bar, storage and locker rooms and to provide accessory parking on the unbuilt upon portion of the premises, the proposed building exceeds the permitted area coverage.

PREMISES AFFECTED—3490 Palmer Avenue, southeast corner of Boston Road, Block 5259, Lot 1, Borough of The Bronx.

738-57-BZ

APPLICANT—Lama, Proskauer and Prober, for 644 Bushwick Avenue Corp., owner.

SUBJECT—Application October 16, 1957—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in an unrestricted and business use district, the erection and maintenance of a gasoline service station, lubritorium, car wash, office and sales, storage, minor auto repairs, parking and storage of motor vehicles, extending from the unrestricted to the business portion of the plot.

PREMISES AFFECTED—640-648 Bushwick Avenue, south side, 131 feet 8¾ inches west of Myrtle Avenue and 14-20 Troutman Street, Block 3182, Lot 18, Borough of Brooklyn.

486-25-BZ—Vol. II

APPLICANT—Herman Kron, for Washgert Garage Corp., owner.

SUBJECT—Application reopened January 19, 1954 as Vol.

CALENDAR

II—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a business use district the use of roof for more than five motor vehicles, in building used as a garage for more than five motor vehicles.

PREMISES AFFECTED—113-117 Chrystie Street, west side, 100 feet north of Grand Street, Block 423, Lots 22, 23 and 24, Borough of Manhattan.

514-55-BZ

APPLICANT—John F. Fitzsimons, for Stephen and Helen Fedor, owners.

SUBJECT—Application reopened February 25, 1959 for consideration as to extension of time to complete and obtain Certificate of Occupancy, expired March 17, 1958—decision of the Borough Superintendent, previously granted on condition, under sections 7c and 7A of the Zoning Resolution, permitting in a residence and retail use district, the proposed extension of gasoline service station, auto repairs, accessory store, office and dwelling to be used for gasoline station, motor vehicle repair shop, car washing, greasing, office, accessory store, boiler room and dwelling, with curb cut closer to residence use district than is permitted.

PREMISES AFFECTED—78-08 51st Avenue and 51-02 Gorsline Street, southwest corner, Block 2470, Lot 5, Elmhurst, Borough of Queens.

164-46-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Joseph P. Clavin, owner.

SUBJECT—Application reopened March 3, 1959 for consideration as to extension of time to complete, expired October 8, 1958—decision of the Borough Superintendent, previously granted on condition, under section 7e of the Zoning Resolution, permitting in a residence use district, the proposed enlargement of undertaker's establishment and proposed extension of business use in excess of that granted by the Board.

PREMISES AFFECTED—7722-7736 4th Avenue and 375-379 78th Street, northwest corner, Block 5960, Lot 50, Borough of Brooklyn.

676-42-BZ—Vol. IV

APPLICANT—Irving G. Kay, for Sarah Koenig, owner.
SUBJECT—Application reopened February 25, 1959 as Volume IV—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district the change of occupancy from stable for more than five horses to storage of electrical equipment previously granted under Vol. III, which term has expired, to office and storage of stationery and corrugated paper.

PREMISES AFFECTED—357 West 17th Street, north side, 100 feet east of 9th Avenue, Block 741, Lot 5, Borough of Manhattan.

169-49-BZ—Vol. II

APPLICANT—Joshua Brown, for Staten Island Oil Co., Inc., owner.

SUBJECT—Application reopened April 15, 1958—as Vol. II—decision of the Borough Superintendent, under Section 7c of the Zoning Resolution, to permit in a residence use district, the reconstruction of a present gasoline service station and to continue the present uses such as office, lubritorium, sale of auto accessories, car wash—non automatic, minor auto repairs with hand tools only and the parking of more than five (5) motor vehicles waiting to be serviced.

PREMISES AFFECTED—5270 Amboy Road, southeast corner of Arbutus Avenue, Block 6523, Lot 80, Huguenot, Borough of Richmond.

Laid over from February 17, 1959, for inspection and decision; date to be determined; hearing closed; then set for April 14, 1959.

17-59-A

APPLICANT—Joshua Brown for Staten Island Oil Company, Incorporated, owner.

SUBJECT—Application January 9, 1959—filed pursuant to Section 35, General City Law re premises in bed of a mapped street—Proposed widening of Amboy Road.

PREMISES AFFECTED—5270 Amboy Road, southeast corner of Arbutus Avenue, Block 6523, Lot 80, Huguenot, Borough of Richmond.

135-58-BZ

APPLICANT—Leonard F. Rothkrug, for Ludvik Hilman, Martin Rausman and George Pullman, doing business as Joint Realty Co., owners.

SUBJECT—Application March 18, 1958—decision of the Borough Superintendent, under sections 7f and 7i of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, accessory motor vehicle repairs, hand tools only, lubritorium, car washing (non-automatic), office and sales, parking of cars awaiting service, all for a term of fifteen (15) years.

PREMISES AFFECTED—3880 Richmond Avenue and 4575 Amboy Road, northwest corner, Block 5585, Lot 62, Eltingville, Borough of Richmond.

Laid over from January 13, 1959, to February 10, 1959, for inspection and decision; and for applicant to indicate adjacent gasoline station on his plans, Block 5497, Lot 135, granted under Cal. No. 942-57-BZ on July 29, 1958; hearing closed; then laid over for inspection and decision; date for decision to be determined; then set for April 14, 1959.

665-58-A

APPLICANT—Leonard F. Rothkrug, for Ludvik Hilman, Martin Rausman and George Pullman, doing business as Joint Realty Co., owner.

SUBJECT—Application November 14, 1958—filed pursuant to section 35, General City Law re curb cuts in bed of mapped street—proposed widening of Richmond Avenue and Amboy Road.

PREMISES AFFECTED—3880 Richmond Avenue and 4575 Amboy Road, northwest corner, Block 5585, Lot 62, Eltingville, Borough of Richmond.

455-58-BZ

APPLICANT—Kenneth W. Milnes, for Gaetano Trubia, owner.

SUBJECT—Application July 24, 1958—decision of the Borough Superintendent, under sections 7c and 7A of the Zoning Resolution, to permit in a local retail use district, the reconstruction and rehabilitation of an existing gasoline service station, accessory building for a lubritorium, car wash, auto repairs—mainly with hand tools and to install one new pump, relocate the existing pumps and install three additional tanks and provide a business sign within 75 feet of a residence use district.

PREMISES AFFECTED—194 Brighton Avenue, southwest corner of Sumner Place, Block 117, Lot 20, New Brighton, Borough of Richmond.

Laid over from January 6, 1959, to February 10, 1959, for inspection and decision; hearing closed; then laid over for inspection and decision; date for decision to be determined; then set for April 14, 1959.

19-57-BZ

APPLICANT—Reginald S. Hardy, for Frances P. Headley and Seena Prastien, owners.

SUBJECT—Application January 15, 1957—decision of the Borough Superintendent, under sections 7f, 7i and 7A of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry (non-automatic), motor vehicle repair shop, for minor repairs (hand tools only), and with show windows within 75 feet of residence use district.

CALENDAR

PREMISES AFFECTED—1790-1820 Utica Avenue and 4914-4924 Avenue J, southwest corner, Block 7797, Lots 47, 49, 50 and 51, Borough of Brooklyn.

Laid over from July 16, 1957, to July 23, 1957, for inspection and decision; hearing closed; then to December 17, 1957, for further consideration by the Board after community building has been developed; then to May 20, 1958, for report at that time as to the condition in connection with the proposed community house in Block 7775 opposite the proposed gasoline station; and for determination by the Board as to procedure thereafter; then to June 17, 1958, for inspection and decision; hearing closed; also for applicant to advise the Board the status of the construction of proposed Community House; then to July 8, 1958, at request of the applicant to permit him to examine plans filed for the nearby Community House and to report to the Board what such plans call for and the status of proposed structure and for decision; then to September 23, 1958, for applicant to report to the Board as to his examination of plan and the status of the proposed structure under the building now planned to be located in similar location; then to October 28, 1958, for information as to status of Community Center opposite and as to ownership; then to November 25, 1958, at the request of the applicant to furnish the Board with information as to the proposed community center; then to January 27, 1959, for further consideration and decision; then to March 10, 1959, for decision; at request of applicant; then to April 14, 1959, at request of the applicant, for full report to the Board as to proposed Community building on the other side of Avenue J.

565-57-BZ

APPLICANT—Charles M. Spindler, for Leopold Gerinsky and Thomas J. O'Brien, owners.

SUBJECT—Application July 26, 1957—decision of the Borough Superintendent, under sections 7e, 7f, 7i, and 7A of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, auto laundry—non automatic, lubritorium, office, accessory sales, minor repairs with hand tools only, safety inspection station, parking and storage of more than five (5) motor vehicles with curb cuts within 75 feet of a residence use district for a stated term of fifteen (15) years.

PREMISES AFFECTED—5832-5848 Broadway and 196-198 West 239th Street, southeast corner, Block 3271, Lots 193, 194, 195, 196, 197 and 198, Borough of The Bronx.

Laid over from January 28, 1958, to February 18, 1958, for applicant to consult Department of Buildings with respect to Section 21A; then to March 18, 1958, for inspection and decision; hearing closed, then laid over pending Court action, reviewing denial by the Board of a similar application on property across the street from subject site, Block 3414, Lot 340, under Cal. No. 510-39-BZ; date for decision to be determined; then set for February 17, 1959; then to March 10, 1959, for further inspection and decision; then to April 14, 1959, at request of the applicant and for further inspection; hearing closed.

645-58-BZ

APPLICANT—Leonard F. Rothkrug, for Yerna J. Kauffman, owner.

SUBJECT—Application November 12, 1958—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot (non-transient)—pleasure type only for daily use by officers and employees of the Kings Highway Savings Bank and for evening use by the officers of the Avenue "R" Temple for a term of five (5) years.

PREMISES AFFECTED—1717 East 16th Street, east side, 120 feet south of Quentin Road, Block 6799, Lot 85, Borough of Brooklyn.

Laid over from February 25, 1959, to March 17, 1959, at the request of an objector, for hearing, then to April 14, 1959, for inspection and decision; hearing closed.

618-58-BZ

APPLICANT—Michael A. Cardo, for Gasper Guzzetta, owner.

SUBJECT—Application October 28, 1958—decision of the Borough Superintendent, under sections 7c and 21 of the Zoning Resolution, to permit in a retail use district, the erection of a second floor addition to an existing one story building for use as a factory using a greater floor area for manufacturing than permitted.

PREMISES AFFECTED—582 East 188th Street and 2429-2431 Arthur Avenue, southwest corner, Block 3066, Lot 18, Borough of The Bronx.

Laid over from March 17, 1959, to April 14, 1959, for inspection and decision and study of the record; hearing closed.

769-58-BZ

APPLICANT—Lama, Proskauer and Prober, for Vidia Land Corp., owner.

SUBJECT—Application December 30, 1958—decision of the Borough Superintendent, under sections 7e, 7f and 7i of the Zoning Resolution, to permit in a retail and residence use district, the erection and maintenance of a gasoline service station, lubritorium, car wash, minor auto repairs, office and sales, parking and storage of motor vehicles for a stated term of fifteen (15) years.

PREMISES AFFECTED—8001-8023 Flatlands Avenue, north side, from East 80th to East 81st Streets, 765-775 East 80th Street and 766-776 East 81st Street, Block 8001, Lots 1, 3 and 9, Borough of Brooklyn.

Laid over from March 17, 1959, to April 14, 1959, for inspection and decision; applicant to furnish evidence as to correct ownership of the property; hearing closed.

726-58-BZ

APPLICANT—Leonard F. Rothkrug, for Jalm Realty Inc., doing business as John J. McManus and Sons, Inc., owner.

SUBJECT—Application December 11, 1958—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot in conjunction with the McManus Funeral Chapels at 1997-1999 Flatbush Avenue, Block 7840, Lots 10 and 12 for a temporary term of five (5) years.

PREMISES AFFECTED—3833 Flatlands Avenue, north side, 200 feet $\frac{3}{8}$ inches west of Flatbush Avenue, Block 7817, Lot 10, Borough of Brooklyn.

Laid over from March 17, 1959, to April 14, 1959, for inspection and decision; hearing closed.

962-28-BZ—Vol. II

APPLICANT—Unger and Unger, for Sinclair Refining Co., owner.

SUBJECT—Application reopened October 7, 1958—as Vol. II—decision of the Borough Superintendent, under sections 7c, 7i and 21 of the Zoning Resolution, to permit in a business and residence use district, at an existing gasoline service station with office, grease pits and auto laundry the extension of the uses to include sale of accessories, minor auto repairs and the parking and storage of motor vehicles and to have the present pump islands remain in their present location.

PREMISES AFFECTED—714 Jamaica Avenue, southwest corner of Richmond Street, Block 4102, Lot 27, Borough of Brooklyn.

Laid over from March 17, 1959, to April 14, 1959, for inspection and decision; hearing closed.

736-58-BZ

APPLICANT—De Rose and Cavalieri, for Vincent J. Vella and Dr. Frank A. Manzella, owners.

SUBJECT—Application December 16, 1958—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, for a stated term of five (5) years, the parking and storage of more than five (5) pleasure-type motor vehicles.

CALENDAR

PREMISES AFFECTED—414 East 120th Street, south side, 175 feet east of First Avenue, Block 1807, Lot 42, Borough of Manhattan.

Laid over from March 17, 1959, to April 14, 1959, for inspection and decision; hearing closed.

634-58-BZ

APPLICANT—Gilbert Lazarus, for Morris A. Goodman and Raymond Shuster, owners.

SUBJECT—Application November 6, 1958—decision of the Borough Superintendent, under sections 7f, 7i and 7e of the Zoning Resolution, to permit in a retail use district, the erection and maintenance for a term of fifteen (15) years as a gasoline service station with incidental car washing (non-automatic), lubritorium, motor vehicle repair service with hand tools only (no welding or spraying), office and sales and storage of accessories and parking of more than five (5) motor vehicles awaiting service or have been serviced.

PREMISES AFFECTED—1955 Williamsbridge Road, west side, 175 feet south of Neill Avenue, Block 4273, Lots 13, 15 and 17, Borough of The Bronx.

Laid over from March 17, 1959, to April 14, 1959, for inspection and decision; applicant to submit letter as to prospective tenant; hearing closed.

743-58-BZ

APPLICANT—N. K. Winston Management Corp., owner.

SUBJECT—Application December 18, 1958—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the erection of a one-story non-storage garage of class 3 construction to accommodate 32 motor vehicles.

PREMISES AFFECTED—77-11 21st Avenue, northeast corner of 77th Street, Block 946, Lot 41, Jackson Heights, Borough of Queens.

Laid over from March 17, 1959, to April 14, 1959, for inspection and decision; applicant to file new design of proposed garage; applicant to stamp engineer's or architect's seal on plans.

744-58-A

APPLICANT—N. K. Winston Management Corp., owner.

SUBJECT—Application December 18, 1958—appeal from a decision of the Borough Superintendent—re Class 3 construction, area excessive.

PREMISES AFFECTED—77-11 21st Avenue, northeast corner of 77th Street, Block 946, Lot 41, Jackson Heights, Borough of Queens.

735-58-BZ

APPLICANT—Leonard F. Rothkrug, for Orak Realty Corp., owner.

SUBJECT—Application December 16, 1958—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a business and residence use district, the extension of a retail supermarket with accessory patron and employee parking, loading and unloading.

PREMISES AFFECTED—1902 Mott Avenue, north side, 124 feet west of Beach 18th Street, 1111 Foam Place, south side, 93 feet west of Beach 18th Street, Block 40, Lots 8 and 62, Far Rockaway, Borough of Queens.

Laid over from March 17, 1959, to April 14, 1959, for applicant to file report from the Federal Aviation Agency and for inspection and decision; hearing closed.

753-58-BZ

APPLICANT—Robert Gottlieb for Sta-Jax Realty Corp., owner.

SUBJECT—Application December 23, 1958—decision of the Borough Superintendent, under sections 7f and 7i of the Zoning Resolution, to permit in a business and unrestricted use district, the erection and maintenance of a gasoline service station, lubritorium, car wash (non-automatic), motor vehicle repairs (hand tools only), parking and stor-

age of more than five (5) motor vehicles, and used car sales lot for a stated term of fifteen (15) years.

PREMISES AFFECTED—1720 Boone Avenue, and 1020 East 174th Street, southeast corner, Block 3015, Lot 19, Borough of The Bronx.

Laid over from March 17, 1959, to April 14, 1959, for inspection and decision; hearing closed.

589-58-BZ

APPLICANT—Carl H. Salminen, for Brancato Iron Works, owner.

SUBJECT—Application October 15, 1958—decision of the Borough Superintendent, under sections 7e and 21 of the Zoning Resolution, to permit in a residence use district, the erection of a one story building for use as an ornamental iron shop with welding and forging facilities and to provide loading and unloading and parking in conjunction with the existing one-story structure used as an office.

PREMISES AFFECTED—157-11 Linden Boulevard and 148-44 158th Street, northwest corner, Block 12175, Lots 83, 86, 88 and 182, Jamaica, Borough of Queens.

Laid over from March 17, 1959, to April 14, 1959, for inspection and decision; hearing closed.

60-59-A

APPLICANT—Carl H. Salminen for Brancato Iron Works, Incorporated, owner.

SUBJECT—Application February 2, 1959—filed pursuant to Section 35 of the General City Law re proposed utilization of the portion of lot which is in bed of mapped street for business entrance.

PREMISES AFFECTED—157-11 Linden Boulevard and 148-44 158th Street, northwest corner, Block 12175, Lots 83, 86, 88 and 182, Jamaica, Borough of Queens.

68-36-BZ—Vol. IV

APPLICANT—Lama, Proskauer and Prober, for 10 Brighton 11th Street Corp. and New York City Transit Authority, owners; Waldbaum 21, Inc., lessee.

SUBJECT—Application reopened January 6, 1959 as Vol. IV—re decision of the Borough Superintendent, under Section 7c of the Zoning Resolution, to permit in a business and residence use district, the change in use of an existing public garage, motor repairs, lubritorium, and parking in the open area to a supermarket, stores, loading and unloading area, parking of patrons and employees cars—no fee to be charged, and a sign in the residential portion of the plot.

PREMISES AFFECTED—14-48 Brighton 11th Street, west side, 59 feet, 9½ inches south of Neptune Avenue, Block 7516, Lots 2375 and part of 2370, Borough of Brooklyn.

Laid over from February 17, 1959, to February 25, 1959, for hearing, at the request of one objector for additional objectors to be present; then to March 17, 1959, for inspection and decision and for consideration of an Administrative Appeal in connection therewith; which has been filed; hearing closed; then to April 14, 1959, with Calendar Number 29-59-A

29-59-A

APPLICANT—Lama, Proskauer and Prober for 10 Brighton 11th Street Corporation and New York City Transit Authority, owners; Waldbaum 21 Incorporated, lessee.

SUBJECT—Application December 12, 1958—Appeal from a decision of the Borough Superintendent re excessive area of building.

PREMISES AFFECTED—14-48 Brighton 11th Street, west side, 59 feet 9½ inches south of Neptune Avenue, Block 7516, Lot 2375 and part of 2370, Borough of Brooklyn.

345-58-BZ

APPLICANT—Leo Kornblath, for Geray Comp, and Ethel Latt, owners.

SUBJECT—Application May 27, 1958, decision of the Bor-

CALENDAR

ough Superintendent, under Sections 7c and 7f of the Zoning Resolution, to permit in a business use district, on a plot presently used for the parking of more than five (5) motor vehicles, the installation of gasoline tanks and pumps to be used in conjunction with the existing gasoline service station located on the adjoining lot.
PREMISES AFFECTED—2125 Jerome Avenue, west side, 70.65 feet, south of West 181st Street, Block 3192, Lots 46 and 42, Borough of Bronx.

Laid over from March 3, 1959, to March 31, 1959, for inspection and decision; hearing closed; then to April 14, 1959, for further study with report and decision.

HARRIS H. MURDOCK, *Chairman*.

APRIL 14, 1959, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon* April 14, 1959, at 2 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:

305-58-A

APPLICANT—Samuel Carr, for Willa Realty Co., owner.
SUBJECT—Application May 13, 1958—Appeal from a decision of the Borough Superintendent, re egress.
PREMISES AFFECTED—35 West 21st Street, north side, 372 feet east of Avenue of The Americas, Block 823, Lot 19, Borough of Manhattan.

122-56-A

APPLICANT—Ludwig Hanauer, for Eleanor Glickman, Owner.
SUBJECT—Application February 15, 1956—Appeal from a decision of the Borough Superintendent, re egress.
PREMISES AFFECTED—5 East 3rd Street, north side, 104 feet 4 inches east of Bowery, Block 459, Lot 47, Borough of Manhattan.

51-59-A

APPLICANT—George Cooley of John Graham and Company for Federated Department Stores, Incorporated, owner; Abraham and Straus, lessee.
SUBJECT—Application January 29, 1959—Appeal from a decision of the Borough Superintendent re Construction—parking garage.
PREMISES AFFECTED—1-31 Hoyt Street, 203-227 Livingston Street, northeast corner, 10-28 Elm Place northwest corner of Livingston Street, Block 157, Lot 1, Borough of Brooklyn.

403-58-A

APPLICANT—Elias K. Herzog, for Samuel Goodman, owner.
SUBJECT—Application June 26, 1958—Appeal from a decision of the Borough Superintendent re: egress, fire escape not an acceptable 2nd means, etc.
PREMISES AFFECTED—13 East 16th Street, north side, 250 feet of Union Square West, Block 844, Lot 10, Borough of Manhattan.

104-59-A

APPLICANT—Charles M. Spindler for Pierce J. Gerety, owner.
SUBJECT—Application filed February 19, 1959—Appeal from a decision of the Borough Superintendent, re installation of six 5000-gallon tanks in a concrete vault.
PREMISES AFFECTED—126-142 Flatbush Avenue Extension, southwest corner of Duffield Street, Block 132, Lots 23, 24, 27, 31, Borough of Brooklyn.

110-59-A

APPLICANT—Leonard F. Rothkrug for Harte and Company, Incorporated, owner.

SUBJECT—Application February 20, 1959—Appeal from a decision of the Borough Superintendent re Floor construction, live load and exit stairs.

PREMISES AFFECTED—49-51 Dupont Street, northeast corner of Franklin Street, Block 2487, Lots 1, 10, 12, 72, 78, Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman*.

APRIL 21, 1959, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning* April 21, 1959, at 10 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:

195-57-BZ

APPLICANT—Harry A. Yarish, for Ethel Weissman, owner.

SUBJECT—Application March 18, 1957—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a residence use district, the change in occupancy of a two car garage to a one (1) family dwelling.

PREMISES AFFECTED—3844 Laurel Avenue, south side, 120 feet east of Highland Avenue, Block 6976, Lot 13, Borough of Brooklyn.

756-20-BZ—Vol. III

APPLICANT—Frederick A. Ketcher for Loretta M. Ryan, James J. and Arthur C. Bergen, owners; S. M. Rose Corporation, lessee.

SUBJECT—Application reopened December 2, 1958 as Vol. III—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a business use district, the maintenance of the existing legal uses of storage garage on first floor, and non-storage garage in the cellar and on the second floor for more than 5 cars, motor vehicle repair shop stores; and for the additional uses of automobile showroom in the southerly store on the first floor; and for additional garage storage area for more than 5 cars on the second floor, in that portion presently occupied as a bowling alley.

PREMISES AFFECTED—4741-4751 Park Avenue, 2494-2500 Webster Avenue, northwest corner and east side of Webster Avenue, 49 feet north of East 189th Street, Block 3033, Lot 4, Borough of The Bronx.

324-25-BZ—Vol. II

APPLICANT—Leonard F. Rothkrug, for Roosevelt Corona Corporation, owner.

SUBJECT—Application reopened April 10, 1956 as Vol. II—re decision of the Borough Superintendent under sections 7c and 7a of the Zoning Resolution, to permit in a retail and residence use district, the change in use from theatre to bowling alleys and restaurant with business exits within 75 feet of the residence use district.

PREMISES AFFECTED—37-78 to 37-80 Junction Boulevard, west side, 88 feet 8½ inches north of Roosevelt Avenue; 95-45A Roosevelt Avenue and 37-71 to 37-75 Warren Street, Block 1484, Lot 44, Borough of Queens.

706-58-BZ

APPLICANT—De Rose and Cavalieri, for Simon Belitz, owner.

SUBJECT—Application December 5, 1958—decision of the Borough Superintendent, under sections 7h and 7e of the Zoning Resolution, to permit in a residence and business use district, the maintenance of a parking lot for more than five motor vehicles and to provide a loading and unloading area for the adjoining building to the east.

PREMISES AFFECTED—307-309 East 148th Street, north side, 370.25 feet east of Morris Avenue, Block 2330, Lots 64 and 65, Borough of The Bronx.

CALENDAR

871-46-BZ—Vol. II

APPLICANT—Reginald S. Hardy for Boulevard Leasing Corporation, owner.

SUBJECT—Application reopened January 13, 1959 as Vol. II—decision of the Borough Superintendent, under sections 7c, 19A (J) and 21 of the Zoning Resolution, to permit in a business and residence use C and D area and class 1 height district, the erection of a twelve story office building with non-storage garage and loading berth, the proposed building exceed the permitted area coverage encroaches on the required side yards, exceed the permitted height and has curb cuts located in the residence portion of the premises.

PREMISES AFFECTED—97-45 Queens Boulevard, northwest corner of 64th Road, Block 2091, Lot 1, Rego Park, Borough of Queens.

767-58-BZ

APPLICANT—Elliot Saltzman for Roclou Realty Corp., owner.

SUBJECT—Application December 30, 1958—decision of the Borough Superintendent, under sections 7c, 7i and 7A of the Zoning Resolution, to permit in a retail use district, at an existing gasoline service station, the erection of a one story extension to the store and auto accessory building and to extend the uses to include lubritorium, minor auto repairs with hand tools, office and the parking and storage of more than five (5) motor vehicles; it is also proposed to add additional gasoline tanks and new curb cuts and business signs within 75 feet of the residence use district.

PREMISES AFFECTED—4102-4110 Avenue U and 2201-2211 Coleman Street, southeast corner, Block 8558, Lot 36, Borough of Brooklyn.

35-59-BZ

APPLICANT—Max Siegel Associates for 23 West 57th Corporation, owner.

SUBJECT—Application January 19, 1959—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a restricted retail use district, the maintenance of a parking lot for the parking and storage of more than five (5) motor vehicles for a stated term of ten (10) years.

PREMISES AFFECTED—23-25 West 57th Street, north side, 400 feet west of Fifth Avenue and 30 West 58th Street, Block 1273, Lots 19, 20 and 54, Borough of Manhattan.

640-58-BZ

APPLICANT—Norman Lederer and Leonard, for Denis S. O'Connor, Inc.; owner.

SUBJECT—Application November 10, 1958—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the erection of a two story building for use as a funeral home and accessory uses with parking of more than five (5) cars and to provide on the second floor a storage room and an apartment.

PREMISES AFFECTED—91-05 Beach Channel Drive and 355 Beach 91st Street, southwest corner, Block 576, Lot 64, Rockaway Beach, Borough of Queens.

145-59-BZ

APPLICANT—George J. Regan for Ellen de Gange, owner.

SUBJECT—Application March 5, 1959—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a G-1 area district a one family dwelling with less than the required setback.

PREMISES AFFECTED—7-24 Clintonville Street, northwest corner of Eighth Avenue, Block 4512, Lot 35, White-stone, Borough of Queens.

283-52-BZ—Vol. II

APPLICANT—A. H. Salkowitz for Hillside Queens Corp., owner.

SUBJECT—Application reopened February 3, 1959 as Volume II—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a local retail and residence use district on a plot presently occupied with a gasoline service station, stores and parking, the extension of the present parking area by the addition of an adjoining lot located in the residence portion of the premises and to provide an additional curb cut.

PREMISES AFFECTED—272-06-272-10 Union Turnpike, southeast corner of Langdale Street, Block 8675, Lots 55, 57, 59 and 61, Bellerose, Borough of Queens.

326-53-BZ

APPLICANT—Ludwig P. Bono, for Emil Fabrello, owner.

SUBJECT—Application reopened October 7, 1958 as Vol. II—decision of the Borough Superintendent, under section 7f of the Zoning Resolution, to permit in a business use district, at an existing gasoline service station previously granted by the board, the enlargement in area by the addition of four vacant lots and the extension of the uses to include parking of more than five motor vehicles, it is proposed to install additional gasoline pumps and tanks and curb cuts.

PREMISES AFFECTED—1975 White Plains Road, 653 Sagamore Street, northwest corner and 1980 Birchall Street, Block 4256, Lots 42, 43, 44, 45, 46 and 51, Borough of The Bronx.

148-56-BZ

APPLICANT—William A. Giesen, for Octavio Barrios, owner.

SUBJECT—Application reopened March 10, 1959 for consideration as to extension of time to complete, expired December 18, 1957—decision of the Borough Superintendent, previously granted on condition under section 7h of the Zoning Resolution, permitting in a residence use district, the maintenance of a parking lot for the parking and storage of more than five (5) motor vehicles, for a stated term of ten (10) years.

PREMISES AFFECTED—1437 Longfellow Avenue, west side, 150 feet south of Jennings Street, Block 2999, Lots 31 and 32, Borough of The Bronx.

492-27-BZ—Vols. II and III

APPLICANT—Ingram S. Carner, for Halward Realty Corporation, owner.

SUBJECT—Applications reopened March 17, 1959 for consideration as to extension of time to complete and amendment of resolution—decision of the Borough Superintendent, previously granted on condition, under sections 7c and 21 of the Zoning Resolution, permitting in a business and residence use district, the change in occupancy from gasoline station, to gasoline station, sales, office, lubritorium, brake testing, wheel aligning and extension of existing structure.

PREMISES AFFECTED—1120-1144 East New York Avenue, south side, from East 98th Street to Rockaway Parkway; 2-12 East 98th Street and 5-21 Rockaway Parkway, Block 4600, Lots 1 and 7, Borough of Brooklyn.

1161-39-BZ—Vol. II

APPLICANT—M. Martin Elkind, for Goldstein and Ferreri, owner.

SUBJECT—Application reopened February 17, 1959 for consideration as to extension of time to complete and change of ownership—decision of the Borough Superintendent, previously granted on condition under section 7i of the Zoning Resolution, permitting in a business use district, the extension to the accessory building and extend the present use of the gasoline service station, office, two (2) car garage, laundry, auto repair and paint shop to include lubritorium and storage of auto accessories and parts and arrangement of gasoline pumps.

PREMISES AFFECTED—4302-4313 Farragut Road and 745-755 East 43rd Street, southeast corner, Block 5018, Lots 38 and 43, Borough of Brooklyn.

CALENDAR

135-49-BZ—Vol. II

APPLICANT—Leonard A. Swarthe, for Krekor and Pauline Selian, owners.

SUBJECT—Application reopened February 10, 1959—re extension of time to complete, and amendment to resolution—decision of the Borough Superintendent, previously granted on condition, under sections 7c, 7e, 7f and 7i of the Zoning Resolution, permitting in a business use district, the proposed extension of an existing gasoline and oil service station.

PREMISES AFFECTED—1773 East Gun Hill Road, north side, 125 feet east of Wickham Avenue, Block 4806, Lot 44, Borough of The Bronx.

280-58-BZ

APPLICANT—James E. Vassalotti, for L. L. F. Realty Co., Inc., owner.

SUBJECT—Application May 5, 1958—decision of the Borough Superintendent, under sections 7e and 7h of the Zoning Resolution, to permit in a residence use district, the erection of two (2) one-story buildings to be used as public market and stores with loading and unloading and the parking of patrons cars—no fee to be charged.

PREMISES AFFECTED—1555-1581 Rockaway Parkway, east side, 379 feet south of Flatlands Avenue and 1162-1174 East 98th Street, Block 8205, Lot 11, Borough of Brooklyn.

Laid over from December 9, 1958, to January 20, 1959, for inspection and decision; hearing closed; then to March 3, 1959, for further consideration after applicant advises the Board as to the proposed tenant who shall have signed an agreement to occupy the premises; then to April 21, 1959, applicant to furnish Board with information as to road crossing the property.

222-57-BZ—Vol. II

APPLICANT—J. G. L. Molloy, for Park Drive East Holding Corp., owner.

SUBJECT—Application reopened November 12, 1958 as Vol. II—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in a residence use, F area district, the erection of a six (6) story multiple dwelling that exceeds the permitted area coverage.

PREMISES AFFECTED—87-01 to 87-11 Midland Parkway and 180-02 to 180-16 Wexford Terrace, southeast corner, Block 9944, Lot 1, Jamaica, Borough of Queens.

Laid over from March 10, 1959, to March 31, 1959, for hearing, at request of objector; no further requests for adjournments; then to April 21, 1959, for inspection and decision; hearing closed.

684-58-BZ

APPLICANT—Frederick A. Ketcher, for Jack Treulieb, owner; Rayco Auto Seat Covers, Inc., lessee.

SUBJECT—Application November 24, 1958—decision of the Borough Superintendent, under section 7c and 7i of the Zoning Resolution, to permit in a business and residence use district, a permanent variance to maintain the legal conforming use of store, storage and installation of auto seat covers and for the additional use of minor motor vehicle repairs limited to the installation and service of mufflers with the use of acetylene torch, the parking of more than five (5) motor vehicles for patrons only and the erection of a roof sign.

PREMISES AFFECTED—81-15 Queens Boulevard, northwest corner 51st Avenue, Block 1540, Lots 3 and 6, Elmhurst, Borough of Queens.

Laid over from March 31, 1959, to April 21, 1959, for inspection and decision; hearing closed.

717-58-BZ

APPLICANT—Lama, Proskauer and Prober, for Virver Atlantic Realty Corp., owner.

SUBJECT—Application December 8, 1958—decision of the Borough Superintendent, under section 7h of the Zoning

Resolution, to permit in a residence use district, the maintenance of a parking lot for more than five (5) motor vehicles for a temporary term of ten (10) years.

PREMISES AFFECTED—244-262 Hendrix Street, west side, 105 feet, 11 inches south of Atlantic Avenue, Block 3962, Lot 24, Borough of Brooklyn.

Laid over from March 31, 1959, to April 21, 1959, for inspection and decision; hearing closed.

698-58-BZ

APPLICANT—George H. Colin, for Cities Service Oil Co., owner.

SUBJECT—Application December 1, 1958—decision of the Borough Superintendent, under sections 7c and 21 of the Zoning Resolution, to permit in a business use district, the reconstruction of an existing gasoline service station, lubricatorium, car wash, accessory sales, minor motor repairs and parking and storage of more than five (5) motor vehicles, the proposed reconstruction to provide a new accessory building, additional gasoline tanks and eliminate two existing curb-cuts.

PREMISES AFFECTED—457 Southern Boulevard, northeast corner of Tinton Avenue, Block 2582, Lot 1, Borough of The Bronx.

Laid over from March 31, 1959, to April 21, 1959, for inspection and decision; applicant to file three sets of plans; hearing closed.

745-58-BZ

APPLICANT—Leonard F. Rothkrug for Joseph and Edna Ragozini, owner.

SUBJECT—Application December 19, 1958—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot with accessory caretaker's dwelling for a temporary term of five (5) years.

PREMISES AFFECTED—2556-2558 East 14th Street west side, 125 feet north of Avenue Z, Block 7434, Lots 30, 31 and 32, Borough of Brooklyn.

Laid over from March 31, 1959, to April 21, 1959, for inspection and decision; applicant to file plan showing proposed storage of cars on the lot, operation with signs of entrance and exits and the spaces involved; hearing closed.

670-58-BZ

APPLICANT—Gustave Goldman, for James Nugent, owner.

SUBJECT—Application November 20, 1958—decision of the Borough Superintendent under sections 7e, 19A (i) and 21 of the Zoning Resolution, to permit in a local retail use C area district, the construction of a one story extension to the rear of an existing building, use the first and second floors as funeral chapels as an extension to the funeral chapel in the adjoining building and use the third floor for caretaker's apartment, the proposed extension to occupy more than the permitted area and the elimination of the required loading and unloading berth.

PREMISES AFFECTED—2721 Avenue D, north side, 20 feet west of East 28th Street, Block 5193, Lot 41, Borough of Brooklyn.

Laid over from March 31, 1959, to April 21, 1959, for inspection and decision; applicant to obtain new Certificate of Occupancy from Building Dept.; hearing closed.

685-58-A

APPLICANT—Gustave Goldman, for James Nugent, owner

SUBJECT—Application December 1, 1958—Appeal from a decision of the Borough Superintendent, re construction. PREMISES AFFECTED—2721-2723 Avenue D, north side, 20 feet west of East 28th Street, 1st floor; Block 5193, Lots 40 and 41, Borough of Brooklyn.

627-58-BZ

APPLICANT—Morris Kweller, for East Park Realty Co., owner.

SUBJECT—Application October 30, 1958—decision of the

CALENDAR

Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the erection of two buildings for use as gasoline service station and diner, the gasoline service station will include lubritorium, car wash, minor repairs with hand tools, sale of accessories and parking of cars awaiting service, the diner will have kitchen facilities, office and patron parking.

PREMISES AFFECTED—2347-2369 Linden Boulevard, northeast corner of Shepherd Avenue, Block 4476, Lot 22, Borough of Brooklyn.

Laid over from March 31, 1959, to April 21, 1959, for inspection and decision; hearing closed.

724-58-BZ

APPLICANT—Paul Friedman, for Peter J. Houser, owner; Houser Buick, Inc., lessee.

SUBJECT—Application December 9, 1958—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit for a term of ten (10) years the outdoor display and sale of more than five (5) motor vehicles, office, parking of more than five (5) motor vehicles for tenants or its employees, customers and patrons and business ground sign in a local retail use district.

PREMISES AFFECTED—218-18 Hempstead Avenue, south side, 150.16 feet west of 218th Place, Block 11106, Lots 43, 46 and 49, Queens Village, Borough of Queens.

Laid over from March 31, 1959, to April 21, 1959, for inspection and decision; hearing closed.

56-59-BZ

APPLICANT—Reginald S. Hardy for Stockman Holding Corporation, owner; H. C. Bohack Company, Inc., lessee.

SUBJECT—Application January 30, 1959—Appeal from a decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a D area district, the extension of the cellar and first floor of an existing two story building occupying more than the permitted area and without the required rear yard.

PREMISES AFFECTED—72-50 Austin St., south side, 101.17 feet west of Ascan Avenue, Block 3255, Lot 65, Forest Hills, Borough of Queens.

Laid over from March 31, 1959, to April 21, 1959, for inspection and decision; hearing closed.

95-59-A

APPLICANT—Reginald S. Hardy for Stockman Holding Corporation, owner; H. C. Bohack Company, Incorporated, lessee.

SUBJECT—Application February 17, 1959—Appeal from a decision of the Borough Superintendent re Egress; provide two means of egress from cellar area.

PREMISES AFFECTED—72-50 Austin Street, south side, 100.17 feet west of Ascan Avenue, Block 3255, Lot 65, Forest Hills, Borough of Queens.

697-58-BZ

APPLICANT—Frederick A. Ketcher, for Charles E. Fletcher, owner.

SUBJECT—Application December 1, 1958—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a local retail use D area district, the erection of a one story building for use as seven (7) stores, the proposed structure exceeds the permitted area coverage.

PREMISES AFFECTED—285 West 231st Street, and 3103 Corlear Avenue, northwest corner, Block 3406, Lot 83, Borough of The Bronx.

Laid over from March 31, 1959, to April 21, 1959, for inspection and decision; hearing closed.

1283-18-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober for Socony Mobil Oil Company, owner.

SUBJECT—Application reopened July 22, 1958 as Vol. II—decision of the Borough Superintendent under section 7c of the Zoning Resolution to permit in a business, resi-

dence and local retail use district, the reconstruction of the present gasoline service station and extend the uses to include lubritorium, minor auto repairs, car washing, store utility room, parking and storage of motor vehicles and discontinue the uses of public garage, repair shop and brake repairs.

PREMISES AFFECTED—1702-1714 Neptune Avenue and 2802-2814 West 17th Street, southwest corner, Block 7020, Lot 6, Borough of Brooklyn.

Laid over from March 31, 1959, to April 21, 1959, for inspection and decision; hearing closed.

374-37-BZ—Vol. III

APPLICANT—James J. Lyons, Jr. and John J. Lynch, for Lucie Blaesius, owner; Kesbec, Inc., Lessee.

SUBJECT—Application reopened November 25, 1958 as Vol. III—re decision of the Borough Superintendent under sections 7f, 7e and 7i of the Zoning Resolution, to permit in a business use district the erection and maintenance of a gasoline and oil service station, lubritorium, facilities for car washing and minor repairs, an office and salesroom, and the parking and storage of more than five (5) motor vehicles.

PREMISES AFFECTED—2165-2175 Southern Boulevard and 820 East 182nd Street, southwest corner, Block 3111, Lot 59, Borough of The Bronx.

Laid over from March 31, 1959, to April 21, 1959, for inspection and decision; applicant to submit additional copies of Commissioner Moses' letter; hearing closed.

707-58-BZ

APPLICANT—Leonard F. Rothkrug, for George and Witali Federow, doing business as Four Brothers Repair Shop, owners.

SUBJECT—Application December 2, 1958—decision of the Borough Superintendent, under sections 7e, 7f and 7i of the Zoning Resolution, to permit in a business use district the rebuilding and extension of a motor vehicle repair shop (completely destroyed by fire) with accessory welding, painting and spraying and the additions of gasoline pumps and tanks (not for sale), car washing (non-automatic) parking and used car sales, all for a temporary term of ten (10) years.

PREMISES AFFECTED—858-862 Bedford Avenue, west side, 232 feet, 9 inches north of Myrtle Avenue, Block 1900, Lots 53 and 54, Borough of Brooklyn.

Laid over from March 31, 1959, to April 21, 1959, for inspection and decision; applicant to submit new photograph and corrected plans as to gasoline pump; hearing closed.

673-58-BZ

APPLICANT—Hurley and Hughes, for Beverly Management Corp., owner; A. and P. Tea Co., lessee.

SUBJECT—Application November 21, 1958—decision of the Borough Superintendent, under sections 7c and 7A of the Zoning Resolution, to permit in a retail and residence use district, the erection of a one story and cellar structure for use as a retail supermarket and to provide, in the residence portion of the premises, a business entrance into the rear yard for an unloading area.

PREMISES AFFECTED—300-304 West 20th Street and 189-195 8th Avenue, southwest corner, Block 743, Lots 44, 45, 47 and 49, Borough of Manhattan.

Laid over from March 31, 1959, to April 21, 1959, for inspection and decision; hearing closed.

707-56-BZ Vol. II

APPLICANT—Charles M. Spindler, for William Galvin, owner.

SUBJECT—Application reopened November 18, 1958 as Vol. II—decision of the Borough Superintendent, under sections 7f and 7i of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubrication, auto washing—non automatic, office, sale of accessories, minor repairs with hand tools only, safety inspection station and the parking

CALENDAR

and storage of motor vehicles, all for a temporary term of fifteen (15) years.

PREMISES AFFECTED—1500-1510 Williamsbridge Road and 1601-1611 Eastchester Road, northeast corner, Block 4082, Lots 5 and 10, Borough of The Bronx.

Laid over from February 3, 1959, to March 3, 1959, for inspection and decision; hearing closed; then to March 31, 1959, for further inspection and decision; then to April 21, 1959, for further inspection and decision.

702-58-A

APPLICANT—Charles M. Spindler, for William Galvin, owner.

SUBJECT—Application October 23, 1958—filed pursuant to section 35, General City Law proposed sign within bed of a mapped street—proposed widening of Williamsbridge Road.

PREMISES AFFECTED—1500-1510 Williamsbridge Road, northeast corner of Eastchester Road, Block 4082, Lots 5 and 10, Borough of The Bronx.

HARRIS H. MURDOCK, *Chairman*.

APRIL 21, 1959, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, April 21, 1959, at 2 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:*

425-53-A—Vol. II

APPLICANT—John F. Fitzsimons, for Anthony E. and Mary C. Schneider, owners.

SUBJECT—Application reopened November 18, 1958—as Vol. II—Appeal from a decision of the Borough Superintendent, extension and increase in area of frame building for business purposes.

PREMISES AFFECTED—103-45 Lefferts Boulevard, east side, 132.59 feet north of Liberty Avenue, 1st floor; Block 9557, Lot 48, Richmond Hill, Borough of Queens.

654-58-A

APPLICANT—Hyman H. Smith, for Shelbert Homes Realty Corp., owner; Shore Front Taxpayers, Association, Inc.; lessee.

SUBJECT—Application November 17, 1958—Appeal from a decision of the Borough Superintendent, re frame construction, public use.

PREMISES AFFECTED—2924-2926 West 22nd Street, west side, 210 feet, 7 inches south of Mermaid Avenue, Block 7057, Lot 20, Borough of Brooklyn.

938-55-A

APPLICANT—Morris Kweller, for C. H. and R. Realty Corp., owner.

SUBJECT—Application November 2, 1955—Appeal from an order and a decision of the Fire Commissioner—re barred windows.

PREMISES AFFECTED—1733-1753 McDonald Avenue, east side, 245.6 feet south of Avenue O, Block 6608, Lot 77, Borough of Brooklyn.

281-45-A—Vol. II

APPLICANT—Sirof & Sivertsen, for 608 East 133rd Street Corp. and Helen J. Hirschhorn, Executrix, for the trust of Richard S. Hirschhorn and Stewart A. Hirschhorn, owners.

SUBJECT—Application reopened November 12, 1958 as Vol. II—appeal from a decision of the Borough Superintendent re non-fireproof buildings, construction, area, etc.

PREMISES AFFECTED—608 East 133rd Street, south side 325 feet west of Cypress Avenue and 160 Bruckner Boulevard, Block 2546, Lots 19, 23 and 24, Borough of The Bronx.

655-58-A

APPLICANT—Robert J. Crinnion and Lesser and Lesser, for Harry Hinrichsen, owner.

SUBJECT—Application November 17, 1958—Appeal from an order of the Borough Superintendent; re erection of legal retaining wall.

PREMISES AFFECTED—2119 Edenwald Avenue, north side, 30 feet west of Monticello Avenue, Block 5027, Lots 33 and 34, Borough of The Bronx.

656-58-A

APPLICANT—Robert J. Crinnion, and Lesser and Lesser, for Saverio Grasso, owner.

SUBJECT—Application November 17, 1958—Appeal from an order of the Borough Superintendent, re erection of legal retaining wall.

PREMISES AFFECTED—4111 Monticello Avenue, west side, 100 feet north of Edenwald Avenue, Block 5027, Lot 29, Borough of The Bronx.

738-58-A

APPLICANT—Robert J. Crinnion and Harry Lesser, for Harry Lesser owner.

SUBJECT—Appeal from a decision of the Borough Superintendent, re dismissal of violation—illegal retaining wall.

PREMISES AFFECTED—4114 Hill Avenue, east side, 100 feet north of Edenwald Avenue, Block 5027, Lot 41, Borough of The Bronx.

HARRIS H. MURDOCK, *Chairman*.

APRIL 28, 1959, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, April 28, 1959, at 10 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:*

125-59-BZ

APPLICANT—Julius S. Rapson for The Society of St. Vincent de Paul in the Diocese of Brooklyn, owner.

SUBJECT—Application February 27, 1959—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a business and residence use district, the change in occupancy from an existing moving picture theatre to a retail store, office for the retail sales of used furniture and clothing, light manufacturing for repair work and storage of five trucks and open parking area for more than five cars for patrons use, for that part of the plot that is in a residential district.

PREMISES AFFECTED—100-20 Northern Boulevard, southwest corner of 101st Street, Block 1715, Lot 10, Corona, Borough of Queens.

126-59-A

APPLICANT—Julius S. Rapson for The Society of St. Vincent de Paul, owner.

SUBJECT—Application February 27, 1959—filed pursuant to Section 35, General City Law re alteration of building partially in the bed of a mapped street—proposed widening of 101st Street.

PREMISES AFFECTED—100-20 Northern Boulevard, southwest corner of 101st Street, Block 1715, Lot 10, Corona, Borough of Queens.

328-32-BZ—Vol. III

APPLICANT—John L. Crisona for Wexford Arms Realty Corp., owner.

SUBJECT—Application reopened January 27, 1959 as Volume III—decision of the Borough Superintendent, under sections 7c and 21 of the Zoning Resolution, to permit in a local retail use district, the erection and maintenance of a gasoline service station, lubrication, car washing (non-automatic), office, sale of accessories, minor repairs with hand tools only, safety inspection station and the parking and storage of motor vehicles.

CALENDAR

PREMISES AFFECTED—28-05 to 28-21 Bayside Lane, (official 28-11 Bayside Lane) and 162-05 to 162-19 29th Avenue, northeast corner, Block 4890, Lot 80, Whitestone, Borough of Queens.

200-58-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Naneld Realty Corp., owner.

SUBJECT—Application reopened March 3rd, 1959 as Volume II—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the change in use of the rear portion of the basement from doctor's office to an ethical pharmacy.

PREMISES AFFECTED—10-16 162nd Street and 160-35 to 160-39 11th Avenue, northwest corner, Block 4579, Lot 1, Beechhurst, Borough of Queens.

746-58-BZ

APPLICANT—Stuart Mitchell, for Gladys Stein, owner.

SUBJECT—Application December 19, 1958—decision of the Borough Superintendent, under sections 7f and 7c of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, auto laundry, lubritorium, office, salesroom, parking and storage of more than five (5) motor vehicles and minor auto repairs.

PREMISES AFFECTED—2411 Beach Channel Drive, southwest corner of Beach 74th Street, Block 543, Lot 1, Arverne, Borough of Queens.

773-58-BZ

APPLICANT—Leonard F. Rothkrug, for Angela Colucci, owner.

SUBJECT—Application December 31, 1958—decision of the Borough Superintendent, under sections 7e and 21 of the Zoning Resolution, to permit in a residence use, D area district the erection and maintenance of a retail store and a restaurant occupying more than the permitted area for a temporary term of 10 years and the relocating of a two family frame dwelling on the same tax lot.

PREMISES AFFECTED—2727-2729 Cropsey Avenue, and 217-31 Bay 46th Street, northeast corner, Block 6914, Lot 84, Borough of Brooklyn.

545-44-BZ—Vol. III

APPLICANT—Max Siegel Associates for All States Holding Corp., owner.

SUBJECT—Application reopened October 7, 1958 as Vol. III—decision of the Borough Superintendent, under sections 7a and 7c of the Zoning Resolution, to permit in a residence use district, the construction of a penthouse on the roof of the present building for use as offices and showrooms.

PREMISES AFFECTED—410-416 East 54th Street, south side, 194 feet east of 1st Avenue, and 415-423 East 53rd Street, Block 1365, Lot 9, Borough of Manhattan.

577-58-BZ

APPLICANT—Ludwig P. Bono, for Theresa Stanzione, owner; Anthony Palma and Harry Weinberg, lessees.

SUBJECT—Application October 7, 1958—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a business and residence use district, the maintenance of a parking lot on the residence portion of the plot in conjunction with the existing parking lot located in the business portion.

PREMISES AFFECTED—1935 Boston Road, west side, 226.47 feet northeast of Bryant Avenue and 1936 Bryant Avenue, Block 3005, Lots 72, 75, 87 and 89, Borough of The Bronx.

870-55-BZ—Vol. II

APPLICANT—Lama, Proskauer & Prober, for Joseph Stumer, owner.

SUBJECT—Application reopened March 10, 1959 as Volume II—decision of the Borough Superintendent, under

sections 7f, 7i, and 7e of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of an auto showroom, gasoline service station, lubritorium, car wash, minor auto repairs, hand tools only, office and sales, storage room, parking and storage of motor vehicles.

PREMISES AFFECTED—5402-5412 Church Avenue and 261-271 East 54th Street, southeast corner, Block 4702, Lot 1, Borough of Brooklyn.

325-52-BZ—Vol. II

APPLICANT—James J. Lyons Jr., and John J. Lynch, for Maurice and Bernard Epstein, owners.

SUBJECT—Application reopened October 7, 1958 as Vol. II—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a residence use, G-1 area district, the conversion of an existing two family home into two (2) one family homes, the buildings as proposed will encroach on the required rear yards and the building facing Beach 136th Street will exceed the permitted area coverage.

PREMISES AFFECTED—126 Beach 136th Street, east side, 676-42 feet south of Rockaway Beach Boulevard and 125 Beach 135th Street, west side, 712.22 feet south of Rockaway Beach Boulevard, Block 775, Lots 43 and 61, Belle Harbor, Borough of Queens.

10-59-BZ

APPLICANT—George Edward Beatty for R. C. Church of St. Joseph, owner.

SUBJECT—Application January 6, 1959—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a class 1¼ height district, the erection of a fourth floor to an existing three story school building which will exceed the permitted height.

PREMISES AFFECTED—28-38 44th Street and northeast corner of 43rd Street and 30th Avenue, Block 699, Lot 1, Astoria, Borough of Queens.

756-58-BZ

APPLICANT—Leonard F. Rothkrug for Jacob Morrow and Nat Chanelis, owner.

SUBJECT—Application December 24, 1958—decision of the Borough Superintendent under sections 9A and 21 of the Zoning Resolution, to permit in a class ½ height district, the erection of a multiple dwelling the height of a portion of which is in excess of that permitted within two miles of a designated airport.

PREMISES AFFECTED—3291-3323 Nostrand Avenue, northeast corner of Avenue T, Block 7365, Lot 71, Borough of Brooklyn.

701-52-BZ—Vol. III

APPLICANT—Samuel Carr, for Franshir Realty Co., Inc., owner.

SUBJECT—Application reopened December 9, 1958 as Vol. III—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a business and residence use district, the maintenance of a parking lot for the parking of more than five (5) motor vehicles accessory to existing factory buildings.

PREMISES AFFECTED—47-55 37th Street, 37-05 to 37-19 48th Avenue, northeast corner and 47-42 to 47-60 38th Street, Block 228, Lot 1 (formerly Lots 1 and 11), Long Island City, Borough of Queens.

93-48-BZ

APPLICANT—M. Martin Elkind, for K. and L. Auto Electric Service, owner.

SUBJECT—Application reopened January 6, 1959 for consideration as to extension of term of variance—expired July 14, 1958—decision of the Borough Superintendent, previously granted on condition, under sections 7c and 7i of the Zoning Resolution, permitting in a business use district, the extension to existing building on 1st floor, to be used for extension to existing battery and ignition service.

CALENDAR

PREMISES AFFECTED—49-08 to 49-10 Queens Boulevard, south side, 60 feet east of 49th Street, Block 2282, Lots 26 and 27, Sunnyside, Borough of Queens.

HARRIS H. MURDOCK, *Chairman*.

APRIL 28, 1959, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon*, April 28, 1959, at 2 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:

617-58-A

APPLICANT—Leonard F. Rothkrug, for Angelo Santomartino, doing business as S and S Service Station, owner.

SUBJECT—Application October 28, 1958—filed pursuant to Section 35, General City Law re erection of building in bed of a mapped street—West 19th Street.

PREMISES AFFECTED—2974-2984 Cropsey Avenue, west side, 25 feet south of Bay 53rd Street, Block 6947, Lot 301, Borough of Brooklyn.

306-48-A—Vol. III

APPLICANT—Maurice Nirenstein, for Al and Betty Hertz, owner.

SUBJECT—Application reopened February 17, 1959 as Volume III—appeal from a decision of the Borough Superintendent re frame structure within fire limits.

PREMISES AFFECTED—269-16 80th Avenue, south side, 120 feet east of 269th Street, Block 8725, Lot 7, New Hyde Park, Borough of Queens.

206-58-A—Vol. II

APPLICANT—Joshua Brown, for Ases Ayoub, owner.

SUBJECT—Application reopened February 25, 1959 as Volume II—filed pursuant to section 35, General City Law re proposed new building in bed of a mapped street—proposed widening of Victory Boulevard and Manor Road.

PREMISES AFFECTED—1756 Victory Boulevard, south side, 99.49 feet east of Manor Road, Block 707, Lot 6, Four Corners, Borough of Richmond.

HARRIS H. MURDOCK, *Chairman*.

MAY 5, 1959, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon*, May 5, 1959, at 2 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:

718-58-A

APPLICANT—S. Walter Katz, for Twenty-Third Operating Corp., owner.

SUBJECT—Application December 8, 1958—filed pursuant to section 35, General City Law re extension of existing building in bed of a mapped street—approach to Queensboro Bridge.

PREMISES AFFECTED—244 East 60th Street, south side, 135 feet west of 2nd Avenue, Block 1414, Lot 30, Borough of Manhattan.

337-52-A—Vol. II.

APPLICANT—Irving P. Marks, for Bernard, Hermand and Minnie Feuer, owners.

SUBJECT—Application reopened November 25, 1958 as Vol. II—Appeal from a decision of the Borough Superintendent—re erection of extension to existing nursing home, increase in area.

PREMISES AFFECTED—115-49 118th Street, east side, 240 feet north of Sutter Avenue, Block 11711, Lot 18 and 62, South Ozone Park, Borough of Queens.

HARRIS H. MURDOCK, *Chairman*.

MAY 12, 1959, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning*, May 12, 1959, at 10 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matter:

1010-55-BZ

APPLICANT—Albert Melniker, for Southcrest Realty Corp., owner.

SUBJECT—Application reopened March 31, 1959 for consideration as to extension of time to complete—expired July 2, 1958—decision of the Borough Superintendent, previously granted on condition, under sections 7f, 7i and 7A of the Zoning Resolution, permitting in a business use district, the erection and maintenance of a gasoline service station, car washing, lubritorium, sale of accessories, minor motor vehicle repairs, with hand tools and parking for more than five motor vehicles, with proposed curb cut within 75 feet of the residence use district.

PREMISES AFFECTED—4124 Arthur Kill Road and 600 Clay Pit Road, southeast corner, Block 7293, Lot 240, Prince Bay, Borough of Richmond.

HARRIS H. MURDOCK, *Chairman*.

MINUTES

REGULAR MEETING

TUESDAY MORNING, MARCH 31, 1959, 10 A. M.

Present: Chairman Murdock, Vice Chairman Kleinert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox.

The minutes of the regular meetings of the Board held on Tuesday morning and afternoon, March 10, 1959 and March 17, 1959 were approved as printed in the Bulletins of March 17, 1959 and March 24, 1959, Vol. 44, Nos. 11 and 12.

1283-18-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober for Socony Mobil Oil Company, owner.

SUBJECT—Application reopened July 22, 1958 as Vol. II—

decision of the Borough Superintendent under section 7c of the Zoning Resolution to permit in a business, residence and local retail use district, the reconstruction of the present gasoline service station and extend the uses to include lubritorium, minor auto repairs, car washing, store utility room, parking and storage of motor vehicles and discontinue the uses of public garage, repair shop and brake repairs.

PREMISES AFFECTED—1702-1714 Neptune Avenue and 2802-2814 West 17th Street, southwest corner, Block 7020, Lot 6, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

For Administration: Charles J. De Peri, Board of Education.

ACTION OF BOARD—Laid over to April 21, 1959, at 10 A. M. for inspection and decision; hearing closed.

MINUTES

374-37-BZ—Vol. III

APPLICANT—James J. Lyons, Jr. and John J. Lynch, for Lucie Blaesius, owner; Kesbec, Inc., lessee.

SUBJECT—Application reopened November 25, 1958 as Vol. III—re decision of the Borough Superintendent under sections 7f, 7e and 7i of the Zoning Resolution, to permit in a business use district the erection and maintenance of a gasoline and oil service station, lubritorium, facilities for car washing and minor repairs, an office and salesroom, and the parking and storage of more than five (5) motor vehicles.

PREMISES AFFECTED—2165-2175 Southern Boulevard and 820 East 182nd Street, southwest corner, Block 3111, Lot 59, Borough of the Bronx.

APPEARANCES—

For Applicant: James J. Lyons, Jr., and John J. Lynch.

For Opposition: Sidney Smith, Julius Braudes and Harold Malsky.

ACTION OF BOARD—Laid over to April 21, 1959 at 10 A. M. for inspection and decision; applicant to submit additional copies of Commissioner Moses' letter as to parking; hearing closed.

707-56-BZ—Vol. II

APPLICANT—Charles M. Spindler for William Galvin, owner.

SUBJECT—Application reopened November 18, 1958 as Vol. II—decision of the Borough Superintendent, under sections 7f and 7i of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubrication, auto washing—non automatic, office, sale of accessories, minor repairs with hand tools only, safety inspection station and the parking and storage of motor vehicles, all for a temporary term of fifteen (15) years.

PREMISES AFFECTED—1500-1510 Williamsbridge Road and 1601-1611 Eastchester Road, northeast corner, Block 4082, Lots 5 and 10, Borough of The Bronx.

APPEARANCES—

For Applicant: Charles M. Spindler.

For Opposition: None.

ACTION OF BOARD—Laid over to April 21, 1959 at 10 A. M. for further inspection and decision; hearing previously closed.

702-58-A

APPLICANT—Charles M. Spindler, for William Galvin, owner.

SUBJECT—Application October 23, 1958—filed pursuant to section 35, General City Law proposed sign within bed of a mapped street—proposed widening of Williamsbridge Road.

PREMISES AFFECTED—1500-1510 Williamsbridge Road, northeast corner of Eastchester Road, Block 4082, Lots 5 and 10, Borough of The Bronx.

APPEARANCES—

For Applicant: Charles M. Spindler.

ACTION OF BOARD—Laid over to April 21, 1959 at 10 A. M. for further inspection and decision; hearing previously closed.

222-57-BZ—Vol. II

APPLICANT—J. G. L. Molloy for Park Drive East Holding Corp., owner.

SUBJECT—Application reopened November 12, 1958 as Vol. II—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in a residence use, F area district, the erection of a six (6) story multiple dwelling that exceeds the permitted area coverage.

PREMISES AFFECTED—87-01 to 87-11 Midland Parkway and 180-02 to 180-16 Wexford Terrace, southeast corner, Block 9944, Lot 1, Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: J. G. L. Molloy, Pete Gray, N. S. Siegel, S. Mines, Max Drazim, Kenneth Gladstone and Robert M. Levy.

For Opposition: Raymond Keran O'Brien, Benjamin Diamond and Richard B. Charles.

ACTION OF BOARD—Laid over to April 21, 1959, at 10 A. M. for inspection and decision; hearing closed.

377-57-BZ—Vol. II

APPLICANT—Carl H. Salminen, for Edgersam Corporation, owner.

SUBJECT—Application reopened October 21, 1958 as Vol. II—decision of the Borough Superintendent, under sections 7a, 7e and 21 of the Zoning Resolution, to permit in a retail use, D area district, the erection of an extension to an existing structure occupying more than the permitted area and extend the use of light manufacturing of incombustible plastic novelties, office, storage, storage of cardboard containers and incombustible plastics, parking and loading area.

PREMISES AFFECTED—45-22 to 45-30 162nd Street, west side, 200 feet south 45th Avenue, Block 5440, Lots 51 and 54, Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Carl H. Salminen and Sam W. Brunner.

For Opposition: None.

ACTION OF BOARD—Laid over to April 7, 1959, at 10 A. M. for applicant to file revised plan showing larger loading area for trailers and trucks; hearing previously closed.

345-58-BZ

APPLICANT—Leo Kornblath, for Geray Comp. and Ethel Latt owners.

SUBJECT—Application May 27, 1958, decision of the Borough Superintendent, under Sections 7c and 7f of the Zoning Resolution, to permit, in a business use district, on a plot presently used for the parking of more than five (5) motor vehicles, the installation of gasoline tanks and pumps to be used in conjunction with the existing gasoline service station located on the adjoining lot.

PREMISES AFFECTED—2125 Jerome Avenue, west side, 70.65 feet south of West 181st Street, Block 3192, Lots 46 and 42, Borough of Bronx.

APPEARANCES—

For Applicant: Leo Kornblath.

For Opposition: None.

ACTION OF BOARD—Laid over to April 14, 1959, at 10 A. M. for further study with report and decision; hearing previously closed.

604-58-BZ

APPLICANT—Andrew Di Camillo, for Joseph Azara, owner.

SUBJECT—Application October 22, 1958—decision of the Borough Superintendent, under Section 7c of the Zoning Resolution, to permit in a residence use district, the change in occupancy of an existing one story and cellar structure from blacksmith shop to the storage and light repairing of air conditioning equipment.

PREMISES AFFECTED—1342 65th Street, south side, 340 feet east of 13th Avenue, Block 5754, Lot 24, Borough of Brooklyn.

APPEARANCES—

For Applicant: Andrew Di Camillo.

For Opposition: None.

ACTION OF BOARD—Laid over to April 7, 1959, at 10 A. M. for applicant to arrange with owner of subject site and that adjoining for a gate in the fence to provide a second means of exit; hearing previously closed.

627-58-BZ

APPLICANT—Morris Kweiler, for East Park Realty Co., owner.

SUBJECT—Application October 30, 1958—decision of the

MINUTES

Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a residence use district, the erection of two buildings for use as gasoline service station and diner, the gasoline service station will include lubritorium, car wash, minor repairs with hand tools, sale of accessories and parking of cars awaiting service, the diner will have kitchen facilities, office and patron parking.

PREMISES AFFECTED—2347-2369 Linden Boulevard, northeast corner of Shepherd Avenue, Block 4476, Lot 22, Borough of Brooklyn.

APPEARANCES—

For Applicant: Morris Kweller and Jack Steinhaus.

For Opposition: Abraham L. Banner, Katherine Di Maria, Vito D'Agostino, Harriet Sariano, M. Finazzo and Pauline Marcus.

For ADMINISTRATION: Charles J. De Peri, Board of Education.

ACTION OF BOARD—Laid over to April 21, 1959, at 10 A. M. for inspection and decision; hearing closed.

670-58-BZ

APPLICANT—Gustave Goldman, for James Nugent, owner.

SUBJECT—Application November 20, 1958—decision of the Borough Superintendent under Sections 7e, 19A (i) and 21 of the Zoning Resolution, to permit in a local retail use C area district the construction of a one story extension to the rear of an existing building, use the first and second floors as funeral chapels as an extension to the funeral chapel in the adjoining building and use the third floor for caretaker's apartment, the proposed extension to occupy more than the permitted area and the elimination of the required loading and unloading berth.

PREMISES AFFECTED—2721 Avenue D, north side, 20 feet west of East 28th Street, Block 5193, Lot 41, Borough of Brooklyn.

APPEARANCES—

For Applicant: Gustave Goldman and James Nugent.

For Opposition: None.

ACTION OF BOARD—Laid over to April 21, 1959, at 10 A. M. for inspection and decision; applicant to obtain new Certificate of Occupancy from Building Dept.; hearing closed.

685-58-A

APPLICANT—Gustave Goldman, for James Nugent, owner.

SUBJECT—Application December 1, 1958—Appeal from a decision of the Borough Superintendent, re construction.

PREMISES AFFECTED—2721-2723 Avenue D, north side, 20 feet west of East 28th Street, 1st floor; Block 5193, Lots 40 and 41, Borough of Brooklyn.

APPEARANCES—

For Applicant: Gustave Goldman and James Nugent.

ACTION OF BOARD—Laid over to April 21, 1959, at 10 A. M. for inspection and decision; applicant to obtain new Certificate of Occupancy from Building Dept.; hearing closed.

673-58-BZ

APPLICANT—Hurley and Hughes, for Beverly Management Corp., owner; A. and P. Tea Co., lessee.

SUBJECT—Application November 21, 1958—decision of the Borough Superintendent, under Sections 7c and 7A of the Zoning Resolution, to permit in a retail and residence use district, the erection of a one story and cellar structure for use as a retail supermarket and to provide, in the residence portion of the premises, a business entrance into the rear yard for an unloading area.

PREMISES AFFECTED—300-304 West 20th Street and 189-195 8th Avenue, southwest corner, Block 743, Lots 44, 45, 47 and 49, Borough of Manhattan.

APPEARANCES—

For Applicant: Edward J. Hurley and Joseph V. Marino.

For Opposition: Manuel Fernandez.

ACTION OF BOARD—Laid over to April 21, 1959, at 10 A. M. for inspection and decision; hearing closed.

684-58-BZ

APPLICANT—Frederick A. Ketcher, for Jack Treulieb, owner; Rayco Auto Seat Covers, Inc., lessee.

SUBJECT—Application November 24, 1958—decision of the Borough Superintendent, under Sections 7c and 7i of the Zoning Resolution, to permit in a business and residence use district, a permanent variance to maintain the legal conforming use of store, storage and installation of auto seat covers and for the additional use of minor motor vehicle repairs limited to the installation and service of mufflers with the use of acetylene torch, the parking of more than five (5) motor vehicles for patrons only and the erection of a roof sign.

PREMISES AFFECTED—81-15 Queens Boulevard, northwest corner 51st Avenue, Block 1540, Lots 3 and 6, Elmhurst, Borough of Queens.

APPEARANCES—

For Applicant: Frederick A. Ketcher.

For Opposition: Margaret M. Plaute, Lucy M. Malito and Henry Malito.

ACTION OF BOARD—Laid over to April 21, 1959, at 10 A. M. for inspection and decision; hearing closed.

697-58-BZ

APPLICANT—Frederick A. Ketcher, for Charles E. Fletcher, owner.

SUBJECT—Application December 1, 1958—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in a local retail use D area district, the erection of a one story building for use as seven (7) stores, the proposed structure exceeds the permitted area coverage.

PREMISES AFFECTED—285 West 231st Street and 3103 Corlear Avenue, northwest corner, Block 3406, Lot 83, Borough of The Bronx.

APPEARANCES—

For Applicant: Frederick A. Ketcher.

For Opposition: Benjamin Hurwitz and Abe Kramer.

ACTION OF BOARD—Laid over to April 21, 1959, at 10 A. M. for inspection and decision; hearing closed.

698-58-BZ

APPLICANT—George H. Colin, for Cities Service Oil Co., owner.

SUBJECT—Application December 1, 1958—decision of the Borough Superintendent, under Sections 7c and 21 of the Zoning Resolution, to permit in a business use district, the reconstruction of an existing gasoline service station, lubritorium, car wash, accessory sales, minor motor repairs and parking and storage of more than five (5) motor vehicles, the proposed reconstruction to provide a new accessory building, additional gasoline tanks and eliminate two existing curb-cuts.

PREMISES AFFECTED—457 Southern Boulevard, northeast corner of Tinton Avenue, Block 2582, Lot 1, Borough of The Bronx.

APPEARANCES—

For Applicant: Benjamin Mosher, Thomas E. Berkery, Joseph A. Vente and John W. Maddalon.

For Opposition: None.

For Administration: Charles J. De Peri, Board of Education.

ACTION OF BOARD—Laid over to April 21, 1959, at 10 A. M. for inspection and decision; applicant to file three sets of plans; hearing closed.

707-58-BZ

APPLICANT—Leonard F. Rothkrug, for George and Witali Federow, doing business as Four Brothers Repair Shop, owners.

SUBJECT—Application December 2, 1958—decision of the Borough Superintendent, under Sections 7e, 7f and 7i of the Zoning Resolution, to permit in a business use district the rebuilding and extension of a motor vehicle repair shop, completely destroyed by fire, with accessory welding, paint-

MINUTES

ing and spraying and the additions of gasoline pumps and tanks, not for sale, car washing, non automatic, parking and used car sales all for a temporary term of ten (10) years.
PREMISES AFFECTED—858-862 Bedford Avenue, west side, 232 feet, 9 inches north of Myrtle Avenue, Block 1900, Lots 53 and 54, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug, George Federow and Witali Federow.

For Opposition: Bernard D. Schneider and Joseph Rosa.

ACTION OF BOARD—Laid over to April 21, 1959, at 10 A. M. for inspection and decision; applicant to submit new photograph and corrected plans as to gasoline pump; hearing closed.

717-58-BZ

APPLICANT—Lama, Proskauer and Prober, for Virver Atlantic Realty Corp., owner.

SUBJECT—Application December 8, 1958—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot for more than five (5) motor vehicles for a temporary term of ten (10) years.

PREMISES AFFECTED—244-262 Hendrix Street, west side, 105 feet, 11 inches south of Atlantic Avenue, Block 3962, Lot 24, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

ACTION OF BOARD—Laid over to April 21, 1959, at 10 A. M. for inspection and decision; hearing closed.

724-58-BZ

APPLICANT—Paul Friedman, for Peter J. Houser, owner; Houser Buick, Inc., lessee.

SUBJECT—Application December 9, 1958—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit for a term of ten (10) years the outdoor display and sale of more than five (5) motor vehicles, office, parking of more than five (5) motor vehicles for tenants or its employees, customers and patrons and business ground sign in a local retail use district.

PREMISES AFFECTED—218-18 Hempstead Avenue, south side, 150.16 feet west of 218th Place, Block 11106, Lots 43, 46 and 49, Queens Village, Borough of Queens.

APPEARANCES—

For Applicant: Paul Friedman.

For Opposition: None.

ACTION OF BOARD—Laid over to April 21, 1959, at 10 A. M. for inspection and decision; hearing closed.

727-58-BZ

APPLICANT—Arno Fischer, for James J. and Katherine Bartley, owners.

SUBJECT—Application December 10, 1958—decision of the Borough Superintendent, under Sections 7c, 7i and 7A of the Zoning Resolution, to permit in a business and residence use district, the reconstruction of an existing gasoline service station, eliminating the garage and extend the uses to include minor auto repairs, lubrication, non-automatic auto laundry, sale of accessories, state inspection service, parking of cars awaiting service with show window and curb cuts within 75 feet of a residence use district.

PREMISES AFFECTED—27-01 to 27-11 Newtown Avenue and 26-50 to 26-56 28th Street, northwest corner, Block 573, Lot 1, Long Island City, Borough of Queens.

APPEARANCES—

For Applicant: Arno Fischer.

For Opposition: None.

ACTION OF BOARD—Laid over to April 7, 1959, at 10 A. M. for applicant to file revised plans showing en-

trance only on Newtown Avenue; also to show retaining wall as may be necessary generally along the building line of 28th Street and also along the interior lot line; also to show 28th Street graded down to the street line and with trees planted along that bank; hearing closed.

745-58-BZ

APPLICANT—Leonard F. Rothkrug for Joseph and Edna Ragozini, owner.

SUBJECT—Application December 22, 1958—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot with accessory caretaker's dwelling for a temporary term of five (5) years.

PREMISES AFFECTED—2556/2558 East 14th Street, west side, 125 feet north of Avenue Z, Block 7434, Lots 30, 31 and 32, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug, Joseph Ragozini and Edna Ragozini.

For Opposition: None.

ACTION OF BOARD—Laid over to April 21, 1959, at 10 A. M. for inspection and decision; applicant to file plan showing proposed storage of cars on the lot, operation with signs of entrance and exits and the spaces involved; hearing closed.

759-58-BZ

APPLICANT—Leonard F. Rothkrug for Berkeley Plaza Corporation, owner.

SUBJECT—Application December 24, 1958—decision of the Borough Superintendent, under Sections 9A and 21 of the Zoning Resolution, to permit in a class one height district, the erection of a multiple dwelling of a height in excess of that permitted within two miles of a designated airport.

PREMISES AFFECTED—2111 Brown Street, southeast corner of Avenue U, Block 7365, Lot 1, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: None.

ACTION OF BOARD—Laid over to April 7, 1959, at 10 A. M. for decision; applicant to file additional plan showing a sectional elevation toward the rear from Brown Street; hearing previously closed.

56-59-BZ

APPLICANT—Reginald S. Hardy for Stockman Holding Corporation, owner; H. C. Bohack Company, Inc., lessee.

SUBJECT—Application January 30, 1959—Appeal from a decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in a D area district, the extension of the cellar and first floor of an existing two story building occupying more than the permitted area and without the required rear yard.

PREMISES AFFECTED—72-50 Austin St., south side, 101.17 feet west of Ascan Avenue, Block 3255, Lot 65, Forest Hills, Borough of Queens.

APPEARANCES—

For Applicant: Reginald S. Hardy and Murray Stockman.

For Opposition: None.

ACTION OF BOARD—Laid over to April 21, 1959, at 10 A. M. for inspection and decision; hearing closed.

95-59-A

APPLICANT—Reginald S. Hardy, for Stockman Holding Corporation, owner; H. C. Bohack Company, Inc., lessee.

SUBJECT—Application February 17, 1959—Appeal from a decision of the Borough Superintendent—re egress; provide two means of egress from cellar area.

PREMISES AFFECTED—72-50 Austin Street, south

MINUTES

side, 100.17 feet west of Ascan Avenue, Block 3255, Lot 65, Forest Hills, Borough of Queens.

APPEARANCES—

For Applicant: Reginald S. Hardy and Murray Stockman.

ACTION OF BOARD—Laid over to April 21, 1959, at 10 A. M. for inspection and decision; hearing closed.

787-55-BZ—Vol. III

APPLICANT—J. G. L. Molloy, for B. Kerner and Son, Inc., and Padula Service Station, Inc., owners.

SUBJECT—Application reopened October 28, 1958 as Vol. III—decision of the Borough Superintendent, under sections 7e, 7f and 7i of the Zoning Resolution, to permit in a business use district, the enlargement in area of a gasoline service station by the addition of an adjoining lot and to relocate and add curb cuts and gasoline pumps.

PREMISES AFFECTED—160-168 Ridge Street and 339-345 East Houston Street, southeast corner, Block 345, Lots 44, 48, 49 and 50, Borough of Manhattan.

APPEARANCES—

For Applicant: J. G. L. Malloy

For Opposition: None.

ACTION OF BOARD—Resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Kleiert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox 5
Negative: 0

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. III on October 28, 1958 subject to regular procedure; and

WHEREAS, a public hearing was held on this application on March 3, 1959 after due notice by publication in the Bulletin; laid over to March 31, 1959, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site, East Houston Street, Ridge Street, Pitt Street and Stanton Street are in a business use, B area, class 1½ height district; and

WHEREAS, the decision of the Borough Superintendent, dated September 10, 1958 acting on amendment to N.B. Applic. No. 132-55, reads:

"1. The proposed increase in area of a site for a gasoline service station, lubritorium, minor car repairs with hand tools only, car washing, office, sales area, utility room and parking and storage for more than 5 motor vehicles, in process of being erected under B.S. & A. Cal. #787-55-BZ, located in a Business Use District, constitutes an extension of a non-conforming use and is therefore contrary to Art. II, PP. 4 Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 150 feet frontage by 100 feet in depth; that it is proposed to change the layout to provide pumps 15 feet from the street building line; that there are three curb cuts on Ridge Street, each 30 feet wide, and two curb cuts on East Houston Street, also 30 feet wide; and

WHEREAS, the applicant states that on February 5, 1957 the Board adopted a Resolution making a variation in the application of the use district regulations of the Zoning Resolution granting, for a term of fifteen years, permission to occupy lots 44 and 48 of the subject premises as a gasoline service station and accessory uses, on certain conditions; that thereafter the owner proceeded in accordance with the Resolution and the new structures are practically completed; that however, since the adoption of the above Resolution, the owner purchased lot 49 in block 345, which lot adjoins the original premises to the east, and on June 17, 1958 the Board amended the above Resolution under Vol. II permitting the extension of the area by including the said lot 49 on certain conditions; that thereafter, the owner entered into a lease with Padula Service Station, Inc., whereby the owner leased to Padula Service Station,

Inc. the entire premises, namely, lots 44, 48 and 49, which said lots had been the subject of the two Resolutions of the Board above referred to; that Padula Service Station, Inc., is the owner of lot 50 in block 345 and desires to operate lots 44, 48, 49 and 50 as a gasoline service station; that lot 50 is directly east of the other lots and adjoins lot 49; that a new plan for the layout of the premises with lot 50 included has been filed with Department of Buildings by Padula Service Station, Inc., and an objection dated September 10, 1958 has been received, and copy of this objection is filed with this application; and

WHEREAS, the applicant contends that the increase in area requested will make the gasoline service station extremely efficient and will be a decided improvement for the neighborhood; that the increase in area, however, does not affect any additional owners other than those affected on the two previous applications; and

WHEREAS, the applicant states that the present owners have held title to the property since December 16, 1957; that the assessed valuation of land is \$49,500 and of the building \$52,500 making a total of \$102,000; that the building was erected prior to 1911; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on February 5, 1957, and as thereafter amended by resolutions adopted through June 17, 1957, by adding thereto:

"and to permit extension of area as now proposed and as shown on plans filed with this application marked, "Received October 9, 1958," 1 sheet "January 30, 1959," 2 sheets, and "March 19, 1959," 1 sheet, on condition that the requirements of the resolution as adopted by the Board on February 5, 1957, as thereafter amended by resolution adopted through June 17, 1958, shall be complied with and adapted as to the extended area in accordance with the plans above cited; and that all permits shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution."

555-56-BZ—Vol. II

APPLICANT—Carl H. Salminen, for Charles J. Erthal, owner.

SUBJECT—Application October 28, 1958—decision of the Borough Superintendent, under sections 7f, 7i and 7A of the Zoning Resolution, to permit in a retail use district, the change in use of the present building, public garage, store and gasoline station to gasoline station, lubritorium, car wash, minor motor vehicle repairs with hand tools only, curb cuts and show window within 75 feet of a residence use district.

PREMISES AFFECTED—22-50 122nd Street and 121-11 23rd Avenue northwest corner, Block 4197, Lot 40, College Point, Borough of Queens.

APPEARANCES—

For Applicant: Carl H. Salminen, Johanna Erthal and Charles J. Erthal.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Kleiert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox 5
Negative: 0

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on October 28, 1958 subject to regular procedure; and

WHEREAS, a public hearing was held on this application on March 3, 1959 after due notice by publication in the Bulletin; laid over to March 31, 1959, for inspection and decision; applicant to file revised plans; hearing closed; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site and 122nd Street is in a retail use, C area, class 1 height district; 22nd Avenue and 23rd

MINUTES

Avenue are in retail and residence use, C area, class 1 height districts; 121st Street is in a residence use, C area, class 1 height district; that the retail designation became effective on August 25, 1955; that height and area have not been changed since July 25, 1916 and there are no changes pending; and

WHEREAS, the decision of the Borough Superintendent, dated September 11, 1958 acting on N.B. Applic. No. 2370-55 reads:

"1. The proposed erection of a gasoline service station, lubritorium, car wash, minor auto repairs with hand tools only, office, storage and parking of motor vehicles waiting to be serviced on a lot in a retail use district is contrary to Art. 2, Sec. 4-A of the Z.R.

2. The proposed erection of a ground sign on a lot in a retail use district is contrary to Art. 2 Sec. 4-A of the Z.R.

3. Curb cuts and show window within 75'-0" of a residence use district is contrary to Sec. 7-A of the Z.R."

and

WHEREAS, the applicant states that the premises consist of a plot, 50 feet frontage by 100 feet in depth improved with a two story frame structure, erected in 1899 and used for motor vehicle repairing since 1914; that it is proposed to erect a modern, one story masonry automobile service and gas station of class 3 construction, to be used for the sale of gasoline, oil, lubritorium, car wash, minor motor vehicle repairs with hand tools only, office, storage and parking of motor vehicles awaiting service; that there will be three existing gasoline pumps and six 550 gallon existing underground gasoline storage tanks; that it is proposed to cover the entire service and parking area with concrete paving; that the existing two story frame structure will be demolished; and

WHEREAS, the applicant states that though the permit was inadvertently allowed to expire in 1936, the previous owner continued to do motor vehicle repairing, believing that the permit was in force; that the present owner purchased the business in 1957 with the understanding that he could operate the premises for motor vehicle repairing as in the past; that letter dated March 7, 1956, submitted with Vol. I of this application, lists various dates under which the Fire Department permitted installation of gasoline tanks and pumps outside the building; that the owner requested a new permit from the Fire Department for motor vehicle repairing and their Order No. 8373-4 dated November 4, 1943 (letter in Vol. I), required that a Certificate of Occupancy be first obtained from the Department of Buildings authorizing the use of premises as a motor vehicle repair shop; that the Department of Buildings instructed the owner to file an appeal before this Board; that the Board granted a variance on July 9, 1957, under Cal. 555-56-BZ, Bulletin 29, Vol. 42, for a term of one year, pending report from the owner as to plans to complete re-building; that Certificate of Occupancy No. Q121563 dated March 11, 1958 was issued, which expired July 9, 1958; that notice was filed with the Board on June 23, 1958 that the owner was ready to proceed with a new masonry service station, and was instructed, on July 15, 1958, to file a new application according to usual procedure as Vol. II; and

WHEREAS, the applicant contends that since the premises has been used as motor vehicle repair business from 1914 to date, it is requested that a new masonry gas station be permitted as outlined above, to permit erection of two illuminated ground signs, contrary to Art. II, Sec. 4A, to permit existing curb cuts to remain and new show window to be within 75 feet of a residence use district, contrary to Sec. 7-A; and

WHEREAS, the applicant states that the present owner has held title to the property since January 15, 1951; that the assessed valuation of land is \$10,000 and of the building \$6,000 making a total of \$16,000; that the building was erected in 1899; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended

that the application be granted in accordance with the filed revised plans under certain conditions; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivisions f, i and A of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7 f for a term of fifteen years, to permit the existing gasoline service station to be reconstructed and rearranged substantially as proposed and indicated on plans filed with this application, marked "Received October 8, 1958", 1 sheet, "January 28, 1959", 1 sheet, and "March 27, 1959", 7 sheets, *on condition* that all buildings and uses not proposed to be retained shall be removed and the premises constructed and arranged as indicated on such plans, except that the proposed accessory building shall be changed so as to reduce the size of the office by omitting the portion of the building close to the front wall at the northeast corner to a point parallel to the door shown to such office; that such building shall have no cellar and no window openings in the lot line to the west; that any openings to the north shall be filled with glass block, without any openings therein; that in all other respects said building shall comply with the requirements of the Building Code; that the balance of the premises shall be paved with concrete, as proposed; that the existing pumps may remain where shown; that sidewalks and curbing abutting the premises shall be reconstructed or repaired to the satisfaction of the Borough President, omitting the present curb cut 36 feet in width to 23d Avenue to the west and substituting curbing therefor; that from the accessory building on the northerly lot to the street line of 122nd Street there shall be a masonry wall not less than 5 feet 6 inches in height with suitable terminating posts at the building line; that the space 3 feet eight inches in width between the building line and the accessory building along 23rd Avenue may be maintained with pavement similar to the adjoining sidewalk; that from the building to the lot line of 23rd Avenue toward the north there shall be a similar masonry wall fence with suitable terminating post at the building line; that under Section 7i there may be repairs with hand tools only, maintained solely within the accessory building and such repairs may be of the same type as now lawfully permitted; that signs shall be restricted to permanent signs attached to the accessory building, facing 122nd Street and the illuminated globes of the pumps, excluding all roof signs and temporary signs and advertising devices, but permitting the erection within the plot near the intersection of a post standard for supporting a sign, which may be illuminated, advertising only the brand of gasoline on sale, and permitting such sign to extend not more than 4 feet beyond the building line; that at such intersection there shall be a block of concrete expanding the base of the pumps to fill the corner formed by the building lines and not less than 12 inches in height; that such portable fire-fighting appliances shall be obtained as the Fire Commissioner shall direct; that under Section 7A any curb cut or show window deemed contrary to such section may be permitted provided the terms of the resolution are complied with; and that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

711-56-BZ

APPLICANT — Paul Friedman, for Felnor Realty Corp., owner.

SUBJECT—Application October 19, 1956—re decision of the Borough Superintendent, under Sections 7e, 7h and 7i of the Zoning Resolution, to permit in a local retail use district, the erection and maintenance of a gasoline service station, lubritorium, minor repairs with hand tools only, office, storage and sales of auto accessories, parking of more than five (5) motor vehicles waiting to be serviced and a post standard ground sign for a stated term of fifteen (15) years.

MINUTES

PREMISES AFFECTED—101-02 to 101-10 (101-06 official) Astoria Boulevard, 101-01 to 101-09 31st Avenue and 28-01 to 28-13 101st Street, southwest corner of Astoria Boulevard, Block 1688, Lot 30, East Elmhurst, Borough of Queens.

APPEARANCES—

For Applicant: Paul Friedman.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Kleiner, Commissioner Foley, Commissioner Sleeper and Commissioner Fox 5

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on March 5, 1957 after due notice by publication in the Bulletin; laid over to April 9, 1957, for applicant to file lay-out plan and inspection and decision; hearing closed; then placed on the reserve calendar pending erection of church on adjacent property; then set for hearing on October 1, 1957; then to October 8, 1957 for further inspection and decision; then to November 6, 1957, for further inspection and decision; then to December 10, 1957, at request of the applicant, to file revised plans; then to June 10, 1958, for further consideration by Board; inspected by committee of the Board, which is of the opinion that the application should be laid over further in order to give the church proposed to be erected on the adjacent plot more time to determine whether they can proceed with the development for church or school; then to October 7, 1958, for report from objecting property owner; then to December 9, 1958, for applicant to report to the Board as to adjacent property proposed for church and school which are in objection; then to January 13, 1959, for further consideration as to the progress of construction of the church building on the plot adjacent; then to February 10, 1959, for inspection and decision; to March 17, 1959, for further inspection and decision; then to March 31, 1959, for decision; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site, Astoria Boulevard, 101st Street, 102nd Street and 31st Avenue are in a local retail use, C area, class 1 height district; and

WHEREAS, the decision of the Borough Superintendent, dated September 28, 1956 acting on N.B. Applic. 3548-56, reads:

"1. The erection of a gasoline service station in a local retail use district with accessory lubritorium, car washing, sales and storage of auto accessories, minor repair with hand tools, and parking of cars awaiting service is contrary to Art. II Sect. 4-c.

2. The erection of a ground sign is contrary to Art. II Sect. 4-c.

3. The projection of a sign 4' beyond the bld. line is contrary to Art. II Sect. 4-c."

and

WHEREAS, the applicant states that the premises consist of a plot, 101.41 feet frontage by 133.85 feet in depth, irregular; that it is proposed to erect and maintain for a term of fifteen years a modern, parkway type gasoline service station, lubritorium, minor repairs with hand tools only, office, storage and sales of auto accessories and parking for more than five cars waiting to be serviced, with ground sign in a local retail use district; and

WHEREAS, the applicant states that as of July 25, 1916 the property was zoned as a business use district and the present use designation became effective on May 4, 1953; that the height and area designations have not been changed since July 25, 1916 and no zoning amendment relating to this property is pending at the present time; and

WHEREAS, the applicant contends that there is no economic demand for the development of the subject premises for a conforming store use as nearby store facilities adequately serve the needs of the neighborhood; that one block to the west is a large A. & P. supermarket with accessory parking, block 1379, lot 45; that the subject premises are

too small for present requirements of the chain food markets which require a minimum 10,000 square foot plot for store premises proper, plus additional space for required accessory parking; that adjoining the subject premises to the east is a row of stores, which together with other store facilities along Astoria Boulevard adequately serve the local retail needs of the neighborhood; that the residential portion of the neighborhood is substantially developed so that there is no foreseeable demand for additional store facilities in the near future; that there is no economic demand for residential development as it is located on Astoria Boulevard which is a heavily travelled major thoroughfare; that there is an economic demand for development with a modern gas station as it is located along Astoria Boulevard which is a major thoroughfare sustaining a substantial volume of automotive traffic; that Astoria Boulevard is divided by a wide center mall separating eastbound from westbound traffic thereon and as a consequence of the dividing center mall, the existing gas station in block 1680, lot 36 on the westbound lane, in the immediate area, does not diminish substantially the economic demand for a gas station on the eastbound lane; that on the eastbound lane there are no gas stations in the immediate area, the nearest ones being located at 89th Street and Astoria Boulevard to the west and 104th Street and Astoria Boulevard to the east, approximately one mile apart; that a grant of this application would result in a substantial investment to improve the property so as to yield a reasonable return; that the proposed application would have no adverse effect upon nearby properties; that the property to the east, comprising the balance of the blockfront along Astoria Boulevard is developed with stores, the nearest of which is a bar and grill, stores and dwellings; that the one story store, fronting on Astoria Boulevard and immediately adjacent on the east, has an unpierced wall facing the subject premises on which two large billboard signs are maintained; that the one story garage, fronting on 31st Avenue and immediately adjacent to the east, also has an unpierced wall facing the subject premises; that the property opposite, on the westerly side of 101st Street is vacant and the properties south of 31st Avenue are developed for residences; that opposite the subject premises on the northerly side of Astoria Boulevard is a gas station, established prior to 1925, and for which the Board permitted a reconstruction and extension on May 29, 1934 under Cal. No. 14-34-BZ; and

WHEREAS, the applicant further contends that the proposed safeguards and conditions, such as fencing and landscaping, would adequately buffer and protect nearby properties; that the rear of the proposed building would be constructed along the 31st Avenue street line, with a 5 foot 6 inch high solid brick fence wall extending from the unpierced rear wall of the proposed building to the easterly lot line and to 101st Street, thus completely walling the premises off on the 31st Avenue side; that a similar wall would extend along 101st Street for a distance of 88.85 feet, thus adding to the effect of separating these premises from the view of the premises south of 31st Avenue; that it is proposed to confine all curb cut entrances and exits to Astoria Boulevard except for one 30 foot curb cut located along 101st Street within 5 feet of the intersection with Astoria Boulevard; that section 7-A would not be violated thereby; that it is also proposed to install a 4 foot wide seeded and landscaped buffer strip along the easterly lot line protected by a 6 inch by 8 inch high curb, thus providing an adequate bumper protection of the westerly wall of the adjoining store on which billboard signs are maintained and of the adjoining garage fronting on 31st Avenue; and

WHEREAS, the applicant further contends that the proposed sign is a customary incident to the operation of the gas station and that said sign, as an accessory sign, is in conformity with the spirit of the Zoning Resolution and that the Board has customarily permitted the erection of such post standard signs as incidental to new gasoline service station uses; that the post standard sign will advertise the brand of gasoline sold on the premises; and

WHEREAS, the applicant states that the present owner

MINUTES

has held title to the property since October 15, 1956 and that the assessed valuation of land is \$12,500; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, the matter having been laid over for applicant to file revised plans showing a wall along 101st Street without any opening for curb cut; and

WHEREAS, it appears that foundation for the proposed church is being constructed on the adjacent block to the west and on the westerly side of such block so that, with the Board's requirement that there shall be no openings from the gasoline station to 101st Street, the church building and such additional church buildings as may in time be constructed are fully protected, and the committee recommended that the application should be granted on condition; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision c of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7 e for a term of fifteen years to permit the premises to be occupied as a gasoline service station and lawful accessory uses substantially as proposed and as indicated on plans filed with this application marked "Received October 19, 1956", one sheet, "November 29, 1957", 1 sheet, "March 29, 1957", one sheet, and "March 24, 1959" one sheet *on condition* that all buildings, structures and uses now on the premises shall be removed and the premises shall be graded substantially to the grade of the abutting streets and shall be constructed and arranged as indicated on plans above cited, particularly revised plan marked "Received March 24, 1959"; that the accessory building shall be of the design and location as indicated on plans above cited and shall be faced with face brick on all sides, with the roof surfaced with asphalt shingles; that there shall be no cellar under such building and in all other respects it shall comply with all laws, rules and regulations applicable thereto; that pumps shall be of a low approved type erected where shown on such revised plans marked "Received March 24, 1959"; that gasoline storage tanks shall not exceed twelve 550 gallon approved tanks; that along the lot line to the east where walls of adjoining buildings do not occur there shall be erected a masonry wall not less than five feet six inches in height and properly coped; that a similar wall shall be continued on the southerly lot line to 101st Street; that along 101st Street there shall be erected a wall consisting of three foot six inch high picket fence on a two foot brick wall with suitable terminating post at the intersection of 101st Street and Astoria Boulevard; that landscaped areas shall be maintained with suitable planting materials where shown on plan marked "Received March 24, 1959", and properly protected with concrete curbing not less than eight inches in height and six inches in width; that the balance of the premises where not occupied by accessory building and pumps and planting shall be paved with concrete or asphaltic pavement; that sidewalks and curbing abutting the premises on all three streets shall be reconstructed or repaired to the satisfaction of the Borough President; that cuts shall be permitted to Astoria Boulevard, as shown, consisting of two 30 feet in width each; that at the intersection of Astoria Boulevard and 101st Street there shall be a block of concrete extending for a distance of five feet in either direction from the intersection not less than twelve inches in height; that such portable fire-fighting appliances shall be maintained as the Fire Commissioner shall direct; that signs shall be restricted to permanent signs attached to the facade of the accessory building facing Astoria Boulevard and to the illuminated globes of the pumps, excluding all roof signs and temporary signs and advertising devices but permitting the erection within the building line of a post standard at the intersection, where shown, for supporting a sign, which may be illuminated, advertising the brand of gasoline on sale and permitting such sign to extend at right angles to

Astoria Boulevard for a distance of not more than four feet; that under Section 7i there may be, for a similar term, minor repairs with hand tools only for adjustments maintained solely within the accessory building; that under Section 7h, for a similar term, there may be parking and storage of motor vehicles provided such parking and storage including motor vehicles waiting to be serviced are parked on such portions of the premises as will not interfere with the servicing of the station; and that all permits shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

125-57-BZ

APPLICANT—James E. Vassalotti, for Max Kirsch, Inc., owner.

SUBJECT—Application February 18, 1957—decision of the Borough Superintendent, under sections 7e and 7h of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs, storage, offices and sales, car washing and parking and storage of motor vehicles.

PREMISES AFFECTED—9501-9515 Sea View Avenue and 1645-1655 East 95th Street, northeast corner, Block 8298, Lot 7, Borough of Brooklyn.

APPEARANCES—

For Applicant: R. S. Hardy and Alfred A. Lama.

For Opposition: None.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative: Commissioner Foley 1

Negative: Chairman Murdock, Vice Chairman Kleinert, Commissioner Sleeper and Commissioner Fox 4

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on October 22, 1957 after due notice by publication in the Bulletin; laid over to November 19, 1957 for inspection and decision; hearing closed; and denied; and

WHEREAS, this application was restored to the docket by order of the Court for a hearing de novo and set for hearing on February 17, 1959 at 10 A.M. with notice by registered mail to all owners in the area of notification; and

WHEREAS, a public hearing was held on this application on February 17, 1959 after due notice by publication in the Bulletin; laid over to March 10, 1959, for inspection and decision; hearing closed; then to March 31, 1959, at request of the applicant, to furnish Board with information previously requested; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site, East 95th Street, East 96th Street and Sea View Avenue are in a residence use, F-1 and class ½ height district; that as of July 25, 1916 the premises were in a business use district, class 1 and one-half height district and class D area district; that the present use and height designation became effective November 28, 1938, on the same day the area designation was changed to F; that the present area designation of F-1 became effective July 22, 1954; and

WHEREAS, the decision of the Borough Superintendent, dated January 25, 1957 acting on N.B. Applic. No. 1-57, reads:

"1. Proposed gasoline service station, lubritorium, minor auto repairs, car washing, storage, office and sales, parking and storage of motor vehicles in a residential use district is contrary to Art. II, Sec. 3 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 142 feet 10⅞ inches frontage by 100 feet, irregular in depth, presently unimproved; that it is proposed to erect and maintain a modern gasoline service station consisting of ten 550 gallon buried gasoline storage tanks and six dispensing pumps; that the accessory building as contemplated will be one story in height, of class 3 construction, having a frontage of 62 feet, a depth of 30 feet and will contain the conjunctive uses of lubritorium, car washing, minor

MINUTES

auto repairs with hand tools only, storage room, office and sales; that part of the open portion of the plot will be reserved for the parking and storage of motor vehicles; and

WHEREAS, the applicant contends that the site occurs in an area that is now being heavily developed with housing projects and dwellings, and as Sea View Avenue is a main auto lane in said area, the proposal is a required service and entirely in keeping at this point; that the highly modern design of the proposal will improve the appearance of the entire community and point the way for future modern construction; that a 10 foot wide planted area along the northerly lot line and a 5 foot wide planted area along the easterly lot line will be maintained to enhance the appearance of the contemplated gas station and also afford lot No. 14 to the north and lot No. 5 to the east, additional permanent light and ventilation and preserve the residential aspect of the area; that Sea View Avenue is a 120 foot avenue and as such is becoming heavily trafficked and the attendant fumes, noises and traffic now render the site unsuitable for residence use; that these factors will steadily become more objectionable to any homes that could possibly be erected; that the proximity of the site to Rockaway Parkway, with its business development which is all in view from the site, further render the site unsuitable for residence development; and

WHEREAS, the applicant states that the present owner has held title to the property since December 17, 1956 and that the assessed valuation of land is \$7,500; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application should not be granted as no substantial changes have been presented that were not before the Board as denied November 19, 1957; that the records of traffic submitted does not justify an additional gasoline station; and

WHEREAS, the Board found that there was no justification for the exercise of discretion to grant a zoning variance under Section 7, Subdivisions e and h of the Zoning Resolution.

Resolved, that the decision of the Borough Superintendent, acting on N.B. App. 1-57, Objection No. One be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

157-57-BZ

APPLICANT—Fred C. Dahlem and Victor E. Block, for Jacob Starr, owner.

SUBJECT—Application March 1, 1957—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot for the parking and storage of more than five (5) motor vehicles.

PREMISES AFFECTED—1191-1195 Woodycrest Avenue, west side, 140 feet north of West 167th Street, Block 2515, Lot 53, Borough of The Bronx.

APPEARANCES—

For Applicant: Fred C. Dahlem and Jacob Starr.

For Opposition: None.

ACTION OF BOARD—Resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Kleintert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox 5

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on July 9, 1957 after due notice by publication in the Bulletin; laid over to September 10, 1957 at request of the applicant, to furnish additional information; then to September 24, 1957 for further consideration; the application was granted on condition; and

WHEREAS, the application was restored to the docket by order of the Court and set for hearing on February 17, 1959 at 10 A.M.; and

WHEREAS, a public hearing was held on this application on February 17, 1959 after due notice by publication in the

Bulletin; laid over to March 10, 1959, for inspection and decision; hearing closed; then to March 17, 1959, for owner to file corrected affidavit as to his address; then to March 31, 1959, for the Board to prepare a report and for decision; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site is in a residence use, B area, class 1¼ height district; Woodycrest Avenue and Nelson Avenue are in a local retail and residence use, B area, class 1¼ height districts; and

WHEREAS, the decision of the Borough Superintendent, dated February 25, 1957 acting on Alt. Applic. No. 1042-56, reads:

"1. In a Residence use district the proposed parking and storage of more than 5 motor vehicles is contrary to Sect. 3 of the Zon. Res."

and

WHEREAS, the applicant states that the premises consist of a plot, 60 feet frontage by 115 feet in depth, unimproved; that the plot is situated between the Parish house to the north and a six story, class A multiple dwelling to the south, in an area consisting mostly of five and six story, class A multiple dwellings; and

WHEREAS, the applicant contends that numerous requests have been received to rent a parking space by tenants of the multiple dwellings; that alternate parking has been put on this street and many persons would be glad to get their cars off the street; that there are little facilities for parking in this area; that the lot will be properly fenced in and graded and each tenant will have his own key to the gate; that at present the lot is used as a place for rubbish; that there are no windows in the Parish House wall adjoining the subject lot; that the use of this vacant lot will not only be a benefit to the people using same, but will be cleaner and also bring in revenue towards paying taxes; that to build an apartment house would be too costly, as the rents necessary to make such a venture feasible could not be obtained in this area; and

WHEREAS, the applicant states that the present owner has held title to the property since January 25, 1957 and that the assessed valuation of land is \$8,500; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, a new public hearing was held upon order of the Court; and

WHEREAS, the report of Committee is as follows:

REPORT OF COMMITTEE

An application for use of premises Block 2515, Lot 53 for parking and storage was filed March 1, 1957, and was set for public hearing on July 9, 1957. At the request of the applicant, the public hearing was postponed to September 10, 1957. On September 10th the public hearing was held and the main objector was the Holy Comforter Lutheran Church, owner of adjoining Lot 19, occupied by a Mission Church and 3 story Parish House with garage on the first floor. On September 24, 1957, the Board unanimously granted a variance for a term of five years under conditions designed to limit any possible objections to the minimum. The lot was permitted for storage of motor vehicles, and not for parking, with car spaces to be assigned to nearby car owners, each of whom will be furnished with a key to the gate at the entrance.

Before the application was granted a list of car owners who desired spaces on the lot was furnished to the Board and this list showed applicants sufficient to take all spaces on the lot from the apartment houses within the area of notification.

Upon Court Review of the Board's resolution as adopted September 24, 1957, the Court called upon the Board to supply a sound basis for granting the variance and remitted the matter to the Board for consideration de novo. The Board has done more than the Court demanded. A new public hearing was held on February 17, 1959 to give the objectors an opportunity to renew their objections. Members of the Board have again inspected the premises and noted

MINUTES

the many cars parked and double parked on the streets in the immediate area and the conditions as to buildings on adjoining lots.

On the church side there are no lot line windows. On the apartment house side there are no windows in the lot line wall and such windows as overlook the lot are separated therefrom by a side yard.

Reference has been made to another application for a parking and storage lot in this block namely Calendar Number 314-57-BZ, public hearing for which was not held until November 13, 1957, four months after the public hearing on Calendar Number 157-57-BZ. When inspected after the hearing it was apparent that there was no similarity between the two locations. The Board denied the application for the second lot because it proposed using a narrow interior space back of the church and other properties having a length of 330 feet plus a 50 foot lot at 1227-1229 Woodycrest Avenue for entrance and exit. The elongated inside lot would be most difficult to control and, unlike the one under consideration, there was no proposal to assign spaces and provide a key to each user to limit the use to storage of cars but instead would include unlimited transient parking.

The present law requires parking or storage in a garage for a Multiple Dwelling but the law is not retroactive. The proposed amended Zoning Resolution requires parking accommodations for all churches. Within the spirit of these requirements the Board has granted variances for storage lots in residence use districts, not only for the parking of apartment dwellers cars but in several instances for churches.

Aside from the fact that this lot was taken over by the City for non payment of taxes and that the present owner undoubtedly knew that he was purchasing a lot in a residence use district where parking and storage use could not be permitted except by exercise of the Board's powers to use discretion, it is the Board's finding that the use proposed will benefit the entire street by providing assigned car spaces in a graded, fenced in plot, subject to entrance and exit only by use of a key to the gate and should not prove objectionable to anyone.

The Board proposes in affirming the resolution of September 24, 1957, to amend the term of the variance to two years, subject to renewal for a further term upon expiration and inspection and further hearing.

(Sgd.) Harris H. Murdock
Chairman
Edwin W. Kleinert
Max H. Foley
Harold R. Sleeper
Hugh P. Fox;

and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision h of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is granted under Section 7h for a term of two years to permit the premises to be occupied for parking and storage of motor vehicles substantially as proposed and as indicated on plans filed with this application marked "Received March 1, 1957", 3 sheets on condition that all buildings and uses now on the premises shall be removed and the premises shall be leveled substantially to the grade of Woodycrest Avenue; that there shall be erected on the street building line and on the side and rear lot lines where walls of adjoining buildings do not occur on the lot line a woven wire fence of the chain link type not less than 5 feet 6 inches in height; that the plot shall be surfaced with clean gravel or steam cinders and treated with a binder and properly rolled; that during the term of this variance the premises shall be occupied for no other use and no buildings shall be erected thereon; that bumpers shall be maintained against the fences and walls for protection thereto; that along the street line there shall be gates which shall normally be kept locked and opened only by the proposed occupants who are to be assigned parking spaces for their

pleasure type cars and furnished with a key; that there shall be no signs erected except that there may be one sign attached to the fence near the entrance advertising the parking and storage use and such other information as may be required by the Commissioner of Licenses; that curb cuts shall be restricted to one curb cut opposite the entrance not over 10 feet in width plus splays; that sidewalks and curbing in front of the premises shall be reconstructed or restored to the satisfaction of the Borough President; that only cars of the pleasure type shall be parked on the premises; that at no time shall any repairing, or cleaning or work on any car parked on this lot be carried on; and that all permits shall be obtained and all work completed and a certificate of occupancy obtained within six months from the date of this resolution.

911-57-BZ

APPLICANT—Charles M. Spindler, for Sarah Burick, owner.

Subject—Application December 13, 1957—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station with accessory uses of lubritorium, auto washing, non-automatic, office, sale of accessories, minor repairs with hand tools only, safety inspection station and parking and storage of motor vehicles for a temporary term of fifteen (15) years.

PREMISES AFFECTED—80-14 to 80-24 (80-20 official) Pitkin Avenue, southwest corner of 81st Street, Block 9139, Lot 340, Ozone Park, Borough of Queens.

APPEARANCES—

For Applicant: Charles M. Spindler.

For Opposition: Frances Werner, Paul Valente, Emilie Galante and John M. Arena.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative: 0

Negative: Chairman Murdock, Vice Chairman Kleinert, Commissioner Foley, Commissioner Fox and Commissioner Sleeper 5

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on March 3, 1959 after due notice by publication in the Bulletin; laid over to March 31, 1959, for inspection and decision; and decision by the Board as to whether this application can be accepted in its present form as it overlaps the previous application; hearing closed; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site, Pitkin Avenue, 81st Street Sutter Avenue and 80th Street are in a residence use, D area, class 1 height district; that as of July 25, 1916 the property was zoned as a business district; that on May 15, 1941 the portion of the property more than 100 feet from Pitkin Avenue and 81st Street was placed in a residence district and on May 23, 1957 the site was placed in a residence use district; that the height and area designations have not been changed since July 25, 1916 and no zoning amendment relating to this property is pending at this time; and

WHEREAS, the decision of the Borough Superintendent, dated December 4, 1957 acting on N.B. Applic. No. 3872-57, reads:

"1. Proposed gasoline service station, lubrication, auto washing (non-automatic), office, sale of accessories, minor repairs with hand tools only, safety inspection station, parking and storage of motor vehicles on a lot in a residence use district is contrary to Art. 2, Sec. 3 of the Z.R.

2. Proposed ground sign in a residence use district is contrary to Art. 2, Sec. 3 of the Z.R."

and

WHEREAS, the applicant states that the premises consist of a plot, 120 feet frontage by 95.62 feet in depth, irregular, presently vacant; that it is proposed to erect a modern gasoline station with a peaked roof, to have face brick on all four sides; that the plot will be enclosed with a 5 foot high woven wire fence on a 6 inch concrete base, total height 5

MINUTES

feet 6 inches, on all lot lines; that wherever fences occur, there will be a landscaped area protected by a 6 inch by 8 inch concrete curb; that the pumps will be of a low approved type and will be set back 15 feet from the building line; and

WHEREAS, the applicant states that at the time the property was purchased, the site was in a business zone, and was changed on May 23, 1957 to a residence zone; that the owner was not aware of the proposed change and had she been, she would have most naturally objected to the placing of the site in a residence zone; that it appears incongruous that this site, which is opposite a cemetery and also opposite a cut stone yard and also faces an old dilapidated frame building, could possibly be feasibly developed for residences; that it would be impossible to obtain mortgage money and it would be practically impossible to sell dwellings with the surroundings as previously mentioned; and

WHEREAS, the applicant contends that a serious hardship is being placed on the owner by her not being feasibly able to develop the site with a conforming use; and

WHEREAS, the applicant states that the present owner has held title to the property since January 12, 1956 and that the assessed valuation of land is \$7,300; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that there was no justification for the exercise of discretion to grant a zoning variance under Section 7, Subdivision e, of the Zoning Resolution.

Resolved, that the decision of the Borough Superintendent, acting on N.B. Applic. 3872-57, Objections No. 1 and 2 be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

132-58-BZ

APPLICANT—Lama, Proskauer and Prober, for Ken-Isle Inc., owner.

SUBJECT—Application March 18, 1958—decision of the Borough Superintendent, under sections 7e and 7h of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs, car wash, storage, office and sales and the parking and storage of motor vehicles for a stated term of fifteen (15) years.

PREMISES AFFECTED—17-39 to 17-61 (17-55 official) Francis Lewis Boulevard, 157-63 to 157-71 18th Avenue, northeast corner, 157-52 to 157-64 17th Road and 17-38 to 17-48 160th Street, Block 4747, Lot 31, Whitestone, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: Louis Riger.

ACTION OF BOARD—Application granted on condition.

THE VOTE OF JANUARY 6, 1959—

Affirmative: Acting Chairman Kleinert and Commissioner Foley 2

Negative: Commissioner Sleeper 1

Absent: Chairman Murdock 1

THE VOTE OF MARCH 31, 1959—

Affirmative: Commissioner Fox 1

Negative: Chairman Murdock 1

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on July 15, 1958 after due notice by publication in the Bulletin; laid over to September 30, 1958, at the request of the applicant; then to October 21, 1958, for inspection and decision; hearing closed; attorney in opposition permitted to file objection within ten days, then to November 12, 1958, for further inspection by members of the Board, and decision; then to December 9, 1958 for further inspection and decision; then to January 6, 1959, for decision at the request of the applicant to acquire additional lot; then to January 13, 1959, for inspection and decision; for full vote of the Board; then laid over, date to be set; for full vote of the Board; then set for March 31, 1959; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site, 17th Road, 18th Avenue,

Francis Lewis Boulevard and 160th Street are in a residence use, F area, class ½ height district; that as of July 25, 1916 the premises were in a class one height district and a class D area district, and the present height and area use designation became effective July 7, 1953; and

WHEREAS, the decision of the Borough Superintendent, dated February 21, 1958 acting on N.B. Applic. No. 376-58, reads:

"1. Proposed gasoline service station, lubritorium, car wash, office and sales, minor auto repairs, parking and storage of motor vehicles in open area, wall signs and ground signs in a residence use district is contrary to Article II Section 3 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 242.73 feet frontage by 103.5 feet in depth, presently vacant; that it is proposed to obtain a variance for a temporary period of fifteen years and to erect a modern gasoline service station consisting of sixteen 550 gallon gasoline tanks and nine dispensing pumps; that the contemplated accessory building will be one story in height, of class III construction, with a frontage of 73 feet and a depth of 30 feet, and will contain conjunctive uses of lubritorium, car wash, office and sales and minor auto repairs; that a large part of the open area, not used by the gasoline service station, will be reserved for parking and storage of motor vehicles; that there are four 30 foot curb cuts proposed along Francis Lewis Boulevard; that a two foot six inch high brick wall with a three foot high iron picket fence, making a total of five feet inches in height, will be erected on the building lines of 17th Road, 18th Avenue, 160th Street and along the property lines not occupied by the building; that it is also proposed to install a ten foot planted area and new street trees 25 feet on center along the street building lines of 17th Road, 18th Avenue and 160th Street; and

WHEREAS, the applicant contends that although the site is located in a residence use district, the need for a gas station is created by the large housing project and dwellings within the area that are without this required service; that there are no other gasoline stations within the affected area; that the site is irregular in shape and lends itself to the proposal; that the large heavy planted area and large street trees proposed around the gas station will give this station a real suburban look; that the building will be colonial in design and in keeping with surrounding architecture; that there are only four 30 foot curb cuts proposed along Francis Lewis Boulevard, and inasmuch as the pumps will be set 15 feet back of the street building line, there will be no pedestrian hazard; and

WHEREAS, the applicant states that the present owner has held title to the property since March 31, 1949 and that the assessed valuation of land is \$9,000, and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application should be granted on condition; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision e of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7e for a term of fifteen years to permit the premises to be occupied for a gasoline service station and uses lawfully accessory thereto substantially as indicated on plans filed with this application marked "Received March 18, 1958", 3 sheets, and "June 5, 1958", one sheet, *on condition* that all buildings and uses now on the premises shall be removed and the premises shall be constructed and arranged substantially as indicated on such plans; that the accessory building shall be in the location and of the design and arrangement as shown, without cellar and faced on all sides with face brick and roofed with asphalt shingles; that in all other respects the accessory building shall comply with

MINUTES

the requirements of the Building Code; that pumps shall be of a low approved type erected where shown, fifteen feet from the street building line of Francis Lewis Boulevard; that gasoline storage tanks shall not exceed twelve 550 gallon approved tanks; that the sidewalks and curbing on the streets abutting the premises shall be reconstructed or repaired, and installed where missing, to the satisfaction of the Borough President; that curb cuts shall be restricted to four curb cuts each 30 feet in width to Francis Lewis Boulevard, as shown; that where shown new trees shall be planted and maintained on 17th Road, 18th Avenue and 160th Street; that such trees shall be of a kind and caliper as may be approved by the Commissioner of Parks; that planting areas shall be maintained where shown along 17th Road, 18th Avenue and 160th Street; that a wall, as shown, shall be constructed on the building line consisting of masonry portion two feet six inches in height and steel pickets above to a total height of five feet six inches; that signs shall be restricted to permanent signs attached to the facade of the accessory building and to the illuminated globes of the pumps excluding all roof signs and temporary signs and advertising devices but permitting within the building line, both to the north and to the south, post standards each for supporting a sign, which may be illuminated, advertising only the brand of gasoline on sale and permitting such sign to extend beyond the building line for a distance of not more than four feet; that the balance of the premises shall be paved with concrete or asphaltic pavement; that suitable curbing shall be maintained for protection to the planting areas which shall be not less than eight inches above grade and six inches in width; that the planting areas shall be maintained with suitable planting materials; that under Section 7e there may be minor repairs with hand tools only for adjustments maintained solely within the accessory building for a similar term; that under Section 7h, for a similar term, there may be parking and storage of motor vehicles maintained where such parking and storage will not interfere with the servicing of the station; that such portable fire-fighting appliances shall be maintained as the Fire Commissioner shall direct; and that all permits shall be obtained and all work completed with the requirements of Section 22A of the Zoning Resolution.

289-58-BZ

APPLICANT—Leo Kornblath, for Allwyn Contracting Co., Inc., owner.

SUBJECT—Application May 9, 1958—decision of the Borough Superintendent, under Sections 7e, 7f, 7i and 7A of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, minor repairs with hand tools only, non-automatic auto laundry, office, storage and sales of auto accessories, parking of more than five (5) motor vehicles waiting for service for a stated term of (15) years

PREMISES AFFECTED—398-410 Kings Highway, southwest corner of Kings Place, Block 6678, Lots 73, 75 and 77, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leo Kornblath.

For Opposition: None.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative: Vice Chairman Kleinert 1

Negative: Chairman Murdock, Commissioner Foley,

Commissioner Sleeper and Commissioner Fox 4

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on September 30, 1958 after due notice by publication in the Bulletin; laid over to October 15, 1958, for inspection and decision; hearing closed; then to December 16, 1958, at request of applicant to investigate possible conforming use, which might result in withdrawal of this application; premises have been inspected; then to January 13, 1959, at the request of the applicant; then to March 3, 1959, at the re-

quest of applicant pending negotiation for the sale of the property; then to March 31, 1959, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site and Kings Highway are in a business use, C area, class 1 height district; King Place and West 3rd Street are in business and residence use, C area, class 1 height districts; Lloyd Court is in a residence use, C area, class 1 height district; these designations have been the same since July, 1916 and there are no amendments pending at the time of the filing of this application, in the City Planning Commission; and

WHEREAS, the decision of the Borough Superintendent, dated April 21, 1958 acting on N.B. Applic. No. 412-58, reads:

"1. Proposed building and premises to be used for gas station, motor vehicle repair shop and parking for more than 5 cars, on a plot which is in a business zone, is contrary to Article II, PP. 4a, subsections 29 and 46 of the Zoning Resolution.

2. Proposed sign within 75 feet of a Residence zone in a transition from non-residential to residential zone is contrary to Article II, PP. 7-A of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 120 feet frontage by 64 feet 10 inches and 99 feet 3½ inches in depth; that the premises are now vacant, and it is proposed to erect a gasoline service station consisting of office, sales of auto accessories and storage, non-automatic auto laundry, minor repairs with hand tools only, lubritorium and parking of more than five cars to be serviced; that the accessory building will be of modern design with a frontage of 60 feet and a depth of 32 feet and will be one story in height; that all unbuilt portions of the plot will be paved with asphalt paving; that this is to be erected in its entirety within a business district, and a grant for a term of fifteen years is requested; and

WHEREAS, the applicant states that the owner has, for his full term of ownership of this land, endeavored through the use of licensed real estate brokers, to lease or sell the property for a conforming use, such as stores, offices and factories; that renderings and sketches were drawn for proposed stores and office building, and a ten foot by eight foot sign was erected on the premises showing a colored rendering of the proposed building; that however, the only interest shown was for the use of a gasoline service station; and

WHEREAS, the applicant also states that Kings Highway, where this property is located, is a main vehicular artery which sustains a heavy automotive traffic; that Kings Highway is one of the leading business streets and as such, lends itself to the use of this property for a modern gas station as shown by non-conforming uses of gas stations and automobile repair shop now located at the northeast corner of Kings Highway and West 3rd Street in Block 6654, Lots 37, 39 and 40; northwest corner of Kings Highway and West 3rd Street, Block 6653, Lot 27; northeast corner of Kings Highway and West 4th Street in block 6653, Lot 33; southeast corner of Kings Highway and West 3rd Street in block 6678, lot 65; and

WHEREAS, the applicant contends that with a substantial investment in the land and building erected, this plot would then yield a reasonable return on the investment and increase the tax revenue to the City of New York; that there are more than enough stores in this area for the marketing needs of the community, and the erection of additional stores would only create uneconomic competition for the owners of the present stores; that a new supermarket has been erected with accessory parking on block 6679, lot 1, a short block away, and a factory adjoins this property on block 6678, lot 71; that many conforming uses such as lunch wagons, custard stands and factories with accessory parking, and its attendant odors, noises, grease fumes and boiler smoke would be far more objectional to the neighborhood than the orderly operation of a modern gas station that would

MINUTES

be limited in design and use by the conditions set forth by the Board; and

WHEREAS, the applicant further contends that the proposed accessory building, limited in area as shown on plans filed, to 60 feet by 32 feet and one story in height, is to be set back approximately 64 feet from the building line on Kings Highway and 40 feet from the Kings Place building line, and would be far less than the permitted coverage for a building of a conforming use in height and area that may be erected; that it would also provide permanent light and air protection for adjacent buildings; that the erection of this proposed gas station would be in harmony with the adjoining business buildings, both in design and construction, without having an adverse effect on the values of adjoining properties; that it would provide increased revenue in the form of taxes to the City and would permit the owner to improve this property in the only beneficial manner left to him; and

WHEREAS, the applicant states that the present owner has held title to the property since August 10, 1951 and February 14, 1955 and that the assessed valuation of land is \$20,700; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application should not be granted; and

WHEREAS, the Board found that there was no justification for the exercise of discretion to grant a zoning variance under Section 7, Subdivisions e, f, i and 7A of the Zoning Resolution.

Resolved, that the decision of the Borough Superintendent, acting on N.B. App. 412-58, Objections No. 1 and 2 be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

584-58-BZ

APPLICANT—Lama, Proskauer and Prober, for Menora Caterers Inc.

SUBJECT—Application October 10, 1958—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution to permit in a residence use district, the maintenance of a parking lot for the parking of patrons' cars in conjunction with the Masonic Temple located on the corner plot.

PREMISES AFFECTED—1362-1364 50th Street, south side, 140 feet west of 14th Avenue, Block 5649, Lots 32 and 33, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative: 0

Negative: Chairman Murdock, Vice Chairman Klei-
ert, Commissioner Foley, Commissioner Sleeper and
Commissioner Fox 5

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on February 17, 1959 after due notice by publication in the Bulletin; laid over to March 10, 1959, for inspection and decision; applicant to give additional information to the Board as to use of Masonic Temple located adjacent hearing closed; then to March 17, 1959, for inspection and decision; applicant to furnish the Board with additional information as to the present use of the Masonic Temple as requested; then to March 31, 1959, for applicant to furnish the Board with a certificate of occupancy for the former Masonic Temple; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site and 14th Avenue are in a residence use, C area, class 1 height district; 50th Street and 51st Street are in residence and business use, C area, class 1 height districts; 13th Avenue is in a business use, C area, class 1 height district; and

WHEREAS, the decision of the Borough Superintendent, dated September 12, 1958 acting on Alt. Applic. No. 3005-58, reads:

"1. Proposed use of parking of patrons cars (no fee to be charged) for the Menora Masonic Temple at 5000 14th Ave., in a Residence use district is contrary to Art. II Sect. 3 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 60 feet frontage by 100 feet in depth, presently developed with a two car garage; that the open space is now being illegally used for parking of patrons' cars for the Menora Masonic Temple at 5000 14th Avenue, in the Borough of Brooklyn; that it is proposed to demolish the existing two car garage and use the premises for the parking of patrons' cars for the Menora Masonic Temple at 5000 14th Avenue, for a temporary period of five years; and

WHEREAS, the applicant states that the main intent of the proposal is to park patrons' cars for the Menora Masonic Temple, which incidentally would relieve the parking situation for all the residences in the community; that it is impossible to conceive that the Zoning Ordinance and the community it was promulgated to protect, would be adversely affected; that this use of the corner building naturally created the parking of patrons' cars in the street in front of all the residences, and the proposal will relieve this condition; and

WHEREAS, the applicant contends that in block 5642, directly opposite the site, lot No. 35 is developed with a synagogue, lot No. 12 with a Y.M.H.A. building and lots 48 and 53 with a school; that all of the uses have already over-loaded the residence streets in the area with their attendant necessary parking of patrons' cars, so that the granting of this requested variance for the parking of patrons' cars for the Menora Masonic Temple would relieve this situation and therefore help to maintain the residential aspect of 50th Street, and in effect help to comply with the spirit and intent of the Zoning Ordinance; and

WHEREAS, the applicant states that the present owner has held title to the property since August 15, 1958; that the assessed valuation of land is \$8,100 and of the building \$500 making a total of \$8,600; that the building was erected in 1918; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application should not be granted; and

WHEREAS, it appears that building with which this parking lot is to be used was formerly a Masonic Temple but now in the opinion of the Board is a business building, and that permission for its use as stated is of questionable legality; and

WHEREAS, the Board found that there was no justification for the exercise of discretion to grant a zoning variance under Section 7, Subdivision h of the Zoning Resolution.

Resolved, that the decision of the Borough Superintendent, acting on Alt. App. 3005-58, Objection No. One be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

587-58-BZ

APPLICANT—John F. Fitzsimons, for George and Eugene Capuozzo, owners.

SUBJECT—Application October 14, 1958—decision of the Borough Superintendent under section 21 of the Zoning Resolution, to permit in an unrestricted use D area district, an extension to an existing building so as to cover more than the permitted area.

PREMISES AFFECTED—95-14 Sutphin Boulevard, west side, 100 feet south of Atlantic Avenue, Block 10026, Lot 12, Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: John F. Fitzsimons.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

MINUTES

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Klei-
ert, Commissioner Foley, Commissioner Sleeper and
Commissioner Fox 5
Negative: 0

THE RESOLUTION

WHEREAS, a public hearing was held on this application on February 25, 1959 after due notice by publication in the Bulletin; laid over to March 31, 1959, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site is in an unrestricted use, D area, class 1 height district; Sutphin Boulevard is in unrestricted and business use, D area, class 1 height districts; Atlantic Avenue is in a business use, D area, class 1 height district; Waltham Street is in residence and business use, D and E area, class 1 and class ½ height districts; 97th Avenue is in residence and unrestricted use, D and E area, class 1 and class ½ height districts; and

WHEREAS, the decision of the Borough Superintendent, dated October 3, 1958 acting on Alt. Applic. No. 2118-58, reads:

"1. The covered area of the proposed extension to the existing building is in excess of permitted covered area of plot. This is contrary to Art. 4 Sec. 14 of Zone Res."

and

WHEREAS, the applicant states that the premises consist of a plot, 50.05 feet frontage by 100.14 feet in depth, presently developed with a one story building 50 feet wide by 40 feet deep, set back 20 feet from the street building line, said building being used for welding and automobile repair shop and accessory office; that it is proposed to extend the office 20 feet to the street lot line, the office being 8 feet wide; that it is also proposed to add an extension to the rear of the building, extending to within 5 feet of the rear lot line along the northerly 34 feet 4 inches of the property, and to within 22 feet 2 inches of the rear lot line on the southerly 15 feet 8 inches of the property; that the total area of the lot is 5012 square feet; permitted coverage, 2,756.6 square feet; that the present coverage is 2,002 square feet; that the proposed coverage totals 3,555.6 square feet; that the proposed excess coverage is 799 square feet; that percentage wise, the proposed coverage is 70.9%; and

WHEREAS, the applicant contends that the premises being in an unrestricted use district, the welding and automobile repairing may be, and is carried on throughout the entire area of the lot; that since the completion of the building, the business carried on by these two brothers, doing business as Excel Auto Body & Fender Works, Inc., has increased to a point where the covered portion of the premises is no longer adequate to provide a protected work area; that the business recession has deterred individuals from buying new cars so that, as a result, the automobile repair business has been on an up-grade; that the quality of the work done by these mechanics is such that the quantity of work will continue, even after the recession has turned the corner; that it is evident that the need for additional covered area results from a natural growth of the business; and

WHEREAS, the applicant states that the present owners have held title to the property since July 22, 1953; that the assessed valuation of land is \$8,500 and of the building \$10,000 making a total of \$18,500; that the building was erected December 14, 1953; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application should be granted on condition; and

WHEREAS, the Board found that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21 of the Zoning Resolution, and is therefore entitled to relief as to area on the grounds of practical difficulty.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the area district regulations of the Zoning Resolution and that the ap-

plication be and it hereby is granted under Section 21 to permit the proposed excess area on the lot as shown on plans filed with this application marked "Received October 14, 1958", four sheets, and to permit the use of the building as proposed for automobile repairing, constructed as shown on such plans except that the space at the southwest corner proposed to be left vacant shall be included within the building to within five feet of the rear lot line; that on the side lot line and rear lot line there shall be erected a woven wire fence of the chain link type not less than five feet six inches in height; that such portable fire-fighting appliances shall be maintained as the Fire Commissioner shall direct; and that all permits shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

592-58-BZ

APPLICANT—Edith Glennon, for Estate of Edward J. Glennon, owner.

SUBJECT—Application October 16, 1958—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the construction and maintenance of a non-transient parking lot for pleasure-type vehicles only for a term of ten (10) years.

PREMISES AFFECTED—276 Bedford Park Boulevard, East 200th Street, south side, 36.33 feet west of Bainbridge Avenue, Block 3297, Lot 19, Borough of The Bronx.

APPEARANCES—

For Applicant: None.

For Opposition: Edward Handelman, Jack Rotner, Robert Moorehead and Frank Imperiale.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative: Commissioner Foley 1

Negative: Chairman Murdock, Vice Chairman Klei-
ert, Commissioner Sleeper and Commissioner Fox .. 4

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on March 3, 1959 after due notice by publication in the Bulletin; laid over to March 31, 1959, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site, Bedford Park Boulevard, Briggs Avenue, East 199th Street and Bainbridge Avenue are in a residence use, D area, class 1¼ height district; and

WHEREAS, the decision of the Borough Superintendent, dated September 18, 1958 as amended by decision dated February 17, 1959 acting on Alt. Applic. No. 764-58, reads:

"1. Proposed parking lot for more than five motor vehicles in a residence use district is contrary to Art. II Sect. 3 of the Z.R."

and

WHEREAS, the applicant states that the premises consist of a plot, 50 feet frontage by 100 feet in depth, presently vacant; that it is proposed to cover the premises with clean gravel or steam cinders, treated with a binder and properly rolled; that suitable chainlink fences will be provided and retaining walls, as necessary, erected; that each parking space will be assigned to a car owner who will be provided with a key to the lot; that parking will be limited to the tenants of the apartment buildings in the affected area on the Boulevard and leased to them on a weekly or monthly basis; and

WHEREAS, the applicant states that the plot adjoins a six story multiple dwelling which was erected before the enactment of Sect. 19-B of the Zoning Resolution and provides no off street parking facilities; that if this apartment house were built at the present time, a garage or accessory parking lot identical to the one proposed herein, would be mandatory; that if the premises for which the variance is sought were under the same ownership as the apartment house, then the proposed parking would be a permitted ac-

MINUTES

cessory use; that in addition to the benefits to the residents of the area and the City, the unique hardship encountered by the owners of the premises for which the variance is sought would be alleviated; that the property was not acquired for speculation but was received by the Estate of Edward J. Glennon on his death on September 6, 1956; that it then consisted of the frame house and lot which he bought as a residence on June 1, 1920; that the property was placed on the market at the end of 1957; that in January 1958 it was so badly vandalized that it was estimated that \$10,000 would have to be spent to restore it to a livable condition; that the bank which had held a mortgage on the property since 1916 advised that the mortgage which it had offered to extend earlier that month, would have to be paid because the house, as a result of the vandalism, was a shambles; that boardings placed on the broken windows and doors were repeatedly destroyed, and, following several appearances in Magistrate's Court for failure to keep these openings boarded and safe, the house, as a last measure, was demolished in July 1958; that the charges were then withdrawn; that the extent of the vandalism and the resultant depreciation in the value of the house is indicated by reduction by the City in the 1958-59 valuation of the premises from \$19,500 to \$14,000 on March 12, 1958; that the receipt of these taxes is the only benefit now derived from the property; that the premises, consisting of 5,000 square feet in a D area, are considered to be too small for economic development with a conforming use at this time; and

WHEREAS, the applicant contends that the tenants in the multiple dwellings on the Boulevard in the affected area urgently need parking facilities and that if these apartment houses were erected at the present time, such parking facilities would be mandatory; that if the lot and the multiple dwelling adjoining it on the Boulevard were under the same ownership, the proposed lot would be a permitted accessory use; that the use of the lot as a parking lot will alleviate the hardship resulting from the vandalism of the property in 1958 and will permit the economic maintenance of the premises until such time as they are developed with a conforming use; and

WHEREAS, the applicant states that the present owner has held title to the property since September 6, 1956; that the assessed valuation of land is \$14,000 and of the building \$1,000 making a total of \$15,000; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended that the application should not be granted; and

WHEREAS, the Board found that there was no justification for the exercise of discretion to grant a zoning variance under Section 7, Subdivision h of the Zoning Resolution.

Resolved, that the decision of the Borough Superintendent, acting on amendment to Alt. App. 764/58, Objection No. 1, dated February 17, 1959, be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

619-58-BZ

APPLICANT—Kenneth W. Milnes, for Garabed S. Papazian, owner.

SUBJECT—Application October 29, 1958—decision of the Borough Superintendent, under sections 7f and 7i of the Zoning Resolution to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, car wash, minor repairs, office and sales.

PREMISES AFFECTED—333 Forest Avenue, northeast corner of Hart Boulevard, Block 131, Lot 242, West Brighton, Borough of Richmond.

APPEARANCES—

For Applicant: Kenneth W. Milnes.

For Opposition: F. G. Cosinen, Harry Schiffman, Betty Freedman, Gesene Mahnken, Selli R. Horowitz, Mabel Craig, William A. Enick, Maurice W. Du Bois, Dr. Louis M. Horowitz and Patrick J. Harney, Jr.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative: 0
Negative: Chairman Murdock, Vice Chairman Klei-
ert, Commissioner Foley, Commissioner Sleeper and
Commissioner Fox 5

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on March 3, 1959 after due notice by publication in the Bulletin; taken off calendar as notices by registered mail were not sent out; referred back to engineer for new date of hearing; then set for March 31, 1959; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site is in a retail use, D area, class 1 height district; Hart Boulevard and Forest Avenue are in retail and residence use, D area, class 1 height districts; Gregg Place and Randall Avenue are in a residence use, D area, class 1 height districts; and

WHEREAS, the decision of the Borough Superintendent, dated September 30, 1958 acting on N.B. Applic. No. 940-58, reads:

"1. The proposed Gas Station, Lubritorium, Vehicle repairs and car wash is contrary to Art. II Sect. 4 par. (29) (46) & 52 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 100 feet frontage by 99 feet in depth; that it is proposed to erect a gasoline service station with conjunctive uses; and

WHEREAS, the applicant states that the owner has endeavored to secure a purchaser or a tenant, which would enable him to receive a return on his investment, without success, until now; that the F. D. Koehler Co., distributors on Staten Island of Tydol products, have expressed interest in the location if it was possible to secure a permit for a gasoline service station; that it is believed that the proposed service building and its uses would be more acceptable to the neighborhood over a period of years than some permissive use; that the fumes, auto traffic, truck traffic in and around the building has been more of a depressant to the neighborhood than a modern service station could be; that by carefully designing the building, with careful selection of materials and high screen planting as indicated, it is felt that the requested use would be more acceptable than a permitted use, such as food store, bar room, restaurant and many others; and

WHEREAS, the applicant contends that directly across Hart Boulevard, from this plot, is a large new four story central telephone exchange and repair headquarters; that on both sides of Forest Avenue, west of this plot, are all types of stores and businesses which have developed in this retail area to serve the great number of residents in single family houses and apartment houses; that a service station would serve exactly the same purpose for these residents; that F. D. Koehler Co., a local family held concern, has long been identified with this type of business on Staten Island and have always maintained locations under their control in excellent condition; and

WHEREAS, the applicant states that the present owner has held title to the property since September 12, 1939 and that the assessed valuation of land is \$9,700; and

WHEREAS, the premises and surrounding area were previously inspected by a committee of the Board; and

WHEREAS, the Board found that there was no justification for the exercise of discretion to grant a zoning variance under Section 7, Subdivisions f and i of the Zoning Resolution.

Resolved, that the decision of the Borough Superintendent, acting on N.B. App. 940-58, Objection No. One be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

668-58-BZ

APPLICANT—Department of Traffic, City of New York, owner.

SUBJECT—Application November 19, 1958—decision of the Borough Superintendent, under section 7h of the

MINUTES

Zoning Resolution, to permit in a residence use district, the maintenance of a municipal parking lot for more than five (5) motor vehicles.

PREMISES AFFECTED—2869-2883 Pitkin Avenue, north side, from Sheridan to Grant Avenues, Block 4222, Lot 1, Borough of Brooklyn.

APPEARANCES—

For Applicant: Richard E. Hubbell.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Foley,

Commissioner Sleeper and Commissioner Fox 4

Negative: Vice Chairman Kleinert 1

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on March 3, 1959 after due notice by publication in the Bulletin; laid over to March 31, 1959, for inspection and decision; Traffic Department to submit construction drawings; hearing closed; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site, Pitkin Avenue, Grant Avenue, North Conduit Boulevard and Sheridan Avenue are in a residence use, C area, class 1 height district; and

WHEREAS, the decision of the Borough Superintendent, dated November 18, 1958 acting on Alt. Applic. No. 3184-58, reads:

"1. Proposed public parking field located within a residential use district, is contrary to Art. #2 Section #3 of Zoning Resolutions."

and

WHEREAS, the applicant states that the premises consist of a plot, 151 feet frontage by 148 feet in depth, irregular, and vacant; that it is proposed to improve the site by fencing, grading, paving and the installation of a lighting and drainage system; and

WHEREAS, the applicant states that this application is based on the need for off street parking of cars near the Grant Avenue subway station; that the proposed parking facility will provide space for 57 cars and help to offset the undesirable consequences of on-street, all day parking in the area; and

WHEREAS, the applicant contends that the property is encumbered with a sub-surface subway easement which makes it a poor site for residential type improvements, not only from the standpoint of construction costs but also for the nuisance of vibration that will invariably occur in practically any type of structure built over a subway, with the exception of tall steel framed office or apartment buildings, which types are unlikely improvements in this area; and

WHEREAS, the applicant states that the present owner has held title since September 30, 1940 and that the assessed valuation of land is \$22,000; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision h of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the applicaiton of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7h, for a term of five years to permit the premises to be occupied by transient, daytime parking only, substantially as proposed and as indicated on plans filed with this application marked, "Received November 19, 1958," 2 sheets, and revised plan marked, "Received March 20, 1959," 1 sheet, *on condition* that all buildings and uses now on the premises shall be removed and the premises shall be graded substantially to the grade of the abutting streets and shall be paved with asphaltic concrete; that on the interior lot lines and street building lines, there shall be erected a woven wire fence of the chain link type on a masonry base not less than 5 feet, 6 inches in height, with no openings therein, except as shown for entrance and exit from Grant Avenue; that signs be attached to the fence shall be limited to one sign which shall not

extend beyond the fence and shall not be illuminated, advertising the time the parking lot is in operation and the rates charged and such other information as may be required by the Commissioner of Traffic and the Commissioner of Licenses; that a curb cut opposite such opening may be constructed of the width shown; that the sidewalks and curbing on the streets abutting such proposed parking lot shall be reconstructed or repaired to the satisfaction of the Borough President; that such portable fire-fighting appliances shall be maintained as the Fire Commissioner shall direct; and that all permits shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

669-58-BZ

APPLICANT—Department of Traffic, City of New York, owner.

SUBJECT—Application November 19, 1958—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a municipal parking lot for more than five (5) cars.

PREMISES AFFECTED—2885-2907 Pitkin Avenue, north side, from Grant Avenue to Elderts Lane, Block 4223, Lot 1, Borough of Brooklyn.

APPEARANCES—

For Applicant: Richard E. Hubbell.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Kleinert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox. 5

Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on March 3, 1959 after due notice by publication in the Bulletin; laid over to March 31, 1959, for inspection and decision; Traffic Department to submit working drawings; hearing closed; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site, Grant Avenue, Glenmore Avenue, Elderts Lane and Pitkin Avenue are in a residence use, C area, class 1 height district; and

WHEREAS, the decision of the Borough Superintendent, dated November 18, 1958 acting on Alt. Applic. No. 3183-58, reads:

"1. Proposed public parking field located within a residential use district, is contrary to Art. No. 2 Section No. 3 of Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 200 feet frontage by 400 feet and 223 feet in depth, irregular, and vacant; that it is proposed to improve the site by fencing, grading, and paving, and install a lighting and drainage system; and

WHEREAS, the applicant states that this application is based on the need for the off street parking of cars near the Grant Avenue subway station; that the proposed parking facility will provide space for 145 cars and help to offset the undesirable consequences of on-street all day parking in the area; and

WHEREAS, the applicant contends that the property is encumbered with a sub-surface subway easement which makes it a poor site for residential type improvements, not only from the standpoint of construction costs, but also for the nuisance of vibration that will invariably occur in practically any type of structure built over a subway, with the exception of tall steel framed office or apartment buildings, which types are unlikely improvements in this area; and

WHEREAS, the applicant states that the present owner has held title to the property since September 30, 1940 and that the assessed valuation of land is \$63,000; and

WHEREAS, the premises and surrounding areas were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate

MINUTES

case in which to exercise discretion to grant under Section 7, Subdivision h of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7h, for a term of five years to permit the premises to be occupied by transient, daytime parking only, substantially as proposed and as indicated on plans filed with this application marked, "Received November 19, 1958," 2 sheets, and revised plan marked "Received March 20, 1959," 1 sheet, *on condition* that all buildings and uses now on the premises shall be removed and the premises shall be graded substantially to the grade of the abutting streets and shall be paved with asphaltic concrete; that on the interior lot lines and street building lines there shall be erected a woven wire fence of the chain link type, on a masonry base not less than 5 feet, 6 inches in height, with no openings therein, except as shown for entrance and exit at Elderts Lane and Grant Avenue; that two signs may be attached to the fence, shall not extend beyond the building line, and shall not be illuminated, advertising the time the parking lot is in operation and the rates charged and such other information as may be required by the Commissioner of Traffic and the Commissioner of Licenses; that a curb cut opposite such opening may be constructed of the width shown; that the sidewalks and curbing on the street abutting such proposed parking lot shall be reconstructed or repaired to the satisfaction of the Borough President; that such portable fire-fighting appliances shall be maintained as the Fire Commissioner shall direct; and that all permits shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

770-58-BZ

APPLICANT—Lama, Proskauer & Prober, for Drake Bakeries, Inc., owner.

SUBJECT—Application December 30, 1958—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in an unrestricted, business and residence use district, the extension of the use of parking and storage of owners trucks, loading and unloading from the unrestricted and business portion into the residence portion of the plot.

PREMISES AFFECTED—81-85 Clinton Avenue, east side, 105 feet 4 inches south of Park Avenue and 76 Waverly Avenue, Block 1888, Lots 37, 38 and 39, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A Lama.

For Opposition: Anthony Finelli and James Finelli.

ACTION OF BOARD—Application granted on condition.
THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Kleintert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox 5

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on March 3, 1959 after due notice by publication in the Bulletin; laid over to March 31, 1959, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site is in unrestricted, business and residence use, B area, class 1½ height district; Brooklyn-Queens Expressway is in an unrestricted use, B area, class 1½ height district; Clinton Avenue is in unrestricted and residence use, B area, class 1½ height districts; Waverly Avenue is in business and unrestricted use, B area, class 1½ height districts; that part of the premises within 145 feet of Park Avenue is in an unrestricted use district and the balance of the plot is in a business and residence use district; that as of July 25, 1916 the entire plot was in a business and residence use district; that the unrestricted use designation for a part of the plot within 145 feet of Park Avenue became effective March 25, 1946; and

WHEREAS, the decision of the Borough Superintendent, dated December 5, 1958 acting on Alt. Applic. No. 4081-58, reads:

"1. Proposed use of premises for parking and storage of owners trucks, loading and unloading for five story factory on adjoining lot 41 on a plot located partly within an unrestricted use district, partly within a business use district and partly within a residence use district is contrary to Art. II Sect. 3 of the Zone Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 63 feet frontage by 200 feet in depth; that a part of the premises, lot 39, is now being used for parking and storage of owners trucks, loading and unloading for the five story factory on adjoining lot 41; that lots 37 and 38 are vacant; that it is proposed to extend the present uses on lot 39 of parking and storage of owners trucks, loading and unloading for the five story factory on adjoining lot 41, into lots 37 and 38; and

WHEREAS, the applicant states that records indicate that under Alt. Applic. No. 4152-45, lot 39 was used for shipping in conjunction with the factory on lot 41; that Certificate of Occupancy No. 121325 was issued on September 13, 1948; and

WHEREAS, the applicant contends that the combined area of lots 37, 38 and 39 is 10,791 square feet, and of that amount 8011 square feet is in an unrestricted use, 463 square feet is in a business use and 2317 square feet are in a residence district; that the uses as proposed are permitted in the unrestricted and business use district portions of the plot; that only 21.5% of the area of the plot is in question and the small extension into the residence use portion of the plot cannot materially affect the character of this area; and

WHEREAS, the applicant states that the present owner has held title to lot 39 since October 16, 1942; lot 38, since March 12, 1958 and to Lot 37 since April 21, 1958; that the assessed valuation of land is \$13,700 and of the building \$9,800 making a total of \$23,500; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended that the application be granted under certain conditions; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision c of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7c to permit an extension of area in the rear of the buildings, substantially as proposed and as indicated on plans filed with this application, marked "Received December 30, 1958," 3 sheets, on condition that such additional area as herein permitted shall be graded to the level of the balance of the unbuilt upon site and paved with asphalt or concrete; that along Clinton Avenue there shall be a 14 foot wall and a roll-up door maintained as shown on such plans; that the existing 8 foot wire fence shall be from such wall and of the chain link type not less than 8 feet in height for the balance of the premises on Clinton Avenue and continued against the lot to the south, where walls of adjoining buildings do not occur; that bumpers shall be maintained to protect walls of such buildings; that at the Waverly Avenue side the existing wall and roll-up door shall be maintained with curb cuts to both Waverly Avenue and Clinton Avenue as shown; and that if any underpinning of walls is required, such underpinning shall be at this owner's expense; and that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

Adjourned: 3:15 P.M.

JOSEPH J. DOYLE, Chief Clerk.

MINUTES

REGULAR MEETING

TUESDAY AFTERNOON, MARCH 31, 1959, 2:00 P.M.

Present: Chairman Murdock, Vice Chairman Kleinert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox.

301-38-SM

APPLICANT—Sayre & Fisher Company, owner.

SUBJECT—Application reopened December 9, 1958 for amendment of resolution as to additional size brick—re S. & F. Colonial Veneer Brick; previously approved.

APPEARANCES—

For Applicant: D. R. Maier.

ACTION OF BOARD—Resolution amended in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Kleinert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox 5

Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Calendar Number 301-38-SM.

Subject: Amendment to resolution as to additional size brick, Sayre, and Fisher Co., New Jersey, requested by letter dated November 14, 1958, that the resolution adopted May 17, 1938 under Calendar Number 301-38-SM be amended so as to include an additional size clay brick. The application was reopened by a vote of the Board December 9, 1958.

Purpose

The material is an oversize brick to be used in veneered walls.

Description

The requested brick is made of the same material and in the same manner as the previously approved brick; the only difference being in the size, the approved being 8¼ inches by 2½ inches by 3 inches and the requested size is 9 inches by 3 inches by 3 inches.

Inspection and Test

Samples of the bricks were tested at Jersey Testing Laboratories Inc., and the samples complied with the requirements of ASTM-C-216-50. The complete report is on file with and is part of the record.

Recommendation

The Committee on Test recommends that the resolution adopted May 17, 1938 under Calendar Number 301-38-SM be amended so as to include the additional size brick as herein described on condition that the requirements of the resolution adopted May 17, 1938 under Calendar Number 301-38-SM be complied with.

(Sgd.) SAMUEL L. BECKER,
Director,
JOHN A. DARTS,
Asst. Engr.,
GEORGE F. SKLENARIK,
Asst. Engr.,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution as above cited in accordance with the above report.

888-40-SA

APPLICANT—Bethlehem Foundry & Machine Company, owner.

SUBJECT—Application reopened January 13, 1959 for amendment of resolution as to additional models of oil-fired Boiler Units, namely Dynatherm Models 48/32 and

100 and the Crusade-A-Therm, Model 36—re Bethlehem-Dynatherm Oil Burner; previously approved.

APPEARANCES—

For Applicant: James W. Meissner.

ACTION OF BOARD—Resolution amended in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Kleinert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox 5

Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Calendar Number 888-40-SA.

Subject: Amendment to resolution as to additional models of oil fired boiler units.

Bethlehem Foundry and Machine Co., Bethlehem, Pa., requested by letter dated December 12, 1958, that the resolution adopted November 6, 1940 under Calendar 888-40-SA be amended so as to include additional models of oil fired boiler burner units. The application was reopened by a vote of the Board, January 13, 1959.

Description

The requested models are similar to the models previously approved, the difference being in size and firing rate. The requested models having a firing rate ranging from 1.12 to 3.8 gallons per hour. The appliances have been approved by the Underwriters' Laboratories under MP 1826.

Recommendation

The Committee on Test recommends that the resolution adopted November 6, 1940 under Calendar Number 888-40-SA be amended so as to include the additional models oil fired units known as Dynatherm Models 48/32 and 100 and the Crusade-A-Therm Model 36, on condition that the requirements of the resolution adopted November 6, 1940 under Calendar Number 888-40-SA are complied with.

(Sgd.) SAMUEL L. BECKER,
Director,
JOHN A. DARTS,
Asst. Engr.,
GEORGE F. SKLENARIK,
Asst. Engr.,
Committee on Test.

Resolved that the Board of Standards and Appeals does hereby amend the resolution as above cited in accordance with the above report.

58-49-SA

APPLICANT—Superior Combustion Industries, Inc., owner.

SUBJECT—Application reopened January 13, 1959 for amendment of resolution as to additional models of rotary oil burners—re Superior Rotary Burners (various models) previously approved.

APPEARANCES—

For Applicant: Henry M. Ficken.

ACTION OF BOARD—Resolution amended in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Kleinert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox 5

Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Calendar Number 58-49-SA.

Subject: Amendment to resolution as to additional models of rotary oil burners.

Superior Combustion Industries, Inc., New York, requested by letter dated December 11, 1958, that the reso-

MINUTES

lution adopted May 3, 1949 under Calendar Number 58-49-SA be amended so as to include additional models of rotary oil burners. The application was reopened by a vote of the Board January 13, 1959.

Description

The requested models are a modification of those previously approved so as to more closely size the consumption rates. The letter designation has been changed to number designation and some of the sizes in letters, having been replaced by three numbers.

Recommendation

The Committee on Test recommends that the resolution adopted May 3, 1949 under Calendar Number 58-49-SA be amended so as to include the following Superior Rotary Burners:

All of the above designations are for fully automatic operation. If a unit is for semi-automatic operation a suffix "s" is added after the number. This arrangement is the same as it was on the original designation, on condition that the requirements of the resolution adopted May 3, 1949 under Calendar Number 58-49-SA are complied with.

(Sgd.) SAMUEL L. BECKER,
Director,
JOHN A. DARTS,
Asst. Engr.,
GEORGE F. SKLENARIK,
Asst. Engr.,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution as above cited in accordance with the above report.

Size	GPH	Boiler HP	EDR Steam	E.D.R. Hot Water	Motor HP	#4 Oil Dual Pump	#5 & #6 Oil Dual Pump	#4 Oil Remote Pump	#5 & #6 Oil Remote Pump	Up to #2 Oil Single Pump
1	4.5	15	2,085	3,495	1/2	BRV-1	BRVH-1	BRG-1	BRGH-1	BRP-1
2	9	30	4,170	6,690	1/2	BRV-2	BRVH-2	BRG-2	BRGH-2	BRP-2
3	24	80	11,120	17,840	1/2	BRV-3	BRVH-3	BRG-3	BRGH-3	BRP-3
4	30	100	13,900	22,300	1	BRV-4	BRVH-4	BRG-4	BRGH-4	BRP-4
5	45	150	20,850	33,450	1	BRV-5	BRVH-5	BRG-5	BRGH-5	BRP-5
6	89	300	41,700	66,900	3	BRV-6	BRVH-6	BRG-6	BRGH-6	BRP-6
7	104	350	48,650	78,050	5	BRV-7	BRVH-7	BRG-7	BRGH-7	BRP-7
8	134	450	62,500	100,300	7 1/2	BRV-8	BRVH-8	BRG-8	BRGH-8	BRP-8
9	178	600	83,400	133,800	7 1/2	BRV-9	BRVH-9	BRG-9	BRGH-9	BRP-9

126-51-SM

APPLICANT—National Gypsum Company, owner.
SUBJECT—Application reopened May 28, 1957 for amendment of Gold Bond Poured-In-Place Gypsum Roof Deck construction to include additional bulb tees, additional method of construction and fire endurance ratings—re Gold Bond Poured-in-Place Gypsum Roof Deck; previously approved.

APPEARANCES—

For Applicant: John H. Waters.

ACTION OF BOARD—Resolution amended in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Kleintert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox 5
Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Calendar Number 126-51-SM.

Subject: Amendment of Gold Bond Poured-in-Place Gypsum Roof Deck construction to include additional bulb tees, additional method of construction and fire endurance ratings.

The National Gypsum Company, Buffalo, New York, requested by letter dated April 26, 1957 that the resolution adopted May 12, 1953 and amended July 19, 1955 be further amended to include additional bulb tees, an additional method of construction and fire endurance ratings under the provisions of C26-88.0, C26-191.0, C26-347.0, C26-609.0, C26-618.0, C26-619.0, C26-621.0, and C26-626.0 Administrative Building Code. The application was reopened by a vote of the Board May 28, 1957.

Purpose

Gold Bond Poured-In-Place Gypsum Roof Deck is used as an incombustible roof deck for all classes of construction and when constructed as hereinafter described provides fire endurance of 1 hour, with no ceiling below and 1 1/2 and 3 hours for a floor or roof-ceiling construction with a suspended lath and plaster ceiling.

Description

The Gold Bond "Poured-In-Place" Gypsum Roof Deck, consists of subpurlins (Bulb tees or ASCE rails) welded to the main purlins or floor joists and spaced not over 32 5/8 inches on center with Gold Bond Insulation Formboard, Gold Bond Econacoustic (acoustical form-board), Gold Bond Gypsum Formboard, Gold Bond Asbestos-Cement Formboard or glass fiber formboard, previously approved, placed on the flanges of the Bulb tees or Rails as a permanent form, or gypsum formboard may be placed directly on steel joists or beams (no bulb tees) with a maximum year span of 32 5/8 inches, with a layer of electrically welded, cold drawn, galvanized steel fabric, having No. 12 gage longitudinal wires and No. 14 gage transverse wires, forming an 8 inch by 4 inch mesh laid on the formboard and bent to contour where it crosses the ties or rails, so that it lies entirely within the space to be occupied by the poured gypsum concrete. Gold Bond Metropolitan Mixture (Metro-Mix) gypsum fiber concrete is then poured to a depth of 2 inches, measured from the top of the formboard, completely embedding the mesh and the bulb tees, if used, thereby making the total thickness of the slab at least 2 1/2 inches, including the formboard.

The slab is then screeded or trowled to a proper smoothness and a built-up roofing or weather proofing is then applied.

Inspection and Test

Load tests were conducted in accordance with the requirements of C26-626.0 Administrative Building Code and engineering formulae was submitted for the following bulb tees with clear spans as shown for loads specified.

The test roof deck sections were constructed as described above and tested with loads applied at third points of the bulb tees, which were spaced 32 5/8 inches on centers at recommended clear spans.

No. 1480 bulb tee—32 5/8 in. o.c.

Wt. per lin. ft.—1.55 lbs., Section Modulus 0.173 in. 3,

Moment of inertia—0.146 in. to fourth,

Clear Span—4 feet-8 inches.

Area under test—37.8 sq. ft.

Total sustained load—11,400 lbs. or 300 lbs. per sq. ft.

Safe live load carrying capacity $300 \div 4 = 75$ lbs. per sq. ft.

MINUTES

No. 1680 bulb tee—32½ in. o.c.

Wt. per lin. ft.—2.0 lbs., Section Modulus—0.261 in. 3,
Moment of inertia—0.251 in. to fourth,
Clear Span—5 feet-8 inches.
Area under test—45.9 sq. ft.
Total sustained load—10,400 lbs. or 226 lbs. per sq. ft.
Safe live load carrying capacity $226 \div 4 = 56$ lbs. per sq. ft.

No. 3258 bulb tee—33 in. o.c.

Wt. per lin. ft.—4.67 lbs., Section Modulus—1.046 in. 3,
Moment of inertia—1.37 in. to fourth,
Clear span—11 feet-0 inches.
Safe carrying capacity with moment limited to $M = w l^2$
(simple span) = 41.9 lbs. per sq. ft.

No. 1120 bulb tee—32½ in. o.c.

Wt. per lin. ft.—1.4 lbs., Section Modulus—0.119 in. 3,
Moment of inertia—0.115 in. to fourth,
Clear span—3 feet-9 inches.
Safe carrying capacity with moment limited to $M = w l^2$
(simple span) = 41.5 lbs. per sq. ft.

No. 2025 bulb tee—32½ in. o.c.

Wt. per lin. ft.—3.0 lbs., Section Modulus—0.464 in. 3,
Moment of inertia—0.512 in. to fourth,
Clear span—7 feet-6 inches.
Safe carrying capacity with moment limited to $M = w l^2$
(simple span) = 40.5 lbs. per sq. ft.

The load tests were witnessed by Pittsburgh Testing Laboratory and their report as well as allowable load calculations based on the bulb tee manufacturers specifications have been filed with and part of the record.

When primary framing members, steel beams and/or steel joists are spaced to provide clear spans not in excess of 32½ inches, formboard may be placed directly on these members, parallel or perpendicular to them, and bulb tees or sub-purlins are not required if steel "Zee" clips, ⅝ inch by 1 inch or ¼ inch rods, are welded to the steel joists or beams, or if double strands of 16 gage tie wire are used, providing one clip or wire tie per; not more than 10.5 square feet of roof area. The steel strap or rod "Zee" clips shall project not less than 1 inch above the top of the formboards and provide not less than 1¾ inches long embedment in the slab. The 16 gage tie wire, if used, shall tie the reinforcing mesh to the steel joists or beams.

Three fire endurance tests were conducted at the National Bureau of Standards, tests no. TR10218-26FP:3469, no. 296 and no. 297, on a Poured-In-Place Gypsum Roof Deck slab, without and with a fire protective ceiling. Test No. TR10218 was conducted on a construction employing bulb tee rails, spaced 32½ inches o.c., welded on alternate sides to 4 steel beams which were placed within the furnace. ½ inch x 32 inch wide gypsum form-board (previously approved) was placed on the top of the lower flange of the bulb tees, wire reinforcing mesh, described above, was placed over the formboard and bulb tees, with the 12 gage wire of the mesh perpendicular to the bulb tees, and 2 inches (measured from top of formboard) Poured-In-Place gypsum concrete was poured over the construction. The steel beams were protected with reinforced gypsum concrete, poured solidly around the lower three sides of the beam to a 2 inch thickness from the edges and bottom of beam flanges. There was no ceiling below this construction; the bottom flanges of the bulb tees were exposed to the fire. The fire endurance of the gypsum deck was 1 hour 16 min. at which time cotton waste was ignited over a crack, the steel beam had only reached a maximum temp. of 414°F at 2 Hr. & 20 min. (failure is a maximum temp. of 1200°F per Section C26-599.0 Administrative Building Code.)

Tests No. 296 and 297 included Poured-In-Place Gypsum concrete (previously approved) over bar joists with the underside of the bar joists protected with a standard lath and plaster ceiling consisting of 1½ inch steel channels 4 feet no inches o.c. and ¾ inch steel channels 12 inches o.c. with ¾ inch perforated gypsum lath clipped to the ¾ inch channels with long span wire clips (Gold Bond WireTite clips). Over this was applied 1-1/16 inch gypsum perlite

plaster plus 1/16 inch lime-putty finish, previously approved under Calendar Number 133-51-SM (scratch coat mixed 100 lbs. gypsum to 2 cu. feet perlite, brown coat mixed 100 lbs. gypsum to 3 cu. feet perlite). The constructions failed at 1 hour-48 min. and 1 hour-43 min. respectively and were therefore assigned a fire endurance rating of 1½ hours.

Test No. 313, National Bureau of Standards, in which 1½ in. channels 4 feet o.c. were tied to the bar joists and below were ¾ inch channels 12 inch o.c. to which ¾ inch perforated gypsum lath was clipped with long span wire clips (Gold Bond WireTite clips) with 14 gage wire run diagonally across the ceiling hooked to the extended prong of each WireTite clip and with ⅝ inch (including lime-putty finish) perlite gypsum plaster (scratch coat—100 lbs. gypsum to 2 cu. feet perlite and brown—100 lbs. gypsum to 3 cu. feet perlite).

Recommendation

On the basis of the data furnished by the applicant and inspections and tests conducted, the Committee on Test recommends that the resolution adopted May 12, 1953 and amended July 19, 1955 be amended to include approval of the No. 1480 bulb tee for a clear span of 4 feet 8 inch at not over 75 lbs. per sq. ft. uniform live load, the No. 1680 bulb tee for a clear span of 5 feet 8 inch at not over 56 lbs. per sq. foot uniform live load, the No. 3258 bulb tee for a clear span of 11 feet no inches at not over 41.9 lbs. per sq. foot uniform safe load carrying capacity, the No. 1120 bulb tee for a clear span of 3 feet 9 inch at not over 41.5 lbs. per sq. feet uniform safe load carrying capacity and the No. 2025 bulb tee for a clear span of 7 feet 6 inches at not over 40.5 lbs. per sq. feet safe load carrying capacity; and the resolution be amended to include approval of gypsum roof decks in which the formboard (previously approved) is placed directly on the primary framing member (steel joists or beams) which are spaced so the clear span between them is not over 32½ inches and the use of reinforcing mesh and thickness of gypsum concrete is as previously approved and in conformity with ASA Standard A59.1—1954 and it is further recommended that the resolution be amended to include an unprotected gypsum room deck (employing incombustible formboard) as providing 1-hour fire resistance except that the beam encased as herein described shall be accepted as a 2 hr. fire resistive beam and when protected with a suspended ceiling of gypsum lath and 1-1/16 inch perlite gypsum plaster or ⅝ inch gypsum plaster on metal lath as providing 1½ hours fire resistance for roofs and floors of Class 2 construction per Sections C26-240, C26-615, C26-618, and C26-620.0.c.1.b, and when protected with a 3 hour rated suspended ceiling as herein described, as providing 3 hours fire resistance for roofs and/or floors of Type I and all other classes of construction providing that all other provisions of the resolution as adopted May 12, 1953 and amended under Calendar Number 126-51-SM are complied with.

(Sgd.) SAMUEL L. BECKER,
Director,
JOHN A. DARTS,
Asst. Engr.,
GEORGE F. SKLENARIK,
Asst. Engr.,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *amends* the resolutions as above cited in accordance with the above report.

388-52-SM

APPLICANT—American Biltrite Rubber Co., owner.
SUBJECT—Application May 23, 1952—Amico Rubber Tile Flooring, approval of.

APPEARANCES—

For Applicant: Joseph Platzker.

ACTION OF BOARD—Material approved in accordance with the report of Committee on Test.

MINUTES

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Foley,
Commissioner Sleeper and Commissioner Fox..... 4
Negative: Vice Chairman Kleinert 1

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Calendar Number 388-52-SM.

Subject: Amtico Rubber Tile Flooring.

American Biltrite Rubber Co., Trenton, New Jersey, filed May 23, 1952 an application with the Board of Standards and Appeals for approval of the material known as Amtico Rubber Tile Flooring under the provisions of C26-667.0 Administrative Building Code.

Purpose

The material is to be used as a floor covering.

Description

The material is a standard rubber tile and ranges in thickness from $\frac{1}{8}$ to $\frac{1}{4}$ inch.

Inspection and Test

The tile was tested at the Foster D. Snell Laboratory for abrasion resistance, indentation, combustibility, resistance to glowing cigarettes, resistance to acids and alkalies, resistance to oils, grease or solvents and toxicity and physical properties tests. It was noted that the tile is combustible and has poor resistance to oils, grease and organic solvents, but in all other respects, the performance was acceptable.

The complete report is on file with and is part of the record.

Recommendation

On the basis of the tests and the data filed by the applicant, the Committee on Test recommends the approval of the material known as Amtico Rubber Tile Flooring for use in New York City under the provisions of C26-667.0 Administrative Building Code and the applicable provisions of the Multiple Dwelling Law on condition that the cartons in which the material is marketed shall be tagged, stamped or labeled "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 388-52-SM".

(Sgd.) SAMUEL L. BECKER,
Director,
JOHN A. DARTS,
Assistant Engineer,
GEORGE F. SKLENARIK,
Assistant Engineer,
Committee on Test.

Resolved that the Board of Standards and Appeals does hereby approve this material in accordance with the above report.

664-53-SM

APPLICANT—The Peelle Company, owner.

SUBJECT—Application August 28, 1953—Peelle Metal Clad Counter Balanced Door, approval of.

APPEARANCES—

For Applicant: Paul R. Doneg.

ACTION OF BOARD—Material approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Kleinert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox 5
Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Calendar Number 664-53-SM.

Subject: Peelle Metal Clad Counter balanced Door.

The Peelle Co., Brooklyn, New York, filed August 28,

1953, an application with the Board of Standards and Appeals for approval of Peelle Metal Clad Counter balanced Door under the provisions of C26-610.0 Administrative Building Code.

Purpose

The door is to be used for openings in elevator shafts.

Description

The door consists of two (2) panels, each panel covering half of the opening. Upon opening, one (1) panel slides upward, the other downward. In the open position, the top edge of the lower panel forms a sill bridging the gap between the car and floor sill.

The panels are constructed of two plys of wood covered with sheet metal held in an angle iron frame. The upper edge of the lower panel is built up with heavy angle iron to reinforce it to support trucking loads. The lower edge of the upper panel is constructed with an asbestos reinforced rubber (neoprene) tube which protects against injury to anything caught between the upper and lower panel on closing. The two halves are connected by chains which pass over sheaves. The sheaves are mounted on guide rails which guide the movement of each panel. On the upper panel the chain is fastened to a hook shaped latching mechanism. The tension in the chain provides the spring loading effect for this side latching hook. In the closed position the side latching engages a cam follower roller on the lower panel. The result of this is to provide a closing force holding the two halves of the door together in the closed position. The actual locking of the door is performed by the interlock hardware associated with the door.

When a normal spandrel height is provided above the opening, a regular type door is provided with both panels riding on a common rail. When the spandrel height is less than the normal requirements, the upper panel is stepped out, riding on a separate guide rail permitting the upper panel to pass the lower panel of the door above when opening. In this case a hinged lintel is provided across the top of the upper panel to close the space between the door and the wall when the door is closed.

Inspection and Test

The door was tested at the Underwriters' Laboratory, Chicago, Illinois, and the door successfully met the requirements of the fire and hose stream test.

Recommendation

On the basis of the test and the data filed by the applicant, the Committee on Test recommends the approval of the Peelle Metal Clad Counter balanced Door under the provisions of C26-610 for use in New York City under the provisions of C26-663.0 Administrative Building Code on condition that all doors shall comply with the requirements of the Rules of the Board for Inspection of Opening Protective Assemblies.

(Sgd.) SAMUEL L. BECKER,
Director,
JOHN A. DARTS,
Asst. Engr.,
GEORGE F. SKLENARIK,
Asst. Engr.,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this material in accordance with the above report.

367-54-SA

APPLICANT—Johnson Heater Corporation, owner.

SUBJECT—Applicant reopened January 13, 1959 for amendment of resolution as to models of oil-fired warm air heater—re Johnson Forced Warm Air Heaters, oil-fired, Models JA75, JA1, JA1.5, JA2, JA2.5, JA3, JA4, JA5, JA6, JA7, JA8, JA1.2, JA35, JA40, JA50, HB75, HB1, HB2, HB3, HB4, HB5, JAS1, JAS1E, JAS1.5, JAS2, JAS2E, JAS3, JAS3E, JAS4, JAS5, JA10, JA12, JA15, JA20, JA25, and JA30; previously approved.

MINUTES

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Resolution amended in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Foley, Commissioner Sleeper and Commissioner Fox 4
Negative: Vice Chairman Kleinert 1

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Calendar Number 367-54-SA.

Subject: Amendment to resolution as to additional models of oil fired warm air heater.

Johnson Heater Corp., requested by letter dated December 17, 1958, that the resolution adopted June 5, 1956 under Calendar Number 367-54-SA be amended so as to include additional models of oil fired warm air heater. The application was reopened by a vote of the Board, January 13, 1959.

Purpose

The appliance is an oil fired warm air furnace.

Description

The requested models designations are used to more clearly clarify the models and the rated capacities. There has been no change in the design or any of the equipment used in the furnace.

Recommendation

The Committee on Test recommends that the resolution adopted June 5, 1956 under Calendar Number 367-54-SA be amended so as to include the following models of warm air, oil fired heaters which are new model designations of those previously approved: JA-75, JA-112, JA-140, JA-152, JA-184, JA-210, JA-250, JA-280, JA-308, JA-350, JA-400, JA-500, JA-600, JA-700, JA-800, JA-900, JA-1100, JA-1300, JA-1600, JA-2200, JA-2600, JA-3000, JA-3600, JA-4200 and JA-5000. HB-75, HB-112, HB-140, HB-152, HB-184, HB-210, HB-250, HB-280, HB-308, and HB-350. JAS-112, JAS-140, JAS-152, JAS-184, JAS-200, JAS-230, JAS-260, JAS-308, JAS-350, JAS-400, JAS-450, JAS-540, JAS-560, JAS-692, JAS-784, JAS-896, and JAS-1000, on condition that the requirements of the resolution adopted June 5, 1956, under Calendar Number 367-54-SA are complied with.

(Sgd.) SAMUEL L. BECKER,
Director,
JOHN A. DARTS,
Asst. Engr.,
GEORGE F. SKLENARIK,
Asst. Engr.,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution as above cited in accordance with the above report.

409-54-SA

APPLICANT—Johnson Heater Corporation, owner.

SUBJECT—Application reopened January 13, 1959 for amendment of resolution as to additional models of gas-fired warm air furnaces—re Johnson Gas-fired Heaters, Models JA15, JA20, JA25, JA30, JA35, JA40, JA50, HB75, HB1, HB2, HB3, HB4, HB5, JAS1, JAS1E, JAS15, JAS2, JAS2E, JAS3E, JAS4, JAS5, JA.75, JA1, JA.2, JA1.5, JA3, JA4, JA5, JA6, JA7, JA8, JA2, JA10 and JA12; previously approved.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Resolution amended in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Foley, Commissioner Sleeper and Commissioner Fox 4
Negative: Vice Chairman Kleinert 1

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Calendar Number 409-54-SA.

Subject: Amendment to resolution as to additional models of gas-fired warm air furnaces.

Johnson Heater Corp., Massachusetts, requested by letter dated December 17, 1958 that the resolution adopted June 19, 1956 under Calendar Number 409-54-SA be amended so as to include additional models of gas fired warm air furnaces. The application was reopened by a vote of the Board, January 13, 1959.

Purpose

The appliance is a gas fired warm air furnace.

Description

The requested model designations are used to more clearly clarify the models and the rated capacities. There has been no change in the design or any of the equipment used in the furnace.

Recommendation

The Committee on Test recommends that the resolution adopted June 19, 1956 under Calendar Number 409-54-SA be amended so as to include the following models of warm air gas fired heaters, which are new model designations of those previously approved: JA-75, JA-112, JA-140, JA-152, JA-184, JA-210, JA-250, JA-280, JA-308, JA-350, JA-400, JA-600, JA-700, JA-800, JA-900, JA-1100, JA-1300, JA-1600, JA-2200, JA-2600, JA-3000, JA-3600, JA-4200 and JA-5000. HB-75, HB-112, HB-140, HB-152, HB-184, HB-210, HB-250, HB-280, HB-308 and HB-350. JAS-112, JAS-140, JAS-152, JAS-184, JAS-200, JAS-230, JAS-260, JAS-308, JAS-350, JAS-400, JAS-450, JAS-540, JAS-560, JAS-692, JAS-784, JAS-896, and JAS-1000, on condition that the requirements of the resolution adopted June 19, 1956 under Calendar Number 409-54-SA are complied with.

(Sgd.) SAMUEL L. BECKER,
Director,
JOHN A. DARTS,
Asst. Engr.,
GEORGE F. SKLENARIK,
Asst. Engr.,
Committee on Test.

Resolved that the Board of Standards and Appeals does hereby amend the resolution as above cited in accordance with the above report.

159-55-SM

APPLICANT—Certain-Teed Products Corp., owner.

SUBJECT—Application February 16, 1955—Metro-Mix (gypsum concrete used for poured roof deck), approval of.

APPEARANCES—

For Applicant: Chester E. Abbey.

ACTION OF BOARD—Material approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Kleinert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox. 5
Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Calendar Number 159-55-SM.

Subject: Metro-Mix (gypsum concrete used for poured roof deck).

Certain-teed Products Corp., now known as Bestwall Certain-teed Sales Corp., Ardmore, Pa., filed February 16, 1955 an application with the Board of Standards and Appeals for approval of the material known as Metro-Mix under the provisions of C26-618.0, C26-619.0 and C26-621.0 Administrative Building Code.

MINUTES

Purpose

The material is a poured in place incombustible roof deck.

Description

The construction is a reinforced gypsum concrete slab installed in the following manner; form board is placed on supporting bulb tees, spaced 32 $\frac{5}{8}$ inches on centers, a 2 inch reinforced gypsum slab is then poured on the forms, the reinforcing consists of galvanized wire fabric, cross sectional area of not less than 0.026 sq. inches per ft. of width, equivalent to No. 12 gauge longitudinal wires spaced 4 inches on centers and No. 14 gauge transverse wires spaced 8 inches on centers.

Inspection and Test

A system consisting of three slabs, resting on four supports, constructed as herein described was load tested in accordance with the requirements of C26-626.0 Administrative Building Code.

The two end spans were loaded to 214 lbs. per sq. ft. and the center span to 320 lbs. per sq. ft. and when the factor of safety as required under C26-626.0 Administrative Building Code was applied the safe carrying capacity was 52 lbs. per sq. ft. The tests were witnessed by Ass't. Engr. J. A. Darts, Committee on Test.

Recommendation

On the basis of the inspection and test and the data filed by the applicant, the Committee on Test recommends the approval of the material known as Metro-Mix (gypsum concrete used for poured roof deck) for use in New York City under the provisions of C26-619.0 and C26-620.0 Administrative Building Code, as an incombustible roof deck, on condition that the maximum superimposed load, live and dead, does not exceed 52 lbs. per sq. ft., that the supporting steel members be spaced not more than 32 $\frac{5}{8}$ inches on centers and welded to the roof purlins or floor beams. The Committee further recommends that this material shall not be used as a floor, unless it is surfaced with a cinder concrete top or other equivalent material so as to protect against punching shear.

When the mesh is installed care shall be taken so as to provide a minimum of $\frac{1}{4}$ inch of poured gypsum concrete protection and in order to provide full depth, screeds shall be fastened to the sub purlins and further that all plans submitted to the Department of Buildings showing the proposed use of this construction shall be tagged or labeled "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 159-55-SM."

(Sgd.) SAMUEL L. BECKER,
Director.

JOHN A. DARTS,
Asst. Engr.

GEORGE F. SKLENARIK,
Asst. Engr.
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

647-55-SM

APPLICANT—The Celotex Corporation, owner.

SUBJECT—Application reopened December 9, 1958 for amendment of resolution as to additional size acoustical tile—re Celotex Steelacoustic Ceiling Panels (ceiling finish that provides acoustical absorption); previously approved.

APPEARANCES—

For Applicant: W. Z. Gates.

ACTION OF BOARD—Resolution amended in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Kleintert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox 5

Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Calendar Number 647-55-SM.

Subject: Amendment to resolution as to additional size acoustical tile.

Celotex Corp., New York, requested by letter dated August 12, 1958, that the resolution adopted May 28, 1957 under Calendar Number 647-55-SM be amended so as to include additional size of acoustical panels. The application was reopened by a vote of the Board, December 9, 1958.

Purpose

The material is to be used as an incombustible acoustical ceiling.

Description

The requested panels are made of the same material, namely 32 gauge (.0113) cold rolled steel, as those previously approved; the difference in the panels is in size only. The approved size being 2 feet 0 inches x 2 feet 0 inches and the requested sizes being 2 feet 0 inches x 4 feet 0 inches and 2 feet 0 inches x 8 feet 0 inches.

Recommendation

The Committee on Test recommends that the resolution adopted May 28, 1957 under Calendar Number 647-55-SM be amended so as to include the additional size panels as herein described, on condition that the requirements of the resolution adopted May 28, 1957 under Calendar Number 647-55-SM are complied with.

(Sgd.) SAMUEL L. BECKER,
Director,
JOHN A. DARTS,
Asst. Engr.,
GEORGE F. SKLENARIK,
Asst. Engr.,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution as above cited in accordance with the above report.

405-56-SM—Vol. II

APPLICANT—The Gamewell Company, owner. E. S. Ruth Agent.

SUBJECT—Application reopened December 9, 1958 as Vol. II for amendment of resolution—re Flexalarm (fire alarm system); previously approved.

APPEARANCES—

For Applicant: E. S. Ruth.

ACTION OF BOARD—Resolution amended in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Kleintert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox 5

Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Calendar Number 405-56-SM—Vol. II.

Subject: Amendment to resolution.

The Gamewell Company, Newton Upper Falls, Mass., requested by application filed November 13, 1958, that the resolution adopted March 5, 1957 under Calendar Number 405-56-SM be amended so as to include their Flexalarm Coded Fire Alarm Stations—2 types—and Flexalarm Fire Line Strap Key. The application was reopened as Volume II by a vote of the Board, December 9, 1958.

Description

A. Flexalarm Fire Alarm Station (both Pre-signal and General Alarm Type).

The Flexalarm pull boxes are four-round coded fire

MINUTES

alarm stations of the spring wound, sector pull type. They are made for semi-flush and surface mounting and in both cases are equipped with #16 gauge sheet steel wall shells for conduit connection. The front and pull handle is made of aluminum die cast alloy ASTM, B85, alloy SG100B. All gears are of ASTM B121 Alloy #4 brass and are cut, not stamped. The code wheels are of fabric base phenolic. Contacts are pure hard drawn silver and in duplicate.

Switches are provided on the side of the station for box test, going test or general alarm. Switches are key operated, and constructed so key is trapped in operated position; removable only in normal position. Suitable identification plates of etched aluminum, with red characters, mount behind the switches. Arrows are etched on the plates for indicating the direction of key operation.

B. Fire Line Strap Keys.

The Flexalarm Fire Alarm Strap Keys are normally closed contact push button stations. The push button is mounted on a .060 thick brass single gang flush plate, and is accessible only after unlocking hinged cast aluminum cover with N. Y. C. Fire Department #2 key.

The stations are made for both semi-flush and surface mounting. For flush mounting the station fits a standard 4 inch square box with single gang plaster cover. (Minimum combined depth of 2 inches). For surface mounting the stations are supplied with a cast aluminum Killark Electrolet FSCI or Crouse-Hinds FSI-S24 body.

The push switch is equipped with heavy duty double break contacts. The wiping contact arms are of .020 bronze. The stationary contacts are of .060 brass.

Inspection and Test

Samples of the equipment was inspected and tested at 420 Lexington Avenue, New York, by Ass't Engr. G. F. Sklenarik, Committee on Test, Supervising Electrical Inspector R. C. Lent, New York Fire Department, and Messrs. E. Ruth and W. B. Flanigin representing the applicant.

These fire alarm devices were tested and approved by the Underwriters' Laboratories under file 57N 3697A.

Recommendation

The Committee on Test recommends that the resolution adopted March 5, 1957 be amended so as to include the Gamewell Flexalarm Coded Fire Alarm Stations—2 Types—and Gamewell Flexalarm Fire Line Strap Key on condition that the requirements of the resolution adopted March 5, 1957 under Calendar Number 405-56-SM—Vol. I as well as the requirements of the Standpipe Fire Line Rules of the Board be complied with.

(Sgd.) SAMUEL L. BECKER,
Director,

JOHN A. DARTS,
Asst. Engr.,
GEORGE F. SKLENARIK,
Asst. Engr.,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution as above cited in accordance with the above report.

499-56-SM

APPLICANT—United States Steel Corp., American Bridge Division, owner.

SUBJECT—Application June 25, 1956—USS Ambridge Standard Steel Joists, approval of.

APPEARANCES—

For Applicant: Robert D. Borranger.

ACTION OF BOARD—Material approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Kleintert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox

Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Calendar Number 499-56-SM.

Subject: USS Ambridge Standard Steel Joists.

United States Steel Corp., American Bridge Division, Pittsburgh, Pa., filed June 25, 1956, an application with the Board of Standards and Appeals for approval of the USS Ambridge Standard Steel Joists for use under C26-519.0 in classes of construction as provided under C26-240.0, C26-241.0, C26-244.0 and C26-620.0 Administrative Building Code.

Purpose

The material is an open web steel joist used in construction.

Description

The joists are manufactured in the following manner:

The top and bottom chord are cold formed from steel strip or bar material to a flat U shaped section. The web members, made from steel rounds, are bent to a zig-zag shape and then resistance welded to both the top and bottom chords.

The bottom chord at each end is then bent up to meet the top chord and arc welded to the top with a spacer bar between. Bearing plate is then welded to bottom chords at ends.

The specifications for material used is as follows:

Strip Chord Material—ASTM A303.

All other material ASTM-AT-56T.

The properties of the joists are as follows:

Joist Type	AREA			Moment in-lbs.	End Reaction lbs.
	Top Chord	Bottom Chord	Web		
SJ-81	0.39	0.39	3/8	29.500	1600
SJ-82	0.49	0.39	7/16	52.500	1900
SJ-102	0.49	0.39	7/16	63.000	1900
SJ-103	0.62	0.49	1/2	82.000	1950
SJ-104	0.73	0.62	1/2	100.000	2200
SJ-123	0.62	0.49	1/2	92.000	2200
SJ-124	0.73	0.62	9/16	115.000	2300
SJ-125	0.87	0.73	9/16	142.000	2500
SJ-126	1.03	0.87	9/16	175.000	2700
SJ-145	0.87	0.73	9/16	156.000	2900
SJ-146	1.03	0.87	5/8	205.000	3100
SJ-147	1.25	1.03	5/8	246.000	3400
SJ-166	1.03	0.87	5/8	232.000	3200
SJ-167	1.25	1.03	11/16	281.000	3600
SJ-186	1.03	0.87	11/16	255.000	3600
SJ-187	1.25	1.03	11/16	310.000	3800
SJ-207	1.25	1.03	11/16	340.000	3900

Inspection and Test

Various tests were conducted on various size joists in the presence of Ass't Engr. J. A. Darts, and G. F. Sklenarik, Committee on Tests in accordance with the requirements of C26-519.0d Administrative Building Code at the applicant's plant at Pittsburg, Pa.

Flexure tests were conducted in accordance with the requirements of C26-519.0 Administrative Building Code to determine that the maximum deflection shall not be greater than 1/360 of the span for the total designed load as determined by test. In all cases the joists were tested to maximum span.

Results were as follows:

Joist	Designed Load	Actual Load
SJ-81	76	141
SJ-103	136	141
SJ-145	132	136
SJ-207	141	149

The joists were also tested in shear to check the end reactions and the test was discontinued at 130% overload without failure.

Additional tests were conducted to determine compliance with C26-519.0e and the joists successfully met the require-

MINUTES

ments of being able to sustain an 800 lb. concentrated load at one panel joint and also the ability to transmit 500 lbs. from each joist to two adjoining joists.

The tests also showed that the nailer strip attachment to the chord was adequate.

Recommendation

On the basis of the tests and the data supplied by the applicant, The Committee on Test recommends the approval of the USS Ambridge Standard Steel Joists in sizes listed herein as having met the requirements of C26-519.0.d and e for use in classes of construction as provided under C26-240, C26-241, C26-244 and C26-620.c.I.b. on condition that all welding performed shall be in accordance with the requirements of the Welding Rules of the Board, on condition that all requirements of C26-519.0 are complied with and further that if a suspended ceiling is used in conjunction with the joists the ceiling shall comply with the requirements of C26-461. and that all joists shall be fastened and permanently bugged before construction or other loads are applied; that ceiling or floor openings not exceeding 4 feet in either direction at right angles to the joists may be framed by adequately proportioned header angles secured to framing joists by bolts or welds, provided the joists are designed to carry the concentrated loads and provided that each bundle of joists shall be identified as to dimensions and shall bear a label "Approved for use in New York City under Calendar Number 499-56-SM" and further that all plans submitted to the Department of Buildings showing the proposed use of these joists shall be similarly marked.

(Sgd.) SAMUEL L. BECKER,
Director,
JOHN A. DARTS,
Asst. Engr.,
GEORGE F. SKLENARIK,
Asst. Engr.,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report of Committee on Test, on further condition that the joists shall be fabricated so that the actual centroids of the diagonals shall intersect the centroids of the top and bottom cords within one-eighth of an inch of the design points of intersection.

531-56-SM

APPLICANT—Russell, Burdsall & Ward Bolt & Nut Company, owner.

SUBJECT—Application reopened January 27, 1959 for amendment of resolution as to bolt marking—re **Empire** (E) High Strength Bolts for Structural Steel Connections; previously approved.

APPEARANCES—

For Applicant: Frederick E. Graves.

ACTION OF BOARD—Resolution amended, in accordance with the report of Committee on Test. The applicant shall file with the Board the number of plans required by the Board showing the marking of such bolts.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Kleintert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox 5
Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Calendar Number 531-56-SM.

Subject: Amendment to resolution as to bolt marking.

Russell, Burdsall and Ward Bolt and Nut Co., Portchester, New York, requested by letter dated January 9, 1959, that the resolution adopted November 27, 1956 under Calendar Number 531-56-SM be amended so as to include an alternate head marking on the approved bolts. The application was reopened by a vote of the Board January 27, 1959.

Description

The requested markings consists of three radial lines with the letters R, B and W placed between the radials and the number 325 placed between and above the letters R & B and opposite the letter W.

Recommendation

The Committee on Test recommends that the resolution adopted November 27, 1956 under Calendar Number 531-56-SM be amended so as to include the alternate bolt markings as herein described, on condition that the requirements of the resolution, adopted November 27, 1956, under Calendar Number 531-56-SM be complied with and further that the applicant shall submit six drawings showing the markings.

(Sgd.) SAMUEL L. BECKER,
Director,
JOHN A. DARTS,
Asst. Engr.,
GEORGE F. SKLENARIK,
Asst. Engr.,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution as above cited in accordance with the above report.

682-56-SM

APPLICANT—Bestwall Gypsum Company, owner.

SUBJECT—Application reopened January 13, 1959 for amendment of resolution as to additional trade name—re Bestwall Gypsum Wallboard, Bestwall Insulating Gypsum Wallboard, Bestwall Wood Grain Gypsum Wallboard, interior wall surfacing material; previously approved.

APPEARANCES—

For Applicant: Chester E. Abbey.

ACTION OF BOARD—Resolution amended in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Kleintert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox 5
Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Calendar Number 682-56-SM.

Subject: Amendment to resolution as to additional trade name.

Bestwall Gypsum Co., requested by letter dated December 9, 1958 that the resolution adopted May 21, 1957 under Calendar Number 682-56-SM be amended so as to permit the approval material to be marketed under an additional trade name. The application was reopened by a vote of the Board, January 13, 1959.

Description

The approved material was manufactured at the applicants plant at Akron, New York. Since that date the Bestwall Gypsum Co., has acquired additional manufacturing facilities and have entered into an agreement with The Barrett Division, Allied Chemical Corp., wherein the Barrett Division is manufacturing Gypsum Wallboard Products for Bestwall Gypsum Co. and meeting the Bestwall Gypsum Co. specifications as set forth in the approval as granted by the Board.

Recommendation

The Committee on Test recommends that the resolution adopted May 21, 1957 under Calendar Number 682-56-SM be amended so as to permit the approved materials to be manufactured at the applicants various plants where the material is manufactured to the Bestwall Gypsum Co. specification as provided under the resolution adopted under Calendar 682-56-SM and further that the wood grain boards to be marketed under the trade names of Bestwall Fireproof Gypsum Board and Barrett Gypsum Grain Board on condition that the requirements of the resolution adopted

MINUTES

May 21, 1957 under Calendar Number 682-56-SM are complied with.

(Sgd.) SAUMEL L. BECKER,
Director,
JOHN A. DARTS,
Asst. Engr.,
GEORGE F. SKLENARIK,
Asst. Engr.,

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution as above cited in accordance with the above report.

83-57-SA

APPLICANT—Sunstrand Engineering Company, owner.
SUBJECT—Application reopened January 13, 1959 for amendment of resolution as to additional trade name, namely Thermo Products Oil Burner—re Sundstrand Oil Burner, Models SS, XA2, XB4, XB5 & NC6 to be also marketed as Atlantic, Bard, Hess, Ingersoll, Jackson and Church, Inland Sure Comfort, Waterbury, Modernaire, Meridian, Gyroscopic, Premier, Radiation, Fitzgibbons, Thatcher Burnham, Weil-McLain, Patten, Spi-Rol-Fin and Bendix Oil Burners; previously approved.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Resolution amended in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Kleinert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox 5
Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Calendar Number 83-57-SA.

Subject: Amendment to resolution as to additional trade name.

Sunstrand Engineering Co., Rock Island, Illinois, requested by letter dated December 11, 1958 that the resolution adopted January 21, 1958 under Calendar Number 83-57-SA be amended so as to permit the approved burner to be marketed under an additional trade name. The application was reopened by a vote of the Board, January 13, 1959.

Recommendation

The Committee on Test recommends that the resolution adopted January 21, 1958 under Calendar Number 83-57-SA be amended so as to permit the approved Oil Burner to be marketed under the additional trade name of Thermo Products Oil Burner on condition that the requirements of the resolution adopted January 21, 1958 under Calendar Number 83-57-SA be complied with.

(Sgd.) SAMUEL L. BECKER,
Director,
JOHN A. DARTS,
Asst. Engr.,
GEORGE F. SKLENARIK,
Asst. Engr.,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution as above cited in accordance with the above report.

574-57-SA

APPLICANT—Sears, Roebuck and Co., for Temco Inc., owner.

SUBJECT—Application July 25, 1957—E-Z Vent, Wall Heater (gas-fired), Model 138.527-020, approval of.

APPEARANCES—

For Applicant: P. W. Petrosky.

ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Foley, Commissioner Sleeper and Commissioner Fox 4
Negative: Vice Chairman Kleinert 1

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Calendar Number 574-57-SA.

Subject: E-Z Vent Wall Heater, (Gas-Fired) Model 138.527-020.

Sears, Roebuck & Company, Chicago, Illinois, filed July 25, 1957, an application with the Board of Standards and Appeals for approval of E-Z Vent, 138.527-020, for use in New York City under the provision of Article 12, of the Administrative Building Code and pertinent sections of the Multiple Dwelling Law & Code.

Purpose

A heater designed for mounting on a wall.

Description

The heater is arranged so that there are no openings between the combustion system and the room in which the heater is installed. All air for combustion is taken from the outside through the outermost duct of a concentric pair and all flue products are discharged to the outside through the inner most duct of a concentric pair. The outside terminals of the concentric ducts are equipped with specially designed fittings to accommodate variations of wind velocity and direction in addition to accidental blockages of both the inlet and outlet fittings in excess of 60 percent of their effective areas without adverse effect on the performance of the heater.

The E-Z Vent heater is designed for mounting on the wall, as opposed to being recessed into the wall. The only modification required to the building is the installation of an 8 inch diameter hole in the wall to accommodate the vent assembly.

The rear shield of the wall heater is made of 22 gauge galvanized iron, with two galvanized iron channels spot welded to it. The channels are pierced so that the assembly can be fastened to a wall of the space to be heated by the use of four screws.

The combustion chamber itself is made of 20 gauge steel coated inside and outside with porcelain enamel. The assembly is seam welded and arc welded so that it is completely air tight when in operating position. The front of the combustion chamber has an elongated opening for access to the main burner and pilot burner. During operation this opening is sealed off with an access door. On the access door is a small door for lighting the pilot.

The burner is made of cast iron and has a slotted head type of port. The pilot burner is of the non-aerated type.

The main burner and pilot burner are controlled by a Minneapolis-Honeywell valve. This valve acts to turn off all the gas supply in case of pilot failure. Also a thermostatically controlled valve for maintaining uniform temperature in the space to be heated. The entire valve assembly is equipped with a pilot filter. The gas pressure is controlled by a pressure regulator, which is equipped with a leak limiting device.

The outer cabinet is made of 22 gauge steel bonderized and finished with a high temperature baked on enamel. The door is hinged at the bottom and is held closed by a spring catch.

The venting system consists of three concentric pipes, the outer pipe is made of galvanized iron. It serves as a seal to prevent any air movement into the building wall. It has no contact with any part of the heater. Passageway for outside air combustion is made of galvanized iron. The exhaust duct for products of combustion is made of aluminum. Both the passageway and exhaust duct are attached to the heater in such a way that there can be no air or gas leakage into the inside of the house. Flue vent cap and perforated screen are installed on the outside of the building. They are made of aluminum and are so designed that the heater will operate normally regardless of the direction or velocity of outside winds.

MINUTES

As optional equipment the heater can be equipped with a blower, which is thermostatically controlled. This blower discharges heated air at floor level.

Inspection and Test

This heater was tested and approved by the American Gas Association. The report is on file and is part of the record.

Recommendation

On the basis of the test and the data filed by the applicant, The Committee on Test recommends the approval of E-Z Vent Wall Heater, (Gas-Fired) Model 138.527-020, for use in New York City when installed in accordance with this report and the provisions of Article 12, C26-191.0, and D-26-1.0 and D-26-3.10A as amended by Local Law 79 of 1957 of the Administrative Building Code and in addition when installed in Multiple Dwellings the pertinent sections of the Multiple Dwelling Law be complied with provided that each such heater shall bear a label, permanently affixed reading as follows: "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 574-57-SA."

(Sgd.) SAMUEL L. BECKER,
Director,
JOHN A. DARTS,
Asst. Engr.,
GEORGE F. SKLENARIK,
Asst. Engr.,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

673-57-SA

APPLICANT—Masda Corporation for Temco Inc., owner.
SUBJECT—Application July 9, 1957—Temco Gas-fired Wall Heater, Model 208-1, approval of.

APPEARANCES—

For Applicant: George R. Darche.

ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Foley,
Commissioner Sleeper and Commissioner Fox 4

Negative: Vice Chairman Kleinert 1

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Calendar Number 673-57-SA.

Subject: Temco Pre-Vent Gas-fired Wall Heaters, Models 208-3 and 308-3.

Temco, Inc., Nashville, Tenn., filed July 9, 1957, an application with the Board of Standards and Appeals for approval of Temco Pre-Vent Gas-fired Wall Heater, Models 208-3 and 308-3, for use in New York City under the provisions of Article 12, of the Administrative Building Code and pertinent sections of the Multiple Dwelling Law Code.

Purpose

For mounting on a wall to heat a room or rooms.

Description

The heater is arranged so that there are no openings between the combustion system and the room in which the heater is installed. All air for combustion is taken from the outside through the outermost duct of a concentric pair and all flue products discharged to the outside through the innermost duct of a concentric pair. The outside terminals of the concentric ducts are equipped with specially designed fittings to accommodate variations of wind velocity and direction in addition to accidental blockages of both the inlet and outlet fittings in excess of 60 percent of their effective areas without adverse effect on the performance of the heater.

The Temco Pre-Vent Gas-fired Wall Heater is designed for mounting on the wall, as opposed to being recessed into the wall. The only modification required to the building is the installation of an 8 inch diameter hole in the wall to accommodate the vent assembly.

The rear shield of the wall heater is made of 22 gauge galvanized iron, with two galvanized iron channels spot welded to it. The channels are pierced so that the assembly can be fastened to a wall of the space to be heated by the use of four screws.

The combustion chamber itself is made of 20 gauge steel coated with porcelain enamel. The assembly is seam welded and arc welded so that it is completely air tight when in operating position. The front of the combustion chamber has an elongated opening for access to the main burner and pilot burner. During operation this opening is sealed off with an access door. On the access door is a small door for lighting the pilot.

The burner is made of cast iron and is provided with slotted ports. The air gas mixture to the burner is automatic and requires no adjustment. The pilot burner is of the non-areated type.

The structural parts of the heater cabinet are made of 22 gauge galvanized steel, and the outer cabinet is made of 22 gauge steel bonderized and finished with a heat resisting baked enamel.

The main burner and pilot are controlled by a Honeywell valve. This valve acts to turn off all the gas supply in case of pilot failure. Also a thermostatically controlled valve for maintaining uniform temperature in the space to be heated. The entire valve assembly is equipped with a pilot filter. The gas pressure is controlled by a pressure regulator, which is equipped with a leak limiting device.

The venting system consists of three concentric pipes, the outer pipe is made of galvanized iron. It serves as a seal to prevent any air movement into the building wall. It has no contact with any part of the heater. Passageway for outside air combustion is made of galvanized iron. The exhaust duct for products of combustion is made of aluminum. Both the passageway and exhaust duct are attached to the heater in such a way that there can be no air or gas leakage into the inside of the house. Flue vent cap and perforated screen are installed on the outside of the building. They are made of aluminum and are so designed that the heater will operate normally regardless of the direction or velocity of outside winds.

Inspection and Test

This heater was tested and approved by the American Gas Association. The report is on file and is part of the record.

Recommendation

On the basis of the test and the data filed by the applicant, the Committee on Test recommends the approval of Temco Pre-Vent Gas-fired Wall Heater, Models 208-3 and 308-3 for use in New York City when installed in accordance with this report and the provisions of Article 12, C26-191.0, and D26-10 and D26-3.10A as amended by Local Law 79 of 1957, of the Administrative Building Code and in addition when installed in Multiple Dwellings the pertinent sections of the Multiple Dwelling Law be complied with, provided that each such heater shall bear a label, permanently affixed reading as follows: "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 673-57-SA."

(Sgd.) SAUMEL L. BECKER,
Director,
JOHN A. DARTS,
Asst. Engr.,
GEORGE F. SKLENARIK,
Asst. Engr.,
Committee on Tests.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

MINUTES

760-57-SM

APPLICANT—Simplex Ceiling Corp., owner.

SUBJECT—Application October 11, 1957—Simplex Flush Metal Panel Ceilings, approval of.

APPEARANCES—

For Applicant: Martin Nassof.

ACTION OF BOARD—Material approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Klei-
ert, Commissioner Foley, Commissioner Sleeper and
Commissioner Fox 5

Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Calendar Number 760-57-SM.

Subject: Simplex Flush Metal Panel Ceilings.

Simplex Ceiling Corp., New York, filed October 11, 1957, an application with the Board of Standards and Appeals for approval of the Simplex Flush Metal Panel Ceiling under the provisions of C26-461.0 Administrative Building Code.

Purpose

The material is to be used as an incombustible acoustical ceiling.

Description

The ceiling is to be used in conjunction with steel floors and steel roof deck not lighter than 18 gauge steel.

The members consist of the aluminum panels, previously approved by the Board under Calendar 851-40-SM, aluminum snap bar, .051 inches in thickness, aluminum utility angle, .051 inches in thickness and No. 14 button head cadmium plated sheet metal screw $\frac{3}{4}$ inches long.

In erection, the screw goes through the doubled up portion of the aluminum utility angle which has a $\frac{5}{16}$ inch diameter hole punched in it and is screwed into the underside of the steel floor or roof, which has a hole drilled into it $\frac{1}{16}$ inch less than the diameter of the self tapping screw. The screw is turned up tightly until the utility angle is pulled up snugly against the deck. The screw can be either attached to the double thickness of metal between the cell spaces or to a single thickness of metal into the cell itself.

The snap bar is then attached to the utility angle and the pan is then attached to the snap bar.

Inspection and Test

The system was tested by Ass't. Engr. D. A. Darts, Committee on Test at the applicant's plant. The system was tested with the angles on 5 foot 0 inches centers. The load was applied directly at the connection points. A load of 205 lbs. were applied at each point and the deflection was $\frac{1}{4}$ inch and on the removal of the load the permanent set was 0 inches.

Recommendation

On the basis of the inspection and test and the data filed with the Committee on Test recommends the approval of the material known as Simplex Flush Metal Panel Ceiling as herein described, for use in New York City under the provisions of C-26-461.0 Administrative Building Code as a suspended ceiling on condition that the system be used in conjunction with steel floors and/or steel roof deck of not less than 18 gauge and all plans submitted to the Department of Buildings showing the proposed use of this construction shall be stamped or labeled "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 760-57-SM."

(Sgd.) SAMUEL L. BECKER,

Director,

JOHN A. DARTS,

Asst. Engr.,

GEORGE F. SKLENARIK,

Asst. Engr.,

Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this material in accordance with the above report.

806-57-SA

APPLICANT—Blackstone Corporation, owner.

SUBJECT—Application October 17, 1957—Blackstone Washing Machine Models 251 and 252, approval of.

APPEARANCES—

For Applicant: W. H. Knight.

ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Klei-
ert, Commissioner Foley, Commissioner Sleeper and
Commissioner Fox 5

Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Calendar Number 806-57-SA.

Subject: Blackstone Convertible Washing Machine, Model 251 Automatic Washer and Model 252 Semi-Automatic Washer.

The Blackstone Corp., Jamestown, N. Y., filed October 17, 1957, an application with the Board of Standards and Appeals for approval of the Blackstone Convertible Washing Machine, Model 251 Automatic Washer and Model 252 Semi-Automatic Washer for use in New York City under the provisions of C26-178.0.b and C26-1277.0.h of the Administrative Building Code and the Submerged Inlet Rules of the Board of Standards and Appeals.

Purpose

Automatic and Semi-Automatic Clothes Washer (9 lb. capacity).

Description

These Blackstone Convertible Washers Models 251 and 252 have the same mechanical construction and the same vacuum breaker. The Difference in Models is as follows: Model 252, Semi-Automatic Washer is a manually operated dial control model. Model 251, Automatic Washer is a fully Automatic dial control model. Both models have identically the same mechanism. The only difference is the magic control panel. The semi-automatic control panel can be taken off Model 252 and the new control panel which converts it to Model 251, fully automatic washer can be put on in a few minutes. The washer operates on an agitator principle designed for connecting to a plumbing system and adjacent to a drain outlet. On Model 252, semi-automatic washer, the water temperature of the wash and rinse water is controlled at the faucets and turned off manually. On Model 251, fully automatic washer, the water temperature of the wash and rinse water is controlled by dial. Turn the automatic temperature dial, and it enables you to select the temperature for the wash water. Hot and cold water enters a mixing valve and is transmitted from the mixing valve through a rubber hose to a nozzle then jetted through an air gap into an intake spout which acts as a baffle and breaks up any soap head that may be tossed off by the centrifugal action of the tub when it is rotating.

The tub is provided with flutes which taper outward and are open at the top so as to toss off the water into the collector taken under centrifugal force. The openings of these flutes are roughly $1\frac{1}{4}$ inches below the rim of the tub and $2\frac{3}{4}$ inch below the intake spout. The tub is also provided with top louvers, the purpose of which is to carry off soap, scum and dirt into the collector tank.

The cabinet of the washer has a width of $26\frac{1}{8}$ inches, a depth of $26\frac{1}{8}$ inches, a height to top 36 inches and a height with lid open $50\frac{5}{8}$ inches. The finish is fused, white, baked-on Suprenamel. The tub is gray variegated porcelain enamel.

The motor is heavy-duty, full $\frac{1}{3}$ HP, 115V 60 cycle. The transmission is a linkage type.

Inspection and Test

Details of construction were noted and there is an air gap of 1 inch.

MINUTES

Recommendation

On the basis of the foregoing tests, the Committee on Test recommends the approval of the Blackstone Convertible Washing Machine, Model 251 Automatic Washer and Model 252 Semi-Automatic Washer under C26-171.0.b as meeting the requirements of Rule 2 of the Submerged Inlet Rules, adopted by the Board, February 3, 1939, as amended June 4, 1956, and as meeting the requirements of C26-1277.0.h when connected for the individual unit, and for more than one unit, provided that the connections to the waste line shall be in accordance with the following:

Maximum No. per Battery	Waste Line Diameter
3	2"
12	3"
30	4"

Slop Sink Requirements:

Water line diameter 2½ inches to 4 inches slop sink 3 feet by 3 feet by 3 feet. All slop sinks to have mushroom strainers having a diameter the same size as the waste line.

It is further recommended that each unit bear a label reading as follows: "Approved in New York City by the Board of Standards and Appeals under Calendar Number 806-57-SA," and that all installations in the batteries be submitted to the Department of Buildings and Department of Water Supply, Gas and Electricity for inspection in order that the requirements of this approval be complied with.

(Sgd.) SAUMEL L. BECKER,
Director,
JOHN A. DARTS,
Asst. Engr.,
GEORGE F. SKLENARIK,
Asst. Engr.,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* these appliances in accordance with the above report of Committee on Test *on condition* that the amount of wash load shall be limited to 9 pounds.

1013-57-SM

APPLICANT—Gustin-Bacon Manufacturing Co., owner.
SUBJECT—Application December 17, 1957—Gustin-Bacon Ultracoustic Ceiling Board, for suspended ceiling systems, approval of.

APPEARANCES—

For Applicant: K. H. Crone.

ACTION OF BOARD—Material approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Kleintert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox 5
Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Calendar Number 1013-57-SM.

Subject: Gustin-Bacon Ultracoustic Ceiling Board.

Gustin-Bacon Manufacturing Co., Kansas City, Missouri, filed December 17, 1957, an application with the Board of Standards and Appeals for approval of the material known as Gustin-Bacon Ultracoustic Ceiling Board under the provisions of C26-88.0 and C26-461. Administrative Building Code.

Purpose

The material is an incombustible acoustical ceiling tile.

Description

The material is an acoustical tile made of glass fibers bonded together with thermo-setting resins. The board is 24 inches by 48 inches and 24 inches by 24 inches and ¾ inch thick. The face of the tile is finished with fire-

resistant paint. The binder is a thermo-setting phenol-formaldehyde resin which is relatively inert, and is non-toxic.

Inspection and Test

The material was examined by Ass't Engr. J. A. Darts, Committee on Test. The material meets the requirements of Federal Specifications SS-A-1186, as an incombustible tile.

Recommendation

On the basis of the inspection, and the data filed by the applicant, the Committee on Test recommends the approval of the material known as Gustin-Bacon Ultracoustic Ceiling Board for use in New York City as an incombustible acoustical tile as having met the requirements C26-88.0 Administrative Building Code, on condition that the tile be installed in an approved suspension system installed in accordance with the respective approval and the requirements of C26-461.0 Administrative Building Code on condition that each carton in which the material is marketed shall be tagged, stamped or labeled "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 1013-57-SM."

(Sgd.) SAMUEL L. BECKER,
Director,
JOHN A. DARTS,
Asst. Engr.,
GEORGE F. SKLENARIK,
Asst. Engr.,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

35-58-SM

APPLICANT—Joseph Platzker, for The Dow Chemical Co., owner.

SUBJECT—Application January 29, 1958—Saraloy 400, Elastic Flashing; Shower Pan Installation, approval of.

APPEARANCES—

For Applicant: Joseph Platzker.

ACTION OF BOARD—Material approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Kleintert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox 5
Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Calendar Number 35-58-SM.

Subject: Saraloy-400 (shower pan installation).

Joseph Platzker for Dow Chemical Co., Midland, Michigan, filed January 29, 1958, an application with the Board of Standards and Appeals for approval of the material known as Saraloy-400 (shower pan installation) under the provisions of C26-191.0 Administrative Building Code.

Purpose

The material is to be used as a safe under tile and cement in shower stall installation.

Description

The material is a thermoplastic sheet material based on a polymer of vinylidene chloride. It is produced by an extrusion process into a dense, flexible sheet 1/16 inch thick and the weight is 50 pounds per 100 sq. ft.

The process of installation is as follows: Lay sheets on subfloor, folding corners to form pan; cut hole in sheet to fit clamping ring of floor drain; attach vertical portions of pan to the studs or wall—if nails are used, they should be located 1 inch from top edge of sheet.

MINUTES

Inspection and Test

The material was examined by Ass't. Engr., J. A. Darts, Committee on Test and it was noted that the material has been used in all Dow Chemical Co. construction in Texas, Oklahoma, Louisiana, Missouri and Virginia.

Recommendation

On the basis of the inspection and the data filed by the applicant, the Committee on Test recommends the approval of the material known as Saraloy-400 (Shower Pan Installation) for voluntary use in New York City under the provisions of C26-191.0 Administrative Building Code, as a safe under tile and cement in shower stalls on condition that each container in which the material is marketed shall be tagged, stamped or labeled "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 35-58-SM".

(Sgd.) SAMUEL L. BECKER,
Director,
JOHN A. DARTS,
Asst. Engr.,
GEORGE F. SKLENARIK,
Asst. Engr.,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

110-58-SM

APPLICANT—Wilkinson Chutes, Inc., owner.

SUBJECT—Application February 19, 1958—Wilkinson Hand or Foot Operated Intake Doors, Models W01B, W1B, W3B, W5B, W7B and Wilkinson Discharge Doors, Models 28 x 36, 24 x 30, 20 x 30, 18 x 30, 15 x 24 and 12 x 24, approval of.

APPEARANCES—

For Applicant: E. J. Czaplicke.

ACTION OF BOARD—Material approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Kleintert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox 5
Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Calendar Number 110-58-SM.

Subject: Wilkinson Hand or Foot Operated Intake Door, Models W01B, W1B, W3B, W5B, W7B and Wilkinson Discharge Doors, Models 28 x 36 inches, 24 x 30 inches, 20 x 30 inches, 18 x 30 inches, 15 x 24 inches and 12 x 24 inches.

Wilkinson Chutes Inc., Akron, Ohio filed February 19, 1958 an application with the Board of Standards & Appeals for approval of the material known as the Wilkinson Hand or Foot Operated Intake Door, Models W01B, W1B, W3B, W5B, W7B and Wilkinson Discharge Doors, Models 28 x 36 inches, 24 x 30 inches, 20 x 30 inches, 18 x 30 inches, 15 x 24 inches under the provisions of C-26-663.0 Administrative Building Code.

Purpose

The doors are to be used in vertical shafts but not to be used in incinerator openings.

Description

The doors are intended for installations in vertical shafts. The frames of the door assembly are connected to the chute by sheet metal screws and to the walls by four wall anchors.

The doors are of the intake and discharge type. The intake doors are designed to receive the rubbish and are located on the upper floors and are either hand or foot oper-

ated and can be equipped with cylinder locks if required. The discharge doors are located on the lower floors.

The doors are intended for openings not to exceed 24 x 24 inches for intakes and 24 x 36 inches for discharge doors.

The exterior face of the door is of 22 gauge stainless steel and the back face and wings are of 18 gauge stainless steel and the intervening space is insulated with 1 inch of Johns-Manville Marmite 23.

The hardware on the intake doors consists of two steel pivots located at the bottom, a single point latch with a $\frac{3}{8}$ inch latch bolt at the top and a spring-loaded closer of the air check type at one side. The discharge doors are provided with a continuous steel hinge at the top and two single point latches with $\frac{1}{2}$ inch latch bolts at the sides near the bottom.

Inspection and Test

Two intake and four discharge doors were tested at the Underwriters Laboratories, Chicago, Illinois. All doors tested successfully met the fire and hose stream tests. The complete report is on file with and is part of the record.

Recommendation

On the basis of the tests and the data filed by the applicant, the Committee on Test recommends the approval of the Wilkinson Hand or Foot Operated Intake Doors, Models W01B, W1B, W3B, W5B, W7B and Wilkinson Discharge Doors, Models 28" x 36", 24" x 30", 20" x 30", 18" x 30", 15" x 24" and 12" x 24" for use in New York City under the provisions of C26-663.0 Administrative Building Code on condition that the doors shall not be installed in incinerators and further that all installations shall comply with the requirements of the Rules of the Board for Inspection of Opening Protective Assemblies.

(Sgd.) SAMUEL L. BECKER,
Director,
JOHN A. DARTS,
Asst. Engr.,
GEORGE F. SKLENARIK,
Asst. Engr.,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

113-58-SM

APPLICANT—E. I. DuPont de Nemours and Co., Inc., owner.

SUBJECT—Application February 20, 1958—DuPont "Tontine" Flame Resistant Vinyl Drapery Material; traversing window draperies, etc., approval of.

APPEARANCES—

For Applicant: Samuel R. Todd.

ACTION OF BOARD—Material approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Kleintert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox 5
Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Calendar Number 113-58-SM.

Subject: DuPont "Tontine" Flame Resistant Vinyl Drapery Material; traversing window draperies, etc.

E. I. du Pont de Nemours and Company (Incorporated), Wilmington, Delaware filed February 20, 1958 an application with the Board of Standards and Appeals for approval of the material known as DuPont "Tontine" Flame Resistant Vinyl Drapery Material under the provisions of the Flame Proofing Rules of the Board.

MINUTES

Purpose

Traversing window draperies for controlling light in classrooms used for audio-visual education.

Description

DuPont "Tontine" Flame Resistant Vinyl Drapery Material construction is a woven cotton fabric coated on both sides with virgin vinyl resins formulated to impart permanent flame resistance. It has intermediate black pigmented vinyl coating for opacity. One side is decorated with printed and embossed designs. The other side is solid. Neutral color. The material is pliant for easy draping and has a dry, non-tacky surface to minimize clinging of dust particles.

Inspection and Test

Samples of the material were tested at the Better Fabrics Testing Bureau in the presence of Assistant Engineer J. A. Darts, Committee on Test and S. R. Todd representing the applicant.

The complete report is on file with and is part of the record.

Recommendation

On the basis of the inspection and test, the Committee on Test concludes that the material "Tontine" Calendar Number 113-58-SM possesses inherent flame proofing properties and accordingly recommends the approval of the material for use as a flame resistant fabric for traversing window draperies for controlling light in classrooms used for audio-visual education. The Committee further recommends that this material shall not be used in locations wherein an approved opening protective assembly is required.

Test on each specific installation or any retests thereof shall be made by the Fire Commissioner or in a laboratory approved by him in accordance with the requirements of the Flame Proofing Rules of the Board.

The Committee further recommends that all cartons or containers in which this material is marketed shall be tagged, stamped or labeled "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 113-58-SM."

(Sgd.) SAMUEL L. BECKER,
Director,
JOHN A. DARTS,
Asst. Engr.,
GEORGE F. SKLENARIK,
Asst. Engr.,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

250-58-SA

APPLICANT—Ray Oil Burner Sales, Inc., for Ray Burner Co., owner.

SUBJECT—Application February 3, 1958—Ray Conversion Oil Burner, Model PD; approval of.

APPEARANCES—

For Applicant: Arthur Brierty.

ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Kleintert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox 5
Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Calendar Number 250-58-SA.

Subject: Ray Conversion Oil Burner, Model PD.

Ray Oil Burner Sales, Inc., for Ray Burner Co., San Francisco, Calif., filed February 3, 1958 an application with the Board of Standards and Appeals for approval of the Ray Conversion Oil Burner, Model PD, for use in New York City under the provisions of the Oil Burner Rules of the Board.

Purpose

A conversion type oil burner.

Description

The Ray Conversion Burners, Model PD, are made in three sizes and are designed to burn fuel oil not heavier than No. 2. They are high pressure type burners which furnish all of the combustion air through the burners for firing rates up to capacity. Oil pressure is generated by a two stage gear pump which is an integral part of the burner. Air is delivered by a multi-blade fan through a steel blower tube equipped with a turbulator type combustion head. Ignition is electric.

The main housing is cast aluminum alloy upon which is mounted the motor, fan, ignition transformer and fuel pump. The steel blower tube is attached to this housing and extends into the combustion chamber.

Burners are furnished standard with 1750 RPM motors for normal draft but are available with 3450 RPM motors for forced draft firing.

Size 1 and 2 burners are fixed firing rate burners, the size 3 burner has a low fire start and may be used as a high-low firing system.

The air inlet shutters for the size 1 and 2 are set and locked in position. The air control for the size 3 burner operates with the variable firing rate. The size 1 burner uses a single nozzle, the size 2 burner two nozzles and the size 3 uses variable flow rate nozzles which operate over the entire firing range.

Standard equipment includes a check valve for the suction line, thermostat, limit control, stackswitch burner control on standard speed sizes 1 and 2. Electronic photocell burner control is standard on size 3 and on 3450 RPM models of size 1 and 2.

The PD burners are designed for either pedestal or flange mounting. The firing rates are:

Size 1	2 to 8 gallons per hour.
Size 2	8 to 18 gallons per hour.
Size 3	14 to 30 gallons per hour.

Inspection and Test

All details were examined by Ass't. Engr. G. F. Sklenarik, Committee on Test.

The Model PD burners have been tested and approved by the Underwriters' Laboratories, MP 79, MP 119, MP 585.

Recommendation

On the basis of the examination and the data filed by the applicant, the Committee on Test recommends the approval of the Ray Conversion Oil Burner, Model PD in three sizes for use in New York City when installed in accordance with this report and the Oil Burner Rules of the Board provided that each burner shall bear a label, permanently affixed, reading "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 250-58-SA."

(Sgd.) SAMUEL L. BECKER,
Director,
JOHN A. DARTS,
Asst. Engr.,
GEORGE F. SKLENARIK,
Asst. Engr.,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

MINUTES

506-58-SA

APPLICANT—The Ohio Foundry & Mfg. Company, owner.

SUBJECT—Application August 26, 1958—Brilliant Fire, Ohio Radiant, Model 1025, 1025-M, 1035 and 1035-M, approval of.

APPEARANCES—

For Applicant: A. C. Gustafson.

ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Foley, Commissioner Sleeper and Commissioner Fox..... 4
Negative: Vice Chairman Kleinert..... 1

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Calendar Number 506-58-SA

Subject: Brilliant Fire, Ohio Radiant, Model Nos. 1025, 1025-M, 1035 and 1035-M.

The Ohio Foundry & Manufacturing Company, Steubenville, Ohio, filed August 26, 1958, an application with the Board of Standards and Appeals for approval of Brilliant Fire, Ohio Radiant, Sunburst, Models 1025, 1025-M, 1035 and 1035-M for use in New York City under the provisions of C26-191.0 of the Administrative Building Code and pertinent sections of the Multiple Dwelling Law.

Purpose

A gas fired heater for installation on any outside wall.

Description

The following models of Wall Heaters are designed for installation on any outside wall; each heater is vented in itself; no stack is required. A venting device is included with each heater. This design is built in two (2) sizes:

Models 1025 or 1025-M, 25,000 BTU per hour input.

Models 1035 or 1035-M, 35,000 BTU per hour input.

Models 1025 & 1035 are equipped with a louvered jacket.

Models 1025-M & 1035-M are equipped with an expanded metal mesh jacket.

Models 1025 & 1025-M, both models also approved when equipped with a Model 2400A blower assembly as optional equipment.

Models 1035 & 1035-M, both models also approved when equipped with a Model 2400B blower assembly as optional equipment.

Each heater contains in itself a 100% sealed heating section made of aluminized steel. The gas burner and pilot are completely enclosed in this heating unit, providing a complete venting and air supply system. All combustion chamber products are carried outside. All combustion air is drawn from the outside. No room air is needed for combustion; no vent pipes are required. The venting device provides protection against wind and weather conditions. These units are complete with automatic self generating controls, including 100% safety valve and integral or wall thermostat. All controls are easily accessible. The universal cast iron burner provides operation on all gases when correct orifices and control equipment is provided. The universal pilot requires only the correct orifice for 100% safety operation.

The outside cabinet is finished in a high temperature baked enamel, and provides large louver area. The top louver assembly lifts out as a unit for easy cleaning. The cabinet hinges in place while two (2) spring locks it in position at the bottom. There is a large hinged service door, provided with a magnetic latch.

Only an 8 $\frac{3}{8}$ " diameter hole is required through the outside wall to install the vent. The entire heater, either 1025

or 1035 size, installs on the wall with four mounting bolts.

An Accessory Blower No. 2400 (—A or B) is available for use with these units. It is a complete unit in itself, and installs inside the unit with a few screws and an electrical connection. It comes with an automatic blower switch wired into a conduit box, ready to connect. A flexible duct conduits forced warm air out through the grille opening at floor level.

All heating sections parts including the combustion chamber baffles, radiation section, air ducts and vent pipes, both inside and outside, are made of aluminized steel (coated both sides).

When installing the heater, the wall seal tube is inserted from the interior side through a previously determined and drilled 8 $\frac{3}{8}$ " diameter hole. The tube is long enough to fit a wall up to 12" thick. It is cut to fit the wall thickness of the installing job, and is made flush with the exterior wall, then fastened in place with round head screws. Caulking is applied between opening and tube to provide tight joint. The cabinet is disassembled from the heating section assembly by unhooking the two springs on the inside at bottom right and left sides. Open door. Unhook springs (leave string, holding springs, in place until assembly is completed). Then lift cabinet out from bottom and up to detach. The location of the gas connection should be decided upon, either through the wall or up through the floor. Knockouts have been provided for the gas pipe to come through. If the wall location is to be used, tap correct knockout, out of place with hammer or punch. If gas pipe is to come through from floor, tap out casing bottom knockout. Then align the heating section assembly with the mounting holes already drilled and wall seal tube opening. Next, the unit is fastened to wall with self Locking "wall-grip" bolts. Use washers under screw heads. The air inlet pipe is installed next. Fit tube over 6" diameter collar of air duct opening in unit. Air inlet pipe should be same length as wall seal tube. Then 4" diameter flue outlet is fitted next. Fit flue pipe over inside 4" collar of heating section. The flue extends 2 $\frac{1}{2}$ " beyond edges of wall seal and air duct. Fit tightly in place on 4" collar. The outside Vent-O-Magic assembly is installed next. Caulking compound is applied heavily to inside of groove and surface of wall plate. Assembly is inserted into position aligning 6" collar and 4" flue, then pressed into place, and secured against wall with 4 wood screws. For cement block or brick walls, $\frac{1}{8}$ " expansion bolts should be used. Seal around outside edge of siding plate with caulking compound to provide tight water seal.

The gas piping (either floor or wall) can now be completed.

The cabinet is now assembled on the wall unit. Top edge of cabinet hooks over offset flange of back assembly (which has been attached to wall). Hook cabinet edge in offset and drop down over unit. Press against wall at bottom. Open service door and hook springs into holes provided in door frame brackets. Remove shipping string from springs. Heater cabinet will then fit snugly against wall. No screws are required.

Inspection and Test

These heaters were tested and approved by the American Gas Association. The report is on file and is part of the record.

Recommendation

On the basis of the test and the data filed by the applicant, the Committee on Test recommends the approval of Brilliant Fire, Ohio Radiant Model Nos. 1025, 1025-M and 1035 and 1035-M for use in New York City when installed in accordance with this report and the provisions of Article 12, C26-191.0, of the Administrative Building Code and in addition when installed in Multiple Dwellings the pertinent sections of the Multiple Dwelling Law be complied with, provided that each such heater shall bear a label, permanently affixed, reading as follows: "Approved

MINUTES

by the Board of Standards and Appeals for use in New York City under Calendar Number 506-58-SA."

(Sgd.) SAMUEL L. BECKER,
Director,
JOHN A. DARTS,
Asst. Engr.,
GEORGE F. SKLENARIK,
Asst. Engr.,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

516-58-SA

APPLICANT—Komline-Sanderson Engineering Corp., owner.

SUBJECT—Application September 4, 1958—Komline-Sanderson Pneumatic Sewage Ejector Systems, single and duplex, Models 30, 50, 75, 100, 150, 200, 250, 300, 350 and 400 GPM, approval of.

APPEARANCES—

For Applicant: Ralph F. Conte.

ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Klei-
ert, Commissioner Foley, Commissioner Sleeper and
Commissioner Fox 5
Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Calendar Number 516-58-SA.

Subject: Pneumatic Sewage Ejector Systems, Single and
Duplex, Models 30, 50, 75, 100, 150, 200, 250, 300,
350, and 400 GPM.

Komline-Sanderson Engineering Corp., Peapack, New Jersey, filed Sept. 4, 1958, an application with the Board of Standards and Appeals for approval. The Pneumatic Sewage Ejector Systems, single and duplex, Models 30, 50, 75, 100, 150, 200, 250, 300, 350 and 400 GPM for use in New York City under the provisions of C26-1316.0 of the Administrative Building Code.

Purpose

To collect and eject sewage in buildings, subways, and other facilities which are below main sewer line.

Description

The Pneumatic Sewage Ejector Systems in both single and twin types. The ejector pots are either cast iron or welded steel. If of cast iron, same are suitable for 100# working pressure, and factory tested to 150#. If of welded steel, the pots are fabricated of copper bearing steel, suitable for 50# minimum working pressure and shop tested to 100#.

The ejector pot utilizes either electrode probes, or float and electric float switch, or float and pneumatic pilot control valves to actuate the air and admit same to the ejector pots to discharge them. Air is available from either rotating positive displacement compressors or from an air receiver which may be served by a reciprocating type compressor.

The compressors are rated to discharge the contents of each ejector pot in 30 seconds against the designed discharge head.

Each ejector pot has one check valve and one gate valve on the inlet side of the ejector and one check valve and one gate valve on the discharge side of the ejector. As the ejector pot is filling, the inlet check valve is held open by the incoming flow and the discharge check valve is held

closed by the column of sewage in the discharge line. During the discharge cycle, when air is admitted to the top of the sewage, the discharge check valve is forced open and the inlet check valve is simultaneously forced closed. The sewage is then permitted to flow from the pot through the discharge line to the ultimate free fall.

The air lines from the compressors to the ejector pots are a minimum of 1¼" diameter. On this air line, a normally open solenoid two-way valve is furnished when the compressors deliver air directly to the ejector pot. The solenoid valve is located after a tee connection on the line leading from the compressor to the ejector pot. This two-way valve is normally open and is closed when energized at the same time the compressor is going through its discharge cycle. When plant air or an air receiver is used, a three-way valve is utilized to serve this purpose.

The ejection cycle of the pot is always less than 30 seconds unless adjustments are made to lengthen or shorten the cycle.

Inspection and Test

All details of the installation were examined by Ass't. Architect T. W. Farricker, Committee on Test. A typical installation was inspected at the Sewage Plant at upper Nyack, N. Y. Present was Mr. Ralph Conte, representing the applicant.

Recommendation

On the basis of the inspection and the data submitted by the applicant, the Committee on Test recommends the approval of the Komline-Sanderson Pneumatic Sewage Ejector Systems, single and duplex, Models 30, 50, 75, 100, 150, 200, 250, 300, 350 and 400 GPM for use in New York City when installed in accordance with this report and the requirements of C26-1316.0 of the Administrative Building Code provided that each ejector pot bear a label permanently affixed, reading "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 516-58-SA."

(Sgd.) SAMUEL L. BECKER,
Director,
JOHN A. DARTS,
Asst. Engr.,
GEORGE F. SKLENARIK,
Asst. Engr.,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

596-58-SM

APPLICANT—Imperial Damper Co., Inc., owner.

SUBJECT—Application October 17, 1958—Imperial Damper Co., Inc., Automatic Louvered Fire Damper, Model VWNYT-1, approval of.

APPEARANCES—

For Applicant: Elliot Kahn.

ACTION OF BOARD—Material approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Klei-
ert, Commissioner Foley, Commissioner Sleeper and
Commissioner Fox 5
Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Calendar Number 596-58-SM.

Subject: Automatic Louvered Fire Damper, Model
VWNYT-1.

MINUTES

Imperial Damper Co., Inc., Edgecombe Avenue, New York, filed October 17, 1958, an application with the Board of Standards and Appeals for approval of their Automatic Louvered Fire Damper, Model VWNYT-1 under the provisions of C26-191.0 Administrative Building Code.

Purpose

Fire dampers for installation in heating and ventilating duct openings.

Description

The Imperial Automatic Fire Damper is a multiple blade type intended for installation in heating and ventilating duct openings through walls other than fire walls not exceeding 48 inches in width and 36 inches in height when used singly and 96 inches in width and 72 inches in height when used in multiples of two or more.

The damper consists of seven horizontal blades with a maximum length of 24 inches and 6 inches in width made of 16 gage steel. The blades are mounted on $\frac{1}{2}$ inch diameter steel rods set in bronze bearings mounted in a $2 \times \frac{1}{2} \times \frac{1}{8}$ inch channel frame. The entire unit is then mounted in a 10 gage steel sleeve.

The damper is held in an open position by means of a standard fusible link. Fusion of the link will cause the damper blades to close by spring action.

Inspection and Test

All details of construction were examined by Ass't. Engr. G. F. Sklenarik, Committee on Test.

The Imperial Fire Damper as described was tested and approved by Underwriters' Laboratories, File 57C7587.

Recommendation

On the basis of the examination and the data filed by the applicant. The Committee on Test recommends the approval of the Imperial Damper Co., Automatic Louvered Fire Damper Model VWNYT-1 for use in New York City in accordance with this report provided that each damper shall bear a label, permanently affixed, reading "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 596-58-SM".

(Sgd.) SAMUEL L. BECKER,
Director,

JOHN A. DARTS,
Assistant Engineer,
GEORGE F. SKLENARIK,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this material in accordance with the above report.

646-58-SA

APPLICANT—The Peelle Company, owner.

SUBJECT—Application November 7, 1958—Peelle Type UA-3 Interlock and Type UA-4 Lock and Contact, for Hoistway Doors, approval of.

APPEARANCES—

For Applicant: Paul R. Doneg.

ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Kleintert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox 5
Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Calendar Number 646-58-SA.

Subject: Peelle Type UA-3 Interlock & Type UA-4 Lock & Contact.

Peelle Company, Brooklyn, New York, filed October 31, 1958, an application with the Board of Standards and Appeals for approval of the Peelle Type UA-3 Interlock & Type UA-4 Lock & Contact under the provisions of C26-1139.0 Administrative Building Code.

Purpose

The appliance is a hoistway door interlock and electric contact.

Description

The Type UA-4 Lock and Contact is intended for use with Peelle Counter-Balanced Doors. It is manufactured for right and left hands so that it may be placed on either side of the door.

This Lock and Contact is for use with a stationary cam on the car.

The Lock and Contact consists of a single contact located in a steel box together with a locking mechanism so mounted to form a common assembly which is bolted to the door rail.

The contact is normally open and is located near the top of the box. The stationary part of the contact assembly consists of two (2) "U" formed $\frac{1}{16}$ " x $\frac{5}{16}$ " brass pieces with silver contacts mounted on a fibre base fastened to the base of the metal box. The active contact assembly consists of a "T" shaped $\frac{1}{16}$ " brass plate with two (2) silver contacts fastened to a $\frac{3}{16}$ " fibre arm. This is in turn fastened to a pivoting shaft which extends through the side of the box. The shaft is held in place by means of a "U" shaped guide casting mounted to the base of the box. Outside the box and attached to the shaft is an actuating arm which is actuated by a flat arm mounted on the door panel. Below the normally open contact is a similar shaft assembly mounted to the base of the box. Outside the box and attached to the shaft is a roller arm, the top of which is so shaped to lock over the flat arm mounted on the door panel to lock the door in its closed position. The contact has been tested for 220 volt, 2 amp. current and approved by the Underwriters' Laboratories, Inc.

As the car is brought to a landing, the stationary cam engages the roller on the roller arm and rotates the roller arm back, disengaging the locking portion of the arm from the locking arm on the door, thereby unlocking the door. When the door is opened, the arm on the door disengages the actuating arm of the contact which is gravity acting, opening the contact and locking out the control circuit, preventing the car from leaving the floor with the door in the opened position. As the door moves upward, the arm on the door engages the upper part of the actuating arm, thereby mechanically assuring opening of the contact. When the door is closing, the arm on the door moves downward engaging the contact actuating arm thus closing the contact. The contact being closed, the car control is moved permitting the car to move away from the landing, causing the stationary cam to move off the roller arm allowing the arm to move forward by gravity, permitting the locking portion of the arm to engage the door arm, locking the door in the closed position.

The arrangement of this device is such that the door cannot be opened from the floor side when the car is away from the landing. The cover plate for this contact is marked as follows:

The Peelle Company
Brooklyn, New York
Type UA-4
220 Volt, 2 Amp.

The Type UA-3 Interlock is intended for use with Peelle Counter-balanced Doors. It is manufactured for right and left hands so that it may be placed on either side of the door.

This Interlock is intended for use with a retiring cam on the car.

The Interlock consists of two (2) sets of contacts located in a single steel box together with a locking mechanism.

MINUTES

ism applied to same forming a common assembly which is bolted to the door rail.

The lower contact is normally closed and is actuated by a roller arm which in turn is actuated by a retiring cam mounted on the dumbwaiter car. This contact opens when the retiring cam presses against the roller arm. This contact is for interrupting the car circuit when the car is in a stopped position at the landing. The stationary part of the contact assembly consists of two (2) "U" formed $\frac{1}{16}$ " x $\frac{5}{16}$ " brass pieces with silver contacts mounted, on a fibre piece fastened to the base of the metal box. The active contact assembly consists of a "T" shaped $\frac{1}{16}$ " brass piece with two (2) silver contact fastened to a $\frac{3}{16}$ " fibre arm. This in turn is fastened to a pivoting shaft which extends through the side of the box. The shaft is held in place by means of a "U" shaped guide casting mounted to the base of the box. Outside the box and attached to the shaft is the roller arm, the top of which is so shaped to lock over the flat arm mounted on the door panel to lock the door in its closed position. Above the normally closed contact in the box is a similarly constructed contact assembly which is normally open. Outside the box and attached to its shaft is an actuating arm located between the side of the box and the roller arm which is likewise operated by the arm on the door. The contacts have been tested for 220 volt, 2 amp. current and approved by the Underwriters' Laboratories, Inc.

As the car is brought to a stop at a landing and the retiring cam motor is de-energized, the cam drops down engages the roller on the roller arm and rotates the roller arm back so as to open the lower contact and also disengage the locking portion of the arm from the lock arm on the door, thereby unlocking the door. When the door is opened, the arm on the door disengages the actuating arm of the upper contact which is gravity acting, opening the contact, locking out the cam motor circuit, preventing the retiring cam from being retired with the door in the open position. As the door moves upward, the arm on the door engages the upper part of the actuating arm, thereby mechanically assuring opening of the contact.

When the door is closing, the arm on the door moves downward engaging the upper contact actuating arm thus closing the contact. The upper contact being closed, the car control is moved so as to engage the cam motor, retiring the cam thus allowing the roller arm to move forward by gravity permitting the locking portion of the arm to engage the door arm, locking the door as well as closing the lower contact. If, however, the roller arm does not swing freely by gravity to lock the door but remains in a retired position as the retiring cam is moved away from it, the lower contact will not close and the car cannot be moved from the landing. The arrangement of this device is such that the door cannot be opened unless the car is at the landing with the control in the stopped position. Furthermore the car cannot leave the landing unless the door is closed and locked.

The cover plate for this assembly will be marked as follows:

The Peelle Company
Brooklyn, New York
Type UA-3
220 Volt, 2 amp.

Inspection and Test

The appliances were tested at the Underwriters' Laboratory in accordance with the requirements of C26-912.0 and C26-919.0 Administrative Building Code and successfully met the requirements.

Recommendation

On the basis of the tests and the data filed by the applicant, the Committee on Test recommends the approval of the Peelle Type UA-3 Interlock and Type UA-4 Lock and Contact as herein described for use in New York City under the provisions of C26-907.0 through C26-920.0 Administrative Building Code on condition that the appliance

bear a label permanently affixed reading "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 646-58-SA".

SAMUEL L. BECKER,

Director,

JOHN A. DARTS,

Asst. Engr.,

GEORGE F. SKLENARIK,

Asst. Engr.,

Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

650-58-SM

APPLICANT—The Gamewell Co., owner.

SUBJECT—Application November 13, 1958—Flexalarm Fire Line Telephone System, as addition to Flexalarm Fire Alarm System, approval of.

APPEARANCES—

For Applicant: E. S. Ruth.

ACTION OF BOARD—Material approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Kleintert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox 5

Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Calendar Number 650-58-SM.

Subject: Flexalarm Fire Line Telephone System as Addition to Flexalarm Fire Alarm System.

The Gamewell Company, Newton Upper Falls, Mass., filed November 13, 1958 an application with the Board of Standards and Appeals for approval of their Flexalarm Fire Line Telephone System for use in New York City under the provisions of C26-1429.0 Administrative Building Code.

Purpose

A fire line telephone system to be used in conjunction with a standpipe fire line signal system.

Description

The appliance consists of a complete Fire Line Telephone system designed to allow two-way conversation between the Master station and any Sub-master telephone station or between Sub-master stations alone, or between any Outlying station and the Master or any Sub-master station.

The system consists of a surface mounted Master station, one or more wall mounted Sub-master telephone stations, a number of wall mounted Outlying telephone stations, and 24 volt 60 cycle vibrating type signaling bells for the Master and Sub-master stations.

The Master station consists of a surface cabinet, made of #16 ga. sheet steel and finished with Fire Department RED enamel. Two permanent magnet six inch speakers are fastened to the rear of the cabinet face with machine screws. One six inch speaker is used as a dynamic microphone, and the other is used as a receiver, (Loud speaker).

The Master station contains the equipment required for a four stage transistorized amplifier for amplifying the input from the dynamic microphone of the Master station to the receivers of the Sub-master or Outlying telephone stations. A theostat complete with moulded knob is provided for varying the volume.

The Master station also contains the equipment required for a single stage transistorized amplifier for amplifying the input from the transmitter of the Sub-master or Outlying telephone stations to the receiving speaker of the Master station. Another stage feeds a cutout relay designed to pre-

MINUTES

vent coupling between the two speakers. A thermostat, complete with knob, is supplied for varying the sensitivity of the relay.

The power supply equipment is also mounted in the Master station cabinet. This equipment includes the power transformer, for supplying 24 VAC for the signaling bells, as well as the input to a bridge rectifier; the rectifier filter capacitors, and choke, required for providing a smooth DC supply.

The Sub-master and Outlying telephone stations have a $6\frac{3}{8}$ " high x $4\frac{1}{2}$ " wide x .40" thick, satin finished stainless steel front plate having a decorative grille transmitter opening and neatly beveled edges. The watchcase style receiver is a permanent magnet bi-polar type. The receiver cord is equipped with a line fastened from the cord to the receiver hook so that if the receiver is not rehung on its hook, its weight hanging on the cord will pull the receiver hook down.

The front plate is furnished with the calling buttons in one horizontal row with an engraved laminated plastic designation strip mounted above.

The telephone stations are made for both flush and surface mounting and are furnished with minimum thickness #18 gauge sheet steel wall boxes for conduit connection.

The signaling bells are of the 24 volt 60 cycle synchronous vibrating permanent magnet polarized type. The gong shells are of hot pressed steel, Parkerized and finished red. The gong housings are die cast zinc, gray enamel finish.

Inspection and Test

The Fire Line Telephone system was inspected and tested at the New York office of the Gamewell Company, 420 Lexington Avenue, in the presence of Ass't Engr., G. F. Sklenarik, Committee on Test, Supervising Electrical Inspector, R. C. Lent, New York Fire Department, and Mr. W. B. Flanigin and E. S. Ruth representing the applicant.

The system functioned satisfactorily.

Recommendation

On the basis of the inspection and test, the Committee on Test recommends the approval of the Flexalarm Fire Line Telephone System for use in New York City in accordance with this report, Rule 53 of the Standpipe Fire Line Rules of the Board, C26-1429.0 Administrative Building Code, and the requirements of the Fire Commissioner under Chapter 19, Sections 488 and 490, provided that the telephone equipment shall bear a label, permanently affixed, reading "Approved by the Board of Standard and Appeals for use in New York City under Calendar Number 650-58-SM".

(Sgd.) SAMUEL L. BECKER,
Director,
JOHN A. DARTS,
Assistant Engineer,
GEORGE F. SKLENARIK,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this material in accordance with the above report.

720-58-SA

APPLICANT—Per-Fab Company, Inc., owner.

SUBJECT—Application December 9, 1958—Per-Fab Heat Transfer System, approval of.

APPEARANCES—

For Applicant: Frank Perrotta

ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Foley, Commissioner Sleeper and Commissioner Fox..... 4

Negative: Vice Chairman Kleiwert 1

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Calendar Number 720-58-SA.

Subject: Per-Fab Heat Transfer System.

Per-Fab Company, Inc., Bloomfield, New Jersey, filed December 9, 1958 an application with the Board of Standards and Appeals for approval of the Per-Fab Heat Transfer System for use in New York City under the provisions of sections C26-191.0 and C19-11.0 Administrative Code.

Purpose

A packaged unit for heating and circulating a heat transfer liquid.

Description

The Per-Fab Heat Transfer System is an electrically heated packaged unit designed for the forced circulation heating of customer process equipment by means of a heat transfer liquid, either a mineral oil or a chlorinated biphenyl known as Arochlor 1248. The flashpoints of these substances are specified as not less than 350°F.

The complete package unit consists of from one to four Chromalox electric circulation heaters, type NHWO series 6, previously approved by the Board under Calendar Number 141-57-SA as fuel oil preheaters, which are connected together in series with a Roper hot oil circulating pump driven by means of a splash proof motor in addition a safety by-pass and relief valve, a heat transfer fluid strainer, a Fenwall indicating temperature controller, a fused disconnect switch, Allen-Bradley magnetic contactors and relays, on-off push button switches and a heat transfer fluid expansion tank with the necessary interconnecting piping and valves all assembled on a steel frame and a skid base.

The temperature control incorporates a two step controller which, in addition to automatic temperature control of the circulating heat transfer fluid, also provides an adjustable upper limit manual reset temperature limiting switch. Control circuit wiring is arranged so that the circulation pump must be in operation when the electric circulation heaters are energized. The piping is arranged with a by-pass circuit and a Fisher by-pass relief valve is installed so that the circulation of the heat transfer fluid will be maintained around the pump and through the heaters in the event of heat transfer fluid stoppage at the customers process equipment such as a jacketed kettle.

The heat transfer fluid expansion tank, which is open to atmosphere is installed on the suction side of the pump piping and is placed ten to twelve feet above the process equipment thereby producing a static fluid head of less than 5 psi in the system. In large systems the expansion tank is fitted with a sight glass and float operated low level switch to shut off the system in the event of accidental fluid loss in the system.

Maximum operating temperature of the heat transfer fluid is not to be over 400°F with operating pressures generally 20 to 30 p.s.i. on the high side of the pump and with the relief valve set at approximately 5 p.s.i. higher than operating pressure.

The Per-Fab Heat Transfer system is available in standard construction as described for non-hazardous locations or in explosion proof construction using explosion proof electrical components.

Inspection and Test

A typical unit was inspected at the premises of the applicant, Bloomfield, New Jersey, by Ass't. Engr. G. F. Sklenarik, Committee on Test.

Recommendation

On the basis of the inspection and the data submitted by the applicant, the Committee on Test recommends the approval of the Per-Fab Heat Transfer System for voluntary use in New York City when installed in accordance with this report and the recommendations of the manufacturer, the Electrical Code of the City of New York and the requirements of the Fire Commissioner; each unit to bear a

MINUTES

label, permanently affixed, reading "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 720-58-SA".

(Sgd.) SAMUEL L. BECKER,
Director,
JOHN A. DARTS,
Assistant Engineer,
GEORGE F. SKLENARIK,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this *appliance* in accordance with the above report.

758-58-SA

APPLICANT—General Automatic Products Corporation, owner.

SUBJECT—Application December 26, 1958—General Automatic gas-fired hot water domestic heating boilers, models L-4, L-5, L-6, L-7, L-8, L-9, L-10, approval of.

APPEARANCES—

For Applicant: Jack M. Gross.

ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Kleintert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox 5
Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Calendar Number 758-58-SA.

Subject: General Automatic Gas Fired Hot Water Domestic Heating Boilers, Models L-4, L-5, L-6, L-7, L-8, L-9 and L-10.

General Automatic Products Corp., Baltimore, Maryland, owner-manufacturer, filed December 26, 1958, an application with the Board of Standards and Appeals, for approval of the General Automatic Gas Fired Hot Water Domestic Heating Boilers, Models L-4, L-5, L-6, L-7, L-8, L-9, and L-10 for use in New York City under the provisions of Article 12, Administrative Building Code.

Purpose

Gas fired hot water boilers for domestic heating.

Description

The General Automatic boilers are made with heat exchangers of $\frac{1}{4}$ inch boiler plate and crown sheets of $\frac{5}{16}$ inch plate all electrically welded. The boilers are built to A.S.M.E. requirements.

The gas burners are of raised port construction made from pressed steel and are porcelain enameled. A built in draft diverter is installed at the outlet of the boiler.

The entire assembly is enclosed in a fully insulated steel jacket.

The specifications are as follows:

Model	BTU Input	Smoke Pipe Connection Dia.	Optional Tankless Coil Hot Water
L-4	72,000	4" Rd.	not-available
L-5	90,000	5" Rd.	not available
L-6	108,000	5" Rd.	2½ GPM
L-7	126,000	5" Rd.	3 GPM
L-8	144,000	6" Oval	3 GPM
L-9	162,000	6" Oval	3 GPM
L-10	180,000	6" Oval	3 GPM

Standard equipment when used without hot water coil includes; automatic gas valve and safety pilot (self-gen-

erating type), gas pressure regulator, main shut off valve, pilot valve, gauge and A.S.M.E. relief valve. When used with hot water coil a 24 volt automatic gas valve, transformer and safety pilot are used in place of the self-generating controls.

Inspection and Test

All details were examined by Ass't Engr, G. F. Sklenarik, Committee on Test.

All models were tested and approved by the American Gas Association as central heating boilers.

Recommendation

On the basis of the examination and the data filed by the applicant, the Committee on Test recommends the approval of the General Automatic Gas Fired Hot Water Domestic Heating Boilers, Models L-4, L-5, L-6, L-7, L-8, L-9 and L-10 for use in New York City when installed in accordance with this report and Article 12, Administrative Building Code with minimum clearances of 6 inches between adjacent combustible structural material and the sides and rear of the jacket and any projecting flue box or draft hood but with sufficient clearance for ready access to the unit for adjustment, repair and replacement of parts and further provided that each boiler shall bear a label, permanently affixed, reading "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 758-58-SA".

(Sgd.) SAMUEL L. BECKER,
Director,
JOHN A. DARTS,
Assistant Engineer,
GEORGE F. SKLENARIK,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

707-40-SM—Vol. II

APPLICANT—The W. S. Tyler Company, owner.

SUBJECT—Application for consideration—reopening for report as to additional thickness of door—re Tyler One & One-half Hour Hollow Metal Fire Door, thickness up to 2½ inches; previously approved.

APPEARANCES—

For Applicant: John Haig.

ACTION OF BOARD—Application reopened as Vol. II, subject to the regular procedure.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Kleintert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox 5
Negative 0

841-56-SA

APPLICANT—American Radiator & Standard Sanitary Corporation, owner.

SUBJECT—Application for consideration—reopening for report as to additional model—re Arcoflame Conversion Oil Burner, Models PH and DH; previously approved.

APPEARANCES—

For Applicant: Graham E. Murray.

ACTION OF BOARD—Application reopened for test and report as to additional models.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Kleintert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox 5
Negative 0

MINUTES

98-56-SM

APPLICANT—J. H. Thorp and Co., Inc., owner.
SUBJECT—Application January 24, 1956—48 Inch SARA-
VEL, Model 2926, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Laid over to April 7, 1959, at 2
P. M.; applicant to be notified.

900-56-SA

APPLICANT—Pyrotronics, Division of Baker Industries,
Inc., owner.

SUBJECT—Application for amendment of resolution
adopted December 17, 1957—re Pyr-A-Larm, Type C-A
Fire Detector & Alarm with Controls; previously ap-
proved.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Laid over to April 7, 1959, at
2 P.M.; applicant to be notified.

442-57-SM

APPLICANT—B. F. Goodrich Flooring Co., owner.

SUBJECT—Application May 28, 1957—B. F. Goodrich
Koroseal Vinyl Floor Tile, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Laid over to April 7, 1959, at 2
P.M., applicant to be notified.

112-56-A

APPLICANT—Grand Central Apartments Inc., owner.

SUBJECT—Application February 7, 1956—Appeal from
orders of the Fire Commissioner re Certificate of Fitness.

PREMISES AFFECTED—252-09 to 252-17 72nd Avenue;
251-27 to 251-45 71st Avenue; 251-35 to 251-61 71st Road;
251-05 to 251-53 71st Road and 71-02 Little Neck Park-
way; Block 8401, Lots 350 and 675, Bellerose, Borough
of Queens.

APPEARANCES—

For Applicant: Morton Berger, Ribelle Perotto and George
Fuchs.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Klein-
ert, Commissioner Foley, Commissioner Sleeper and
Commissioner Fox 5
Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Fire Commissioner, dated
January 12, 1956 on Violation Order Numbers 80256, 80257,
80258, 80259, 80260, reads;

"C 12—Have person supervising fuel oil burning ap-
paratus obtain Certificate of Fitness."

WHEREAS, the decision of the Fire Commissioner, dated
February 10, 1955 on Order Numbers 33263 and 33264,
reads:

"C 12—Have person supervising fuel oil burning ap-
paratus obtain Certificate of Fitness."

WHEREAS, the decision of the Fire Commissioner, dated
January 20, 1959 on Violation Order No. 195077, reads:

"A 12—Have person having direct supervision of
fuel oil burning apparatus apply for and secure a Cer-
tificate of Fitness. Examinations are held at the Div.
of Fire Prevention from 9 A.M. to 3 P.M. Monday
through Friday. Applicant must bring a letter of recom-

mendation containing specification statements as to char-
acter and habits, and evidence of past employment. Such
letter, if not on a business letterhead must be notarized.
Rule 15.2"

and

WHEREAS, the applicant states that the premises consist
of a large plot located in a residence use, F area, class 1
height district, upon which there exists a group of mason-
ette type 2 story, class 4 dwellings, containing a total of 400
apartments; and

WHEREAS, the applicant states that there are 8 boiler
rooms with one boiler in each burning #6 Oil and equipped
with Enterprise Burner, size "E", approved by the Board,
under Calendar Number 1149-27-A and Paracoil Preheater
#6D42-5 approved under Calendar Number 1097-48-SA;
and

WHEREAS, the applicant states that he has filed a state-
ment by a licensed professional engineer stating that he
has examined the boiler rooms in question; that in his opin-
ion the installations comply with the requirements of the
law; and

WHEREAS, the applicant further states that it is proposed
to replace all preheaters with a non-contaminating double
shell preheater approved by the Board; that there are 4
persons employed who have Certificates of Fitness; that 3
of these employees can inspect each boiler every 2 hours;
that 3 of the 4 men assigned to such duty, reside on the
premises; that the inspection will be in accordance with
the schedule attached to this application; and

WHEREAS, the premises was inspected by a committee of
the Board.

Resolved, that the decision of the Borough Superin-
tendent, dated January 20, 1959, acting on Violation Order
No. A195077 be and it hereby is *modified* and that the ap-
peal be and it hereby is *granted* to take care of the servic-
ing as proposed and as shown in accordance with the sched-
ule shall be complied with.

611-57-A

APPLICANT—Lama, Proskauer and Prober, for New
York Central and Hudson River Railroad Co., owner;
Herbert Kerkow, Inc., lessee.

SUBJECT—Application August 1, 1957—Appeal from an
order of the Fire Commissioner—re sprinkler system.

PREMISES AFFECTED—480 Lexington Avenue, west
side, from East 46th to East 47th Streets, Block 1301, Lot
6, 6th floor, Borough of Manhattan.

APPEARANCES—

For Applicant: Alfred A. Lama.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Klein-
ert, Commissioner Foley, Commissioner Sleeper and
Commissioner Fox 5
Negative 0

THE RESOLUTION—

WHEREAS, the decision of the Fire Commissioner, dated
July 8, 1957 on Order No. 3496-7, reads:

"3. Provide an approved sprinkler system having
at least one source of water supply for the handling,
use, storage or recovery of "Safety Film" in the above
building or premises. C19-117.O-C, Administrative
Code."

and

WHEREAS, the applicant states that the building is 12
stories, 185 feet high, 200 feet by 275 feet in area, of fire-
proof construction, located in business use, B area, class 2
height district; that the exits consist of 4 fireproof stairs,
two 5 feet wide and two 4 feet 4 inches wide; that the
building is equipped with a standpipe system; that the base-
ment storage area is equipped with a one source sprinkler
system; and

WHEREAS, the applicant states that the building was built

MINUTES

as a loft building under N.B. Applic. 332/10; that the present use was established in 1932 as follows: Basement—offices, restaurants, loading and unloading, 400 persons; 1st to 5th floors—offices; 6th floor—offices, motion picture studio and storage of film (in Room 625); 7th to 10th floors—offices; 11th floor—offices, motion picture studio, projection room, storage of film (See Calendar Number 60-56-A); 12th floor—offices; occupancy of all floors above basement, 200 persons per floor; and

WHEREAS, the applicant contends that it is the intent of this application to maintain the present uses and secure a variance to install on the 6th floor in the office designated on the plans a fireproof film storage cabinet of the type approved by the Board of Standards and Appeals under Calendar Number 838-39-SM to be used for the storage of the safety type film; that the office in question has been occupied by Herbert Kerkow, Incorporated, for the last ten years; that by far the large majority of their business today is the production of training and Public Relations films for the Navy, Air Force, Army and United States Information Agency; that the films are generally photographed at Government locations and are edited and spliced on the premises; that the proposed film storage cabinet is completely fireproofed and provided with an approved type sprinkler head connected to the domestic water supply system and a vent leading directly to the outer air, said cabinet carried Board of Standards and Appeals approval under Calendar Number 838-39-SM, to be used for the storage of safety film; that said safety film will be kept in separate containers inside the film storage cabinet; that it is also proposed to install portable fire extinguishing apparatus as may be directed by the Fire Commissioner in the room proposed for storing of the film cabinet; and

WHEREAS, the premises were previously, inspected by a committee of the Board.

Resolved, that the decision of the Fire Commissioner dated July 8, 1957, acting on Order No. 3496-7 Objection No. 3, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that all film used in these premises shall be of the safety type and such film shall be stored, when not in use, in approved steel cabinets of a type and size as approved by the Board, and each fitted with a sprinkler head, as required; that the film stored shall not exceed the capacity of two such cabinets; that no loose film shall be permitted on the premises except when in immediate use; that a one-source sprinkler system shall be maintained in connection with the cellar storage only; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto other than as modified under Cal. No. 60-56-A on April 30, 1957; and that the requirements of the resolution adopted thereunder shall be complied with.

746-57-A

APPLICANT—Samuel Rosenblum, for Alma G. Roos.

SUBJECT—Application October 10, 1957—Appeal from a decision of the Borough Superintendent—re egress.

PREMISES AFFECTED—147-149 West 22nd Street, north side, 249 feet, 6 inches east of 7th Avenue, Block 798, Lot 17, Borough of Manhattan.

APPEARANCES—

For Applicant: Samuel Rosenblum.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Kleiner, Commissioner Foley, Commissioner Sleeper and Commissioner Fox 5
Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated September 23, 1957 on Alt. Applic. 1193/57 reads:

"1. Provide second means of egress to comply with

Sec. 271 LL. Present rear stair does not meet requirements of Section 268 of the LL."

and

WHEREAS, the applicant states that the building is 10 stories, 112 feet in height, 45 feet front by 90 feet in depth, of fireproof construction, erected 1908, on a lot 45 feet front by 98 feet 9 inches in depth, now in an unrestricted use, B area, class 2 height district, and used and occupied since 1908 as follows: Cellar—boiler and storage, 2 persons; 1st floor—office and laboratory, 30 persons; 2nd floor—radio repairs, 25 persons; 3rd floor—manufacturing belt backings, 20 persons; 4th floor—office and jobbers filters, 20 persons; 5th floor—manufacturing coats, 30 persons; 6th floor—manufacturing undergarments, 30 persons; 7th floor—manufacturing hats, 40 persons; 8th floor—manufacturing dresses, 30 persons; 9th floor—manufacturing brassiers, 25 persons; 10th floor—photo engraving, 15 persons; that no change in use or occupancy is now proposed; that the building is provided with an approved standpipe system; that a dry non-automatic sprinkler system in the cellar and equipped with interior non-coded open circuit fire alarm sprinkler system as permitted by the Board under Calendar Number 1193-17-S; that the building is provided with one 37 inch wide interior fireproof stairs from roof bulkhead direct to street; that one exterior stairs on the rear extending to roof by stair and to yard by stair and ladder with egress to adjoining yard to the west; that window and door opens on the course of the exterior stair are fireproof self-closing; and

WHEREAS, Violation Number 2731 was issued May 1, 1957, in that all floors are not provided with a legal second means of egress to street as required by law, since fire escapes are not considered as legal exits under Section 271 of the Labor Law; that since fire escape on this building is 3 feet wide has 8¼ inch treads, 8¼ inch risers and discharges into the rear yard of the adjoining building to the west; and

WHEREAS, the applicant states that the rear exterior iron stairway is 3 feet wide, has 8¼ inch riser and a pitch of 45°; that a full exterior stair would be 37½°; that the stairs is screened to a height of 5 feet; that it has fireproof casement doors at each floor opening out; that all openings on the course of the exterior stairs are fireproof; that these stairs lead down to a platform which is five feet above the adjoining yard to the west; that at this point there is a counter weighted drop ladder which gives access to the adjoining yard, which is a hotel and has ample yard space to accommodate all persons who might have occasion to use same; that this egress to the adjoining yard was approved by the Department of Buildings under Alt. Applic. 2228/18; and

WHEREAS, the applicant states that an addition to the existing egress from the lower termination of the exterior stairs, they have obtained consent from the owners 148 West 23rd Street, as a result of which connection will be made from the 1st story platform to the building in question to the yard of 148-150 West 23rd Street, from which yard egress is available to the exterior stairway and fireproof mezzanine passageway of 148-150 West 23rd Street, leading to the street; that as indicated on revised plans filed with this appeal marked May 15, 1958, 2 sheets.

and

WHEREAS, on July 8, 1958 the decision was:

"THE RESOLUTION—

"WHEREAS, the Board found the means of exit was blocked and general housekeeping conditions do not warrant the Board making any variance, therefore, this application should be withdrawn until the conditions are in proper shape for reinspection at which time the Board can restore it."

and

WHEREAS, the applicant now states that conditions are corrected and requests case to be restored to the calendar for decision; and

WHEREAS, the premises and housekeeping conditions were

MINUTES

inspected by a committee of the Board, which recommended that the appeal be granted under certain conditions.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the requirements of the Labor Law, as cited in a decision of the Borough Superintendent, acting on Alt. Applic 1193/57, Objection No. one and that the appeal be and it hereby is *granted, on condition* that the second means of exit shall be maintained as indicated on plans filed with this appeal marked, "Received October 10, 1957," 2 sheets; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; and that the building shall not be increased in height or area.

1009-57-A

APPLICANT—Aaron Halpern, for Salvatore Cantone, owner.

SUBJECT—Application December 30, 1957—Appeal from a decision of the Borough Superintendent, re frame structure, factory use, re exits, stairs, etc.

PREMISES AFFECTED—77-03 101st Avenue, north side, 20.11 feet east of 77th Street, Block 9049, Lot 38, Woodhaven, Borough of Queens.

APPEARANCES—

For Applicant: Aaron Halpern and Salvatore Cantone.

ACTION OF BOARD—Appeal denied.

THE VOTE TO GRANT—

Affirmative: 0

Negative: Chairman Murdock, Vice Chairman Kleintert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox 5

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated December 27, 1957 on Alt. Applic. 16/57, reads:

"1. Proposed change of use of frame structure for factory is contrary to 4.2.1 Bldg. Code.

2. Provide two legal exits for factory as per 270 Labor Law.

3. Provide one hour stair enclosures at factory floor and block up hallway opening as per 270 Labor Law and 6.4.1.11 Bldg. Code."

and

WHEREAS, the applicant states that the building is 2 stories, 22 feet high, 20 feet by 65 feet in area, of wood frame construction, erected in 1925, located in business use, D area, class 1 height district, used and occupied since 1956; Cellar—boiler and storage, no persons; 1st floor—clothing manufacturer, 12 persons; 2nd floor—2 families; that present legal use is as follows: 1st floor—stores; 2nd floor—dwelling, for which Certificate of Occupancy 18255/25 was issued against N.B. Applic 13691/24; that a Violation #4171/56 is pending in the Building Department for illegal conversion; and

WHEREAS, the applicant states that the lot line walls are brick filled; that both cellar and 1st floor ceiling will be fire retarded with 1 hour material; that the hall enclosure at the 1st floor will be also of 1 hour construction with fireproof self-closing 3 hour doors; that the exits will be improved by creating 3 means of egress; that the front 3 foot wide door now swings out to street; that the hall doors will all be 3 feet wide and swing in the direction of egress; that a new 3 foot steel stair will be built at the rear with a 3 foot door swinging out; that this exit leads to an open rear yard without fences, which yards connect and lead through an open driveway at 78th Street; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommends that the appeal should not be granted.

Resolved, that the decision of the Borough Superintendent, acting on Alt. Applic. 16/57, Objections No. 1, 2 and 3 be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

778-58-A

APPLICANT—Arnold W. Lederer for Pauline Farber, owner.

SUBJECT—Application December 29, 1958—filed pursuant to section 310 of the Multiple Dwelling Law for variation of section 187, sub. div. 1c, of the Multiple Dwelling Law—re egress.

PREMISES AFFECTED—1588 Carroll Street, south side, 225 feet west of Schenectady Avenue, 2nd floor, Block 1413, Lot 28, Borough of Brooklyn.

APPEARANCES—

For Applicant: Arnold W. Lederer.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Kleintert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox 5

Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated December 15, 1958 on Alt. Application 1181/57, reads:

"1. Provide a dual means of egress as per Section 187 sub. div. 1c either a fire escape or sprinkler system."

and

WHEREAS, the applicant states that the building is 2 stories and basement, 35 feet high, of non-fireproof construction, 20 feet 3 inches by 117 feet in area on the 1st floor, 20 feet 3 inches by 62 feet on the 2nd floor, located in residence use, E and C area, class 1 height district, built in 1922, used and occupied since 1943 as follows: basement—ordinary and 2 car private garage; 1st floor—2 families; 2nd floor—1 family; that the building is equipped with two interior wood stairs enclosed in wood stud wood lath and plaster partitions with wood doors; that one 2 foot 6 inch wide stair leads to street; that second stair 2 feet wide to side yard; that both stairs extend to roof by ladder and scuttle; and

WHEREAS, the applicant contends that the present means of egress substantially complies with Section 187 of the Multiple Dwelling Law in that, the 2nd stairway is an enclosed stairway leading to ground rather than an exterior fire escape with a drop ladder; that a 2nd enclosed stairway is better than the typical multiple dwelling fire escape; that a similar appeal was granted by the Board in the matter of Calendar Number 594-49-A; and

WHEREAS, the premises were inspected by a committee of the Board, which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, acting on Alt. App. 1181-57, Objection No. One be and it hereby is *modified* under the powers vested in the Board by Section 310 of the Multiple Dwelling Law, and that the appeal be and it hereby is granted, to permit the means of egress as shown on plans filed with this appeal marked "Received December 29, 1958", one sheet, *on condition* that the enclosure of stairs and doors as required by law shall be complied with; that the building shall not be increased in height or area and in all other respects shall comply with the requirements of Art. VI of the Multiple Dwelling Law.

255-43-A—Vol. IV

APPLICANT—Sharf, Mackell & Hellenbrand, for Highview Realty Company, Inc., owner; Bayside Country School, Inc., lessee.

SUBJECT—Application for consideration—reopening as Vol. II subject to regular procedure—re Appeal from a decision of the Borough Superintendent; previously granted on condition.

PREMISES AFFECTED—28-53 216th Street, northeast corner of 29th Avenue, Block 6019, Lot 1, Bayside, Borough of Queens.

MINUTES

APPEARANCES—

For Applicant: Edward Sharf.

ACTION OF BOARD—Application reopened as Vol. IV, subject to the regular procedure.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Kleintert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox 5
Negative 0

120-57-A—Vol. II

APPLICANT—Julius S. Rapson, for Vito Cusamano, owner.

SUBJECT—Application for consideration—reopening as Vol. II subject to regular procedure—re filed pursuant to Section 35, General City Law—re part of premises located in bed of mapped street, proposed 245th Street; previously granted on condition.

PREMISES AFFECTED—140-01 243rd Street, east side, 238.74 feet south of South Conduit Avenue, Block 13599, Lot 16, Rosedale, Borough of Queens.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application reopened as Vol. II Subject to the regular procedure.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Kleintert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox 5
Negative: 0

121-57-A—Vol. II

APPLICANT—Julius S. Rapson, for Vito Cusamano, owner.

SUBJECT—Application for consideration—reopening as Vol. II subject to regular procedure—re filed pursuant to Section 35, General City Law—re erection of building partly within bed of mapped street, proposed 245th Street; previously granted on condition.

PREMISES AFFECTED—139-23 243rd Street, east side, 198.74 feet south of South Conduit Avenue, Block 13599, Lot 18, Rosedale, Borough of Queens.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application reopened as Vol. II, subject to the regular procedure.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Kleintert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox 5
Negative: 0

337-52-A—Vol. II

APPLICANT—Irving P. Marks, for Bernard, Herman and Minnie Feuer, owners.

SUBJECT—Application reopened November 25, 1958 as Vol. II—Appeal from a decision of the Borough Superintendent—re erection of extension to existing nursing home, increase in area.

PREMISES AFFECTED—115-49 118th Street, east side, 240 feet north of Sutter Avenue, Block 11711, Lots 18 and 62, South Ozone Park, Borough of Queens.

APPEARANCES—

For Applicant: Irving P. Marks and Bernard Feuer.

ACTION OF BOARD—Laid over to May 5, 1959, at 2 P. M.; applicant to file revised plans; hearing closed.

425-53-A—Vol. II

APPLICANT—John F. Fitzsimons, for Anthony E. and Mary C. Schneider, owners.

SUBJECT—Application reopened November 18, 1958—as Vol. II—Appeal from a decision of the Borough Superintendent, extension and increase in area of frame building for business purposes.

PREMISES AFFECTED—103-45 Lefferts Boulevard, east side, 132.59 feet north of Liberty Avenue, 1st floor; Block 9557, Lot 48, Richmond Hill, Borough of Queens.

APPEARANCES—

For Applicant: John F. Fitzsimons.

ACTION OF BOARD—Laid over to April 21, 1959, at 2 P. M., for inspection and decision and further consideration; hearing closed.

122-56-A

APPLICANT—Ludwig Hanauer, for Eleanor Glickman, Owner.

SUBJECT—Application February 15, 1956—Appeal from a decision of the Borough Superintendent, re egress.

PREMISES AFFECTED—5 East 3rd Street, north side, 104 feet 4 inches east of Bowery, Block 459, Lot 47, Borough of Manhattan.

APPEARANCES—

For Applicant: Samuel Rosenblum.

ACTION OF BOARD—Laid over to April 14, 1959, at 2 P. M., at the request of the applicant; hearing previously closed.

654-58-A

APPLICANT—Hyman H. Smith, for Shelbert Homes Realty Corp., owner; Shore Front Taxpayers, Association, Inc., lessee.

SUBJECT—Application November 17, 1958—Appeal from a decision of the Borough Superintendent—re frame construction, public use.

PREMISES AFFECTED—2924-2926 West 22nd Street, west side, 210 feet, 7 inches south of Mermaid Avenue, Block 7057, Lot 20, Borough of Brooklyn.

APPEARANCES—

For Applicant: Hyman H. Smith.

ACTION OF BOARD—Laid over to April 21, 1959, at 2 P. M., for inspection and decision; hearing closed.

718-58-A

APPLICANT—S. Walter Katz, for Twenty-Third Operating Corp., owner.

SUBJECT—Application December 8, 1958—filed pursuant to section 35, General City Law re extension of existing building in bed of a mapped street—approach to Queensboro Bridge.

PREMISES AFFECTED—244 East 60th Street, south side, 135 feet west of 2nd Avenue, Block 1414, Lot 30, Borough of Manhattan.

APPEARANCES—

For Applicant: Ludwig Hanauer.

ACTION OF BOARD—Laid over to May 5, 1959, at 2 P. M., for further information from Commissioner Wiley as to the former proposed city garage, hearing closed.

421-37-BZ—Vol. II

APPLICANT—Henry Nordheim, for Antonio Moccia, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired March 5, 1959—re Application decision of the Borough Superintendent; previously granted on condition under section 7h of the Zoning Resolution to permit in a residence use district the parking and storage of motor vehicles (previously dismissed for lack of prosecution for a larger plot).

PREMISES AFFECTED—1108 East 216th Street south side, 3.07 feet west of Wilson Avenue, Block 4710, Lots 22 and 23, Borough of The Bronx.

MINUTES

APPEARANCES—

For Applicant: Henry Nordheim.

ACTION OF BOARD—Request to reopen withdrawn.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Klei-
ert, Commissioner Foley, Commissioner Sleeper and
Commissioner Fox 5

Negative: 0

421-37-BZ—Vol. III

APPLICANT—Henry Nordheim, for Anthony Moccia,
owner.

SUBJECT—Application for consideration—reopening for
extension of term of variance which expired March 5,
1959—re Application, decision of the Borough Superin-
tendent; previously granted on condition, under section 7h
of the Zoning Resolution, to permit in a residence use dis-
trict, the extension of an existing parking lot by the
addition of two adjoining lots.

PREMISES AFFECTED—1110 East 216th Street and
3585 Wilson Avenue, southwest corner, Block 4710, Lots
24 and 26, Borough of The Bronx.

APPEARANCES—

For Applicant: Henry Nordheim.

ACTION OF BOARD—Application reopened and term of
variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Klein-
ert, Commissioner Foley, Commissioner Sleeper and
Commissioner Fox 5

Negative: 0

THE RESOLUTION—

WHEREAS, this application was amended by the Board as
Vol. III, on March 11, 1958, on certain conditions; and

WHEREAS, the applicant requested an extension of the
term of variance.

Resolved, that the Board of Standards and Appeals does
hereby amend the resolution adopted on March 8, 1955 as
thereafter amended by resolutions adopted through March
11, 1958 only so far as it refers to the term of variance,
so that as amended this portion of the resolution shall read:

"... granted under Section 7, Subdivision h for a
term of two years from the date of this amended reso-
lution, to permit; that other than as
herein amended the resolution above cited shall be com-
plied within all respects; and that all permits, includ-
ing a new Certificate of Occupancy, shall be obtained
and all work completed within six month from the date
of this amended resolution." (Alt. App 634-54 and Alt.
App. 1105-56)

670-39-BZ—Vol. II

APPLICANT—Otto J. and Warren A. Sambach, for Theo-
dore Potash, owner.

SUBJECT—Application for consideration—reopening for
amendment of resolution—re Application, decision of the
Borough Superintendent; previously granted on condition,
under section 7a of the Zoning Resolution, permitting in a
business use, C area district, the extension of the existing
building using more than the area permitted.

PREMISES AFFECTED—41-25 102nd Street, northeast
corner of 42nd Avenue, Block 1976, Lot 10, Corona, Bor-
ough of Queens.

APPEARANCES—

For Applicant: Warren A. Sambach.

ACTION OF BOARD—Application reopened and resolu-
tion amended.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Klein-
ert, Commissioner Foley, Commissioner Sleeper and
Commissioner Fox 5

Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board
as Vol. II, on July 3, 1956 on certain conditions; and

WHEREAS, the resolution was amended on May 21, 1957;
and

WHEREAS, the applicant requested a further amendment
of the resolution.

Resolved, that the Board of Standards and Appeals does
hereby *amend* the resolution adopted on July 3, 1956 as
thereafter *amended* by resolution adopted May 21, 1957,
to permit the building to be one story in height only by
adding thereto:

"that in the event the owner desires to change the oc-
cupancy of the building from open air market to retail
dry cleaning store such change may be made provided
the dry cleaning establishment is maintained in ac-
cordance with all the requirements therefor."

697-53-BZ

APPLICANT—John F. Fitzsimons, for Courtney Fleet and
John Dalisa, owners.

SUBJECT—Application for consideration,—reopening for
extension of term of variance which has expired March 2,
1959—re Application, decision of the Borough Superin-
tendent; previously granted on condition, under sections
7b, 7c and 7h of the Zoning Resolution, to permit in a
residence and business use district the parking and storage
of motor vehicles on plot.

PREMISES AFFECTED—35-29 31st Street, east side,
275.2 ft. south of 35th Avenue and 35-22 to 35-32nd
Street, Block 604, Lots 12, 34, 35, 36, 37 and part of
Lots 13 and 14, Astoria, Borough of Queens.

APPEARANCES—

For Applicant: John F. Fitzsimons.

ACTION OF BOARD—Application reopened and term of
variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Klein-
ert, Commissioner Foley, Commissioner Sleeper and
Commissioner Fox 5

Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on
March 2, 1954 on certain conditions; and

WHEREAS, the applicant requested an extension of the
term of variance.

Resolved, that the Board of Standards and Appeals does
hereby *amend* the resolution adopted on March 2, 1954 only
so far as it refers to the term of variance, so that as
amended this portion of the resolution shall read:

"... granted under Section 7, Subdivision h for a term
of five years from the date of this *amended* resolution, to
permit; that other than as herein
amended the resolution above cited shall be complied
with in all respects; and that all permits, including a
new Certificate of Occupancy, shall be obtained and
all work completed within six months from the date of
this *amended* resolution."

(Alt. Applic. 1654/53)

820-56-BZ—Vol. II

APPLICANT—Robert Gottlieb, for Charles A. Buckley,
Jr., for 174 Boston Property Corp., owner.

SUBJECT—Application for consideration—reopening for
extension of time to complete which expired March 18,
1959—re Application, decision of the Borough Superin-
tendent; previously granted on condition, under sections
7f, 7h and 7i of the Zoning Resolution, to permit in a busi-
ness and residence use district, the erection and mainte-
nance of a gasoline service station, office, lubricatorium, car
wash, storage, auto accessory sales and parking and stor-
age of motor vehicles.

PREMISES AFFECTED—1660-1666 Southern Boulevard,
northeast corner of East 173rd Street, Block 2983, Lots
1 and 46, Borough of The Bronx.

APPEARANCES—

For Applicant: Benjamin Zlochower.

MINUTES

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE:

Affirmative: Chairman Murdock, Vice-Chairman Kleinert, Commissioner Foley and Commissioner Fox..... 4

Negative 0

Absent: Commissioner Sleeper 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. II, on March 18, 1958 on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on March 18, 1958 only as to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

“that in view of statement by the applicant that work is in progress, 85% completed, that all permits required, including a certificate of occupancy, shall be obtained and all work completed within six months from the date of this *amended* resolution.” (NB App. 45/57)

529-57-BZ

APPLICANT—Burke, Green and Groh, for C B S Trading Corporation, owner.

SUBJECT—Application for consideration—reopening for amendment of resolution—re Application, decision of the Borough Superintendent; previously granted on condition, under section 7h of the Zoning Resolution, to permit in a residence and local retail use district, the erection of a sales office and use the lot for the display and sale of used cars.

PREMISES AFFECTED—234-04 Northern Boulevard, southeast corner of 234th Street, Block 8167, Lots 286 and 293, Douglaston, Borough of Queens.

APPEARANCES—

For Applicant: William P. Walsh.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Kleinert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox 5

Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on April 8, 1958 on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution; and

WHEREAS, it is stated by the applicant that the lights in question have already been installed.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on April 8, 1958 by adding thereto:

“that in the event the owner desires to construct and maintain lights in connection with the sales car lot, as now shown on plans filed with this application marked “Received March 13, 1959”, one sheet, such lighting may be maintained for a term of two years from the date of this *amended* resolution on condition that in all other respects the resolution above cited shall be complied with; as passed by the Borough Superintendent under Electric Sign App. 533-58, Objection No. One, dated March 28, 1959.”

602-57-BZ

APPLICANT—Robert Gottlieb, for Rose Gscheidle, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired March 25, 1959—re Application, decision of the Borough Superintendent; previously granted on condition, under section 7h of the Zoning Resolution, to permit in a residence use district, the parking and storage of motor vehicles.

PREMISES AFFECTED—2300 Story Avenue, southeast corner of Havemeyer Avenue, Block 3698, Lots 3 and 6, Borough of The Bronx.

APPEARANCES—

For Applicant: Benjamin Zlochower.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Kleinert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox 5

Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on March 25, 1958 on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on March 25, 1958 only as to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

“that in view of statement by the applicant that work has been completed except for required planting and obtaining of certificate of occupancy, that all permits required, including a certificate of occupancy, shall be obtained and all work completed within six months from the date of this *amended* resolution.” (Alt. App. 704/57)

680-57-BZ

APPLICANT—Lama, Proskauer and Prober, for Frank DeVita and Minlou Realty Company, Inc., owners.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired March 18, 1959—re Application, decision of the Borough Superintendent; previously granted on condition, under section 7e of the Zoning Resolution, to permit in a business use district, the combining of two adjacent buildings for use as showroom, manufacturing of furniture using power tools, storage of lumber and dwelling.

PREMISES AFFECTED—2731-2735 Atlantic Avenue, north side, 28 feet west of Bradford Street, Block 3673, Lot 38, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Kleinert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox 5

Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on March 18, 1958 on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on March 18, 1958 only as to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

“that in view of statement by the applicant that plans have been filed in the Department of Buildings, that all permits required, including a certificate of occupancy, shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution.” (Alt. App. 2529/57 and 2530/57)

702-57-BZ

APPLICANT—Frederick A. Ketcher, for Barbesther Estates, Inc., owner; Kesbec, Inc., lessee.

MINUTES

SUBJECT—Application for consideration—reopening for extension of time to complete which expired March 11, 1959—re Application, decision of the Borough Superintendent; previously granted on condition, under sections 7c, 7h and 7i of the Zoning Resolution, to permit in a business use district, the extension of an existing legal gasoline station and for the reconstruction and maintenance of the accessory building for the legal existing use of gasoline service station, office and storage and for the additional uses of car wash, sale of used cars, motor vehicle repairs with hand tools only and for the parking and storage of more than 5 motor vehicles.

PREMISES AFFECTED—5701 Broadway, northwest corner of West 234th Street, Block 3405, Lot 175, Borough of The Bronx.

APPEARANCES—

For Applicant: Frederick Ketcher.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Vice-Chairman Kleintert, Commissioner Foley and Commissioner Fox..... 4

Negative 0

Absent: Commissioner Sleeper..... 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board on March 11, 1958 on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on March 11, 1958 only as to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of statement by the applicant that negotiations are being carried on as to a tenant, that all permits required, including a certificate of occupancy, shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution." (NB App 1138/57)

754-57-BZ

APPLICANT—Leonard F. Rothkrug, for Oscar Schwartz, owner; owner under contract: Hail-A-Cab Corporation.

SUBJECT—Application for consideration—reopening for amendment of resolution—re Application, decision of the Borough Superintendent; previously granted on condition, under section 7i of the Zoning Resolution, to permit in a business use district, the erection and maintenance of an automobile repair shop with body fender work, including welding and touch-up painting and spraying for a term of 15 years.

PREMISES AFFECTED—1434-1436 Utica Avenue, northwest corner of Farragut Road, Block 4784, Lot 44, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Kleintert, Commissioner Foley and Commissioner Fox .. 4

Negative: 0

Absent: Commissioner Sleeper 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board on March 18, 1958 on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on March 18, 1958 by adding thereto:

"that in the event the owner desires to make certain minor changes such changes may be permitted as fol-

lows: there may be a window introduced on the west side of the building opening upon the property of this owner; that such window may be the width as shown on plans filed with this application marked "Received March 11, 1959", 2 sheets, and shall be of steel frame glazed with wire glass; that the overhead door may be increased to 21 feet in width as shown on such plans; that curb cut opposite this widened door may be increased to 18 feet as shown on such plans and as passed by the Borough Superintendent under Amdt. to NB App. 1742-57, Objection No. One, disapproved March 2, 1959, on condition that in all other respects the resolution above cited shall be complied with."

522-48-BZ—Vol. II

APPLICANT—Aaron Halpern, for Frank Primeggia, owner, Queens Petroleum Company, Inc., lessee.

SUBJECT—Application for consideration—reopening as Vol. II subject to regular procedure—re Application, decision of the Borough Superintendent; previously denied, under section 7c of the Zoning Resolution, to permit in a residence use district, the extension to one story garage to be used for owner's five trucks.

PREMISES AFFECTED—170-02 to 170-08 93rd Avenue (official), 93-01 to 93-11 170th Street, southeast corner, Block 10219, Lots 1 and 118, Borough of Queens.

APPEARANCES—

For Applicant: Aaron Halpern.

ACTION OF BOARD—Application reopened as Vol. II, subject to the regular procedure.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Kleintert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox 5

Negative: 0

351-53-BZ—Vol. III

APPLICANT—Ingram S. Carner, for Cornell Iron Works, Inc., owner.

SUBJECT—Application for consideration—reopening as Vol. III subject to regular procedure—re Application, decision of the Borough Superintendent; previously granted on condition, under sections 7c and 7h of the Zoning Resolution, to permit in a residence use district, the addition of parking of employees cars, no fee to be charged, to existing storage of steel materials.

PREMISES AFFECTED—36-21 to 36-27 13th Street, east side, 175.14 feet north of 37th Avenue, Block 350, Lots 8, 29 and 30, Long Island City, Borough of Queens.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application reopened as Vol. III, subject to the regular procedure.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Kleintert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox 5

Negative: 0

1010-55-BZ

APPLICANT—Albert Melniker, for Southcrest Realty Corp., owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired July 2, 1958—re Application, decision of the Borough Superintendent; previously granted on condition, under sections 7f, 7i and 7A of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, car washing, lubritorium, sale of accessories, minor motor vehicle repairs with hand tools and parking for more than five motor vehicles, with proposed curb cut within 75 feet of the residence use district.

3
University of Illinois Library
Serials Dept.
Urbana, Ill.

MINUTES

PREMISES AFFECTED—4124 Arthur Kill Road and 600 Clay Pit Road, southeast corner, Block 7293, Lot 240 Princess Bay, Borough of Richmond.

APPEARANCES—

For Applicant: Albert Melniker.

ACTION OF BOARD—Application reopened and set for hearing on May 12, 1959, at 10 A. M. in view of the time to complete having expired on July 2, 1958, subject to the regular procedure waiving all requirements except a new decision of the Borough Superintendent, which has been filed, and to permit two publications in the Bulletin as notice; applicant to certify to the Board by visit and photograph that conditions in the area are the same.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Kleintert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox 5
Negative: 0

672-56-BZ—Vol. II

APPLICANT—Charles M. Spindler, for Volckening, Inc., owner.

SUBJECT—Application for consideration—reopening as Vol. II subject to regular procedure—re Application, decision of the Borough Superintendent; previously granted on condition, under section 7h of the Zoning Resolution, to permit in a retail and residence use district, the maintenance of a parking lot for the parking and storage of more than 5 motor vehicles for patrons and employees only (no fee to be charged) for a temporary term of 5 years.

PREMISES AFFECTED—257-93 Senator Street and 6702-06 3rd Avenue, south side of 274-284 67th Street, Block 5849, Lots 37, 45, 47, Borough of Brooklyn.

APPEARANCES—

For Applicant: Charles M. Spindler.

ACTION OF BOARD—Application reopened as Vol. II, subject to the regular procedure.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Kleintert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox 5
Negative: 0

393-58-BZ—Vol. II

APPLICANT—Frank Antun, for Commercial Hotel, Inc., owner.

SUBJECT—Application for consideration—reopening as Vol. II subject to regular procedure—re Application, deci-

sion of the Borough Superintendent; previously withdrawn, under section 21 of the Zoning Resolution, to permit in an E-1 area district, the erection of two buildings on the one plot consisting of seven, two story apartment units each with less than the required side, and rear yards and parking facilities for units.

PREMISES AFFECTED—89-36 to 89-58 239th Street, west side, 92.8 feet north of Braddock Avenue, Block 7986, Lots 45 and 56, Bellerose, Borough of Queens.

APPEARANCES—

For Applicant: Harland Caton.

ACTION OF BOARD—Application reopened as Vol. II, subject to the regular procedure.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Kleintert, Commissioner Foley and Commissioner Fox.... 4
Negative: 0
Absent: Commissioner Sleeper 1

871-49-BZ—Vol. III

APPLICANT—Frederick A. Ketcher, for Melmar Development Corp., owner; Rayco Auto Seat Covers, Inc., lessee.

SUBJECT—Application for consideration—reopening for amendment of resolution—re Application, decision of the Borough Superintendent; previously granted on condition, under section 7i of the Zoning Resolution, to permit in a business and residence use district, a 15 foot rear extension to an existing auto seat cover establishment to provide a one day minor motor vehicle repair shop for the replacement of muffler and tailpipes.

PREMISES AFFECTED—591 East Fordham Road, north side, 128 feet east of Hoffman Street and 584-588 East 191st Street, Block 3273, Lots 261 and 263, Borough of The Bronx.

APPEARANCES—

For Applicant: Frederick Ketcher.

ACTION OF BOARD—Request to reopen withdrawn.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Kleintert, Commissioner Foley and Commissioner Fox 4
Negative: 0
Absent: Commissioner Sleeper 1

Adjourned: 4:45 P.M.

JOSEPH J. DOYLE, *Chief Clerk.*

52.05
EW 287

BULLETIN

OF THE

BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

Issued under authority of Chapter 27, Section 665 of the Charter of the City of New York

Published weekly by the Board of Standards and Appeals at its office, 80 Lafayette Street, 9th Floor, Manhattan, New York 13, N. Y.

Vol. XLIV

Subscription
\$15.00 a year

April 14, 1959

Single Copies, 25 cents
By Mail, 30 cents

No. 15

DIRECTORY

BOARD OF STANDARDS AND APPEALS

HARRIS H. MURDOCK, Chairman

EDWIN W. KLEINERT, Vice Chairman

MAX H. FOLEY

HAROLD R. SLEEPER

HUGH P. FOX

SAMUEL L. BECKER, Director

JOSEPH J. DOYLE, *Chief Clerk*

OFFICE—80 Lafayette Street, 9th Floor, Manhattan, New York 13, N. Y.

TELEPHONE—WHitehall 3-3600, Extensions 2600-2609, 2769-2770 and 3020-3024.

CONTENTS

Petition and Order of Certiorari Served on The Board of Standards And Appeals.

Docket.

Notice of Hearing Calendar.

Minutes of Regular Meeting, Tuesday Morning, April 7, 1959, Affecting Calendar Numbers 192-24-BZ—Vol. II, 137-27-BZ—Vol. II, 214-27-BZ—Vol. II, 24-34-BZ—Vol. II, 341-43-BZ—Vol. IV, 782-56-BZ—Vol. II, 882-56-BZ—Vol. II, 149-57-BZ—Vol. II, 150-57-A—Vol. II, 450-58-BZ, 587-58-BZ, 623-58-BZ, 630-58-BZ, 644-58-BZ, 678-58-BZ, 691-58-BZ, 692-58-A, 693-58-BZ, 694-58-A, 710-58-BZ, 711-58-A, 712-58-BZ, 713-58-A, 737-58-BZ, 757-58-BZ, 777-58-BZ, 144-19-BZ—Vol. IV, 18-37-BZ—Vol. IV, 630-38-BZ—Vol. III, 206-42-BZ—Vol. II, 125-52-BZ, 149-56-BZ, 81-57-BZ, 377-57-BZ—Vol. II, 78-58-BZ, 98-58-BZ, 292-58-BZ, 672-58-A, 477-58-BZ, 525-58-BZ, 585-58-BZ, 604-58-BZ, 622-58-BZ, 633-58-BZ, 666-58-BZ, 690-58-BZ, 727-58-BZ, 759-58-BZ, 764-58-BZ and 774-58-BZ.

Minutes of Regular Meeting, Tuesday Afternoon, April 7, 1959, Affecting Calendar Numbers 98-56-SM, 900-56-SA, 125-38-SM, 390-38-SM, 500-49-SA, 105-55-SA—Vol. II, 442-57-SM, 586-58-A, 299-44-A—Vol. II, 281-58-A—Vol. II, 86-55-A—Vol. II, 419-58-A, 430-58-A, 2-59-A, 453-20-BZ—Vol. III, 564-41-BZ—Vol. II, 592-41-BZ, 359-53-BZ, 887-54-BZ—Vol. II, 263-56-BZ, 302-29-BZ—Vol. V, 13-33-BZ—Vol. III, 469-41-BZ—Vol. II, 895-47-BZ—Vol. II, 1049-47-BZ—Vol. II,

PETITION AND ORDER OF CERTIORARI SERVED ON THE BOARD OF STANDARDS AND APPEALS

On April 7, 1959, Petition and Order of Certiorari was served on the Board by Coombs & Wilson, attorneys for Faith For Today, Inc., owner, seeking a review of the Board's denial on March 10, 1959 of their appeal from a decision of the Borough Superintendent; Calendar Number 559-58-A; Premises 108-43 71st Avenue, north side, 100 feet west of 110th Street, Block 2223, Lot 44, Forest Hills, Borough of Queens.

PUBLIC HEARINGS

Tuesdays at 10 a.m. and 2 p.m.

Special meetings as published in this Bulletin.

All hearings are held at 80 Lafayette Street, 9th Floor, Borough of Manhattan.

NOTICE TO APPELLANTS AND APPLICANTS

No appeal or application will be entertained in connection with which court proceedings are pending or in progress, unless exception is granted by the chairman, nor accepted which is not filed within thirty days from the date of the action of the Administrative Official.

Any communication purporting to be an appeal or application shall be regarded as a mere notice of intention to seek relief until it is filed on the form required by the rules of this board.

Upon receipt of any such communication the writer will be supplied with the official forms for presenting his appeal or application.

At the time of filing an appeal or application, the appellant or applicant shall forward a signed notice of appeal addressed to the Administrative Official either Borough Superintendent of Buildings or Fire Commissioner and file with this board a duplicate of said notice.

Appellants and applicants are advised that their plans must indicate the points of the compass so as to establish the true location and position of the property, the subject of the appeal or application.

Appeals and applications will be simplified and disposition of same expedited by conforming to these directions.

HARRIS H. MURDOCK, *Chairman*.

447-48-BZ—Vol. II, 160-52-BZ—Vol. III, 722-52-BZ—Vol. III, 784-53-BZ—Vol. II, 785-53-A—Vol. II and 738-55-BZ—Vol. II.

Corrections Affecting Calendar Numbers 703-56-BZ—Vol. II, 474-58-BZ and 543-58-BZ.

CALENDAR

23-11-10 11:33 AM

DOCKET

New Cases filed up to April 7, 1959

Cal. No. Dept. Premises Affected

207-59-A—F.D.—Re: Packaging of flammable mixture, known as Start Pilot Fluid, capsule not in conformity with Administrative Code, Decision.

208-59-A—B.B.—3931 Bedford Avenue, east side, 220 feet south of Avenue R, cellar, Block 6831, Lot 74, Borough of Brooklyn, Alt. 1771-58—re use of cellar for private school and office in a frame building.

209-59-A—B.B.—2777-2785 West 37th Street, east side, 100 feet north of Neptune Avenue, Block 6973, Lot 48, Borough of Brooklyn, Alt. 1848-57—re frame structure with fire limits and not facing a legal street.

210-59-BZ—B.Q.—144-15 32nd Avenue, northeast corner of Parsons Boulevard, Block 4788, Lot 1, Flushing, Borough of Queens, N.B. 4019-58—re multiple dwelling, etc.—residence use, G-1 area district.

211-59-A—B.M.—506-508 East 88th Street, south side, 125 feet east of York Avenue, Block 1584, Lots 46 and 47, Borough of Manhattan, Alt. 1006-57—re tax abatement and exemption—excessive alteration.

212-59-BZ—B.B.—274-284 Neptune Avenue, southeast corner of Brighton 5th Street, Block 7284, Lots 547, 551, 553 and 556, Borough of Brooklyn, Alt. 799-59—re parking lot for more than 5 motor vehicles—local retail and residence use district.

213-59-BZ—B.B.—299-301 Bedford Avenue and 146 South 1st Street, southeast corner, Block 2406, Lot 6, Borough of Brooklyn, Alt. 579-59—re building to be used for storage and distribution of beer, loading, parking of more than 5 motor vehicles and gasoline service station, etc.—business use district.

214-59-BZ—B.Bx.—4210 Baychester Avenue, northeast corner of Bussing Avenue, Block 5023, Lot 29, Borough of The Bronx, N.B. 273-59—re gasoline service station, minor motor vehicle repair, lubritorium, non-automatic car washing, sales of auto accessories; ground sign, etc.—residence use district.

215-59-SA—Casey Jet Dryer Gas-Fired, machine for drying screen process printing, manufactured by Casey Manufacturing Co., Appliance.

216-59-A—B.Bx.—2827 Philip Avenue, northeast corner of Quincy Avenue, Block 5545, Lot 42, Borough of The Bronx, Alt. 253-59—re basement, ceiling height and ventilation of living room.

217-59-BZ—B.Q.—123-23 Merrick Road, north side, 101.83 feet east of Sunbury Road, Block 12483, Lot 41, St. Albans, Borough of Queens, N.B. 377-59—re gasoline service station, lubritorium, car washing, repairs with hand tools only, parking of cars awaiting service; ground sign, etc.—retail use district.

218-59-BZ—B.R.—3631 Richmond Road, north side, 320 feet west of Lighthouse Avenue and 400 Mace Street, Block 2290, Lot 17, Richmond-Town, Borough of Richmond, Alt. 2-59—re parking lot, etc.—residence use district.

219-59-A—B.R.—3631 Richmond Road, north side, 320 feet west of Lighthouse Avenue, Block 2290, Lot 17, Richmond-Town, Borough of Richmond, Alt. 2-59—re curb cut in bed of a mapped street.

220-59-SM—Dorian Sculp-Stone, manufactured by Dorian International, Material.

221-59-SA—Alken-Murray Feeder for proportionate introduction of treatment into domestic water systems, manufactured by Alken-Murray Corp., Appliance.

222-59-BZ—B.M.—327 East 58th Street, north side, 279 feet 6 inches east of 2nd Avenue, Block 1351, Lot 12, Borough of Manhattan, Amendment to Alt. 1663-58—re photographic studio—residence use district.

223-59-SM—Field Type M and MG2 control of draft on gas, coal or oil fired boilers and furnaces, manufactured by Field Control Division of H. D. Conkey & Company, Material.

224-59-BZ—B.Bx.—1909 White Plains Road, west side, 104.40 feet north of Rhinelander Avenue, Block 4254, Lot 41, Borough of The Bronx, N.B. 318-59—re motor vehicle repair shop, body and fender work, etc.—business use district.

225-59-SA—Prizer Gas Range with Kitchen Heater, Models 130DM and 136SM, manufactured by Prizer-Painter Stove Works, Appliance.

226-59-BZ—B.Bx.—2347-2349 Beaumont Avenue, west side, 170 feet south of East 187th Street and 2390-2392 Cambreleng Avenue, Block 3089, Lot 24, Borough of Bronx, Alt. 251-59—re parking and storage—residence use district.

227-59-BZ—B.Q.—100-07 to 100-15 Queens Boulevard, northeast corner of 67th Avenue, Block 2119, Lots 8 and 11, Rego Park, Borough of Queens, Alt. 424-59—re area excessive—business use, D area district.

228-59-A—B.M.—204-210 East 53rd Street, south side, 80 feet east of 3rd Avenue, Block 1326, Lots 145 and 44, Borough of Manhattan, Alt. 193-59—re construction, area excessive, etc.

Restored to Docket

281-58-A—Vol. II—B.Q.—84-01 Midland Parkway, east side, 257.07 feet north of Henley Road, 1st and 2nd floors, Block 9948, Lot 14, Jamaica Estates, Borough of Queens, Alt. 584-58—re synagogue in a structure partly frame and partly masonry, etc.

125-38-SM—Truscon 24" Ferrobord Steeldeck Roof, manufactured by Truscon Steel Division of Republic Steel Corp.; reopened for test and report as to additional sizes, Material.

CALENDAR

390-38-SM—Truscon "Q-T" Open Truss Steel Joists—Cold Formed, manufactured by Truscon Steel Division of Republic Steel Corp.; reopened for test and report as to additional sizes, Material.

500-49-SA—Metropac Oil Burner, Model 1-B, manufactured by Metromatic Manufacturing Co.; reopened for amendment as to trade name, Appliance.

105-55-SA—Vol. II—Thatcher Winter Air Conditioner (oil burner), manufactured by Thatcher Furnace Co.; reopened for report as to use in garages, Appliance.

738-55-BZ—Vol. II—B.M.—327-331 West 46th Street, north side, 321 feet west of 8th Avenue, Block 1037, Lots 18, 19 and 119, Borough of Manhattan, Alt. 345-59—re extension of parking lot—residence use district.

722-52-BZ—Vol. III—B.M.—Entire block bounded by Baxter Street, Walker Street and Centre Street; 96-98 Baxter Street and 125 Walker Street, Block 198, Lots 5, 8, 10, 11 and 12, Borough of Manhattan, Amendment to N.B. 109-52—reopened for consideration as to amendment of resolution and extension of time to complete—re public storage garage, etc.; gasoline service station, lubritorium, etc.—business use district.

302-29-BZ—Vol. V—B.B.—146-156 East 98th Street and 1159-1171 Winthrop Street, northwest corner, Block 4616, Lot 38, Borough of Brooklyn, Alt. 462-59—re change in use to a food market showroom—business and residence use district.

160-52-BZ—Vol. III—B.Bx.—760-778 East 189th Street, south side, from Southern Boulevard to Prospect Avenue, 2455-2479 Southern Boulevard and 2450-2480 Prospect Avenue, Block 3115, Lot 21, Borough of The Bronx, Amendment to N.B. 98-56—reopened for consideration as to extension of time to complete and new owner—re gasoline service station, lubritorium, minor auto repairs, parking and storage of motor vehicles, etc.—business and residence use district.

895-47-BZ—Vol. II—B. Bx.—1963-1967 Grand Concourse and 160 East 179th Street, southwest corner, Block 2808, Lots 42, 44 and 46, Borough of The Bronx, N.B. 161-59—re funeral parlor, etc.—residence use district.

13-33-BZ—Vol. III—B.B.—116-124 Kings Highway and 1652-1658 Stillwell Avenue, southwest corner, Block 6253, Lot 29, Borough of Brooklyn, Alt. 349-59—re gasoline service station, lubritorium, office, auto laundry, parking of cars awaiting service, etc.—business use district.

784-53-BZ—Vol. II—B.B.—2266-2284 59th Street and 5902-5912 23rd Avenue, southwest corner, Block 6548, Lot 34, Borough of Brooklyn, Alt. 3844-53—re extension of an existing building for the manufacturing of cast stones and use of the open yard for storage of cast stone, etc.—unrestricted and business use district.

785-53-A—Vol. II—B.B.—2266-2284 59th Street and 5902-5912 23rd Avenue, southwest corner, Block 6548, Lot 34, Borough of Brooklyn, Alt. 3844-53—re class 5 structure for manufacturing purposes, etc.

469-41-BZ—Vol. II—B.R.—595 Forest Avenue and 499 Pelton Avenue, northeast corner and 169 Regan Avenue, Block 154, Lot 140, West Brighton, Borough of Richmond, N.B. 1143-58—re gasoline service station, lubritorium, car washing, minor motor vehicle repairs with hand tools only, parking for 5 or more motor vehicles, etc.—retail use district.

1049-47-BZ—Vol. II—B.Bx.—3775 East Tremont Avenue, east side, 179.79 feet south of Randall Avenue, Block 5435, Lots 14, 19 and 45, Borough of The Bronx, N.B. 1313-58—re second floor is contrary; area excessive—local retail and residence, D and DD area district.

447-48-BZ—Vol. II—B.Q.—233-20 Northern Boulevard, southwest corner of 234th Street, Block 8166, Lot 25, Douglaston, Borough of Queens, Amendment to Alt. 37-58—reopened for consideration as to amendment to resolution re lot and building sizes—re extension for use as minor motor vehicle repairs limited to the installation and service of mufflers, etc.—local retail and residence use district.

DESIGNATIONS: B.—Department of Buildings; B.B.—Department of Buildings, Brooklyn; B.M.—Department of Buildings, Manhattan; B.Q.—Department of Buildings, Queens; B.R.—Department of Buildings, Richmond; B.Bx.—Department of Buildings, Bronx; H.D.—Health Department; F.D.—Fire Department, and M. and A.—Dept. of Marine and Aviation.

RULES

Last Publication

Arc and Gas Welding and Oxygen Cutting	Nov. 27, 1956.
Carbon Dioxide Liquefier, Rules..	Mar. 18, 1947—Vol. 32, No. 11
Cements, Air Entraining Portland, Rules for Approval and Use of.	April 12, 1955.
Cements, Blended, Rules for Testing and Use of	Mar. 15, 1955—Vol. 40, No. 11
Certificate of Occupancy, approved form	Dec. 28, 1943—Vol. 28, No. 52A
Concrete Flat Slabs, Rules	July 13, 1937—Vol. 22, No. 28
Concrete Masonry Units, Rules for Manufacture, Testing and Use of	April 24, 1951—Vol. 36, No. 7A
Dry Cleaning Establishments, Rules Covering	Sept. 15, 1955.
Concrete Rules (Hydrated Lime)..	Aug. 3, 1937—Vol. 22, No. 31
Elevator Rules	Mar. 3, 1936—Vol. 21, No. 9
Erection, Alteration, Repair, Excavation for and Demolition of Buildings	Feb. 1, 1956.
Exit Rules (Revolving Doors) ...	June 15, 1937—Vol. 22, No. 24
Exterior Veneering Materials, Rules for	Mar. 11, 1952—Vol. 37, No. 11A
Factory Exit Rules	Feb. 22, 1955.
Fire Alarm Rules (Interior).....	April 15, 1958.
Fire Drill Rules	April 15, 1958.
Fire Resistive, Flameproof Materials, etc., Rules for Testing of Fire Retarding Rules for Garages, Motor Vehicle Repair Shops and Oil Selling Stations	Jan. 8, 1957.
Fireproof Wood, Testing of.....	Apr. 22, 1952—Vol. 37, No. 17
Gas Shut-Off Rules	Apr. 13, 1937—Vol. 22, No. 15
Hatchway Protection	Apr. 7, 1925—Vol. 10, No. 14
Insulating Fibre Board Rules	June 5, 1928—Vol. 13, No. 23
Methyl Chloride Rules for Class B and C Refrigerating Systems...	Mar. 25, 1952—Vol. 37, No. 13A
Oil Burner Rules	Feb. 11, 1947—Vol. 32, No. 6
Opening Protective Assemblies, Rules for Inspection of	Nov. 20, 1956.
Parking and Storage of Motor Vehicles—Rules of Commissioner of Housing and Buildings	May 27, 1954.
	Sept. 7, 1948—Vol. 33, No. 36

CALENDAR

	Last Publication
Plumbing Rules	Aug. 3, 1937—Vol. 22, No. 31
Plumbing Rules (Submerged Inlets; Protective Methods to Prevent Contamination of Water Supply)	Nov. 13, 1956.
Procedure, Rules of	Sept. 7, 1937—Vol. 22, No. 36
Smoking in Factories, Rules for	April 15, 1958.
Spraying and Drying of Paints, Varnishes, Lacquers, etc.	Mar. 4, 1958.
Sprinkler, Rules	June 29, 1937—Vol. 22, No. 26
Standpipe Fireline Rules	June 8, 1937—Vol. 22, No. 23
Structural Alterations, Reporting	June 7, 1932—Vol. 17, No. 23
Wire Glass Rules (Amendment to Rule 505 of Industrial Code) ..	Sept. 3, 1946—Vol. 31, No. 36
Zoning Resolution, Rule to Supplement Section 19-A—	July 11, 1958.

Section 1, List of Approved Gas Fired Heating Equipment, Gas Burner and Heater Accessories. Oil Fired Heating Equipment and Oil Burner and Heater Accessories, issued June 1, 1955, listing all approvals through May 24, 1955.

Section II, List of Approved Concrete and Clay Products, issued June 27, 1958, listing all approvals through July 2, 1957.

These pamphlets may be purchased at 80 Lafayette Street, Manhattan. Single Copies \$1.25; By Mail—\$1.50.

Further Sections will be published, containing other approved materials and appliances.

APRIL 14, 1959, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, April 14, 1959, at 10 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:

137-27-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Socony Mobil Oil Co., owner.

SUBJECT—Application reopened January 20, 1959—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a business district, the reconstruction of an existing gasoline service station and extend the uses to include lubricatory, minor auto repairs with hand tools only, utility room and store and the parking and storage of motor vehicles on the open area.

PREMISES AFFECTED—2103-2121 Webster Avenue, west side, 280 feet north of East 180th Street, Block 3143, Lot 113, Borough of The Bronx.

Laid over from April 7, 1959, to April 14, 1959, at the request of the objector; no further adjournments and no notices to be sent out.

24-34-BZ—Vol. II

APPLICANT—Anthony M. Salvati, for D and S Holding Corporation, owner.

SUBJECT—Application reopened November 5, 1958 as Vol. II—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a retail and residence use district, the erection and an extension to the second floor in an existing three story building and changing the use from theatre, stores and apartments for two families to bowling alleys, stores and apartments for two families.

PREMISES AFFECTED—3117-3127 Surf Avenue, northeast corner of West 32nd Street, Block 7049, Lot 51, Borough of Brooklyn.

Laid over from April 7, 1959, to April 14, 1959, for hearing; applicant to send out new notices by regular mail to affected owners, because of insufficient time for notices previously sent out.

515-47-BZ—Vol. II

APPLICANT—Max Siegel Associates, for Sty Town Realty Inc., owner; Sty Town Service and Parking Station, lessee.

SUBJECT—Application reopened November 18, 1958 as Vol. II—decision of the Borough Superintendent, under

section 7c of the Zoning Resolution, to permit in a local retail and residence use district, the reconstruction and extension of a gasoline service station and parking lot and extend the uses to include lubricatorium, minor auto repairs with hand tools only, auto washing (non-automatic), office and sales room.

PREMISES AFFECTED—197-201 Avenue C, 645-649 East 12th Street, northwest corner and 646-648 East 13th Street, Block 395, Lots 29, 36, 38 and 39, Borough of Manhattan.

247-56-BZ—Vol. II

APPLICANT—Lama, Proskauer & Prober for John Stevens & Irene Stevens, owner.

SUBJECT—Application reopened October 21, 1958 as Vol. II—decision of the Borough Superintendent, under sections 7c and 21 of the Zoning Resolution, to permit in a business and residence use, D and G-1 area district, the erection of a class one building to be used as bowling alleys with less than the required setback for a G-1 area district with parking for patrons and employees.

PREMISES AFFECTED—160-30 Cross Bay Boulevard, west side, 80 feet north of 161st Avenue, Block 14030, Lot 1, Howard Beach, Borough of Queens.

593-58-BZ

APPLICANT—Sidney H. Kitzler, for Petval Realty Corp., owner; Angelo Maurici, lessee.

SUBJECT—Application October 16, 1958—decision of the Borough Superintendent, under sections 7c and 7A of the Zoning Resolution, to permit in a retail and residence use district, the extension of the existing used car sales and parking lot into the residence portion of the premises with a business entrance within 75 feet of the residence use district.

PREMISES AFFECTED—273-279 68th Street, northside, 40 feet, 1¼ inches west of 3rd Avenue and 272-278 Senator Street, Block 5853, Lots 36, 38 and 49, Borough of Brooklyn.

754-58-BZ

APPLICANT—Leonard F. Rothkrug for Clemente and A. Sgarlato, owners, Plushed Stuffed Toys, lessee.

SUBJECT—Application December 23, 1958—decision of the Borough Superintendent, under sections 7c and 21 of the Zoning Resolution, to permit in a business use, C area district, the erection of a one-story extension to a one and two story building that exceeds the permitted area coverage and change the occupancy from storage of fruits and garage for two trucks to toy manufacturing, the floor area used for manufacturing exceeds that permitted.

PREMISES AFFECTED—280-282 Baltic Street, south side, 152 feet, 11 inches east of Court Street, Block 402, Lot 13, Borough of Brooklyn.

172-16-BZ—Vol. II

APPLICANT—Herman Kron, for Banner Oil Company, Inc., owner.

SUBJECT—Application reopened July 23, 1957 as Vol. II—decision of the Borough Superintendent, under sections 7c and 7h of the Zoning Resolution, to permit in a business and residence use district, the reconstruction of an existing gasoline service station, minor auto repairs with hand tools only, auto laundry, garage for more than five (5) cars and parking and storage of more than five (5) motor vehicles to be used in conjunction with the existing garage.

PREMISES AFFECTED—31-37 Church Avenue, north side, 100 feet east of Chester Avenue, Block 5313, Lots 34 and 38, Borough of Brooklyn.

25-57-BZ—Vol. II

APPLICANT—Jerome W. Perlstein for Davemac Corporation, owner.

SUBJECT—Application reopened December 23, 1959 as Vol. II—decision of the Borough Superintendent, under

CALENDAR

sections 7c and 21 of the Zoning Resolution, to permit in a retail and residence use, D and E-1 area district, the erection of a one story extension in the residence portion of the plot to be used for the storage of tires and exceeding the area coverage for the E-1 area district portion of the plot.

PREMISES AFFECTED—221-18 Merrick Boulevard and 134-01 to 134-09 221st Street, southeast corner, Block 13100, Lot 26, Laurelton, Borough of Queens.

42-32-BZ—Vol. II

APPLICANT—Haus and Bresin for Lawrence Florin, owner.

SUBJECT—Application reopened November 7, 1958 as Vol. II—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the modernization of the present gasoline service station by extending the service building and extend the uses to include minor repairs with hand tools only for an additional term of fifteen (15) years.

PREMISES AFFECTED—2263 Linden Boulevard and 786-794 Elton Street, northwest corner, Block 4336, Lot 27, Borough of Brooklyn.

43-59-BZ

APPLICANT—Lama, Proskauer and Prober for Max Ackerman, owner.

SUBJECT—Application January 23, 1959—decision of the Borough Superintendent, under sections 7e and 21 of the Zoning Resolution, to permit in a retail and residence use, C area district, the erection of a class one building to be used as a factory and office with two loading berths, occupying more than the permitted area and with the omission of the required rear yard for a C area district.

PREMISES AFFECTED—76-96 Rochester Avenue, 1802-1812 Pacific Street, southwest corner and 1793-1801 Dean Street, Block 1343, Lot 45, Borough of Brooklyn.

320-33-BZ—Vol. II

APPLICANT—Albert Melniker, Ida Elphand, Esther Radish and Lillian Lader, owners; Thomas Schleier, purchaser under contract.

SUBJECT—Application reopened November 25, 1958—as Vol. II—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, car washing—non-automatic, minor auto repairs with hands tools, sale of accessories, parking of more than five (5) motor vehicles for a stated term of fifteen (15) years.

PREMISES AFFECTED—4360 Hylan Boulevard and 4333 Richmond Avenue, southeast corner and 4 Oceanic Avenue, Block 5322, Lot 1, Eltingville, Borough of Richmond.

683-58-A

APPLICANT—Albert Melniker, for Ida Elphant, Esther Radish and Lillian Lader, owner; Thomas Schlier, purchaser under contract.

SUBJECT—Application November 6, 1958—filed pursuant to section 35, General City Law re construction of Curb Cuts in bed of a mapped street—proposed widening of Richmond and Oceanic Avenues.

PREMISES AFFECTED—4360 Hylan Boulevard, 4333 Richmond Avenue, southeast corner and 4 Oceanic Avenue, Block 5322, Lot 1, Eltingville, Borough of Richmond.

49-59-BZ

APPLICANT—Voorhees Walker Smith Smith and Haines for The Trustees of Columbia University in the City of New York, owners.

SUBJECT—Application January 27, 1959—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a class 1½ height district, the erection of a thirteen (13) story building exceeding the permitted height.

PREMISES AFFECTED—500-520 West 120th Street and 1200-1218 Amsterdam Avenue, southwest corner, Block 1973, part of Lot 1, Borough of Manhattan.

775-58-BZ

APPLICANT—Leonard F. Rothkrug, Herbst and Rusciano, for Baychester Operating Corporation, owner.

SUBJECT—Application December 31, 1958—decision of the Borough Superintendent, under sections 7c and 21 of the Zoning Resolution, to permit in a manufacturing and residence use, C area district, the erection of and extension into the residence portion of the premises of a one story building for use as bowling alleys, restaurant and bar, storage and locker rooms and to provide accessory parking on the unbuilt upon portion of the premises, the proposed building exceeds the permitted area coverage.

PREMISES AFFECTED—3490 Palmer Avenue, southeast corner of Boston Road, Block 5259, Lot 1, Borough of The Bronx.

738-57-BZ

APPLICANT—Lama, Proskauer and Prober, for 644 Bushwick Avenue Corp., owner.

SUBJECT—Application October 16, 1957—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in an unrestricted and business use district, the erection and maintenance of a gasoline service station, lubritorium, car wash, office and sales, storage, minor auto repairs, parking and storage of motor vehicles, extending from the unrestricted to the business portion of the plot.

PREMISES AFFECTED—640-648 Bushwick Avenue, south side, 131 feet 8¾ inches west of Myrtle Avenue and 14-20 Troutman Street, Block 3182, Lot 18, Borough of Brooklyn.

486-25-BZ—Vol. II

APPLICANT—Herman Kron, for Washgert Garage Corp., owner.

SUBJECT—Application reopened January 19, 1954 as Vol. II—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a business use district the use of roof for more than five motor vehicles, in building used as a garage for more than five motor vehicles.

PREMISES AFFECTED—113-117 Chrystie Street, west side, 100 feet north of Grand Street, Block 423, Lots 22, 23 and 24, Borough of Manhattan.

514-55-BZ

APPLICANT—John F. Fitzsimons, for Stephen and Helen Fedor, owners.

SUBJECT—Application reopened February 25, 1959 for consideration as to extension of time to complete and obtain Certificate of Occupancy, expired March 17, 1958—decision of the Borough Superintendent, previously granted on condition, under sections 7c and 7A of the Zoning Resolution, permitting in a residence and retail use district, the proposed extension of gasoline service station, auto repairs, accessory store, office and dwelling to be used for gasoline station, motor vehicle repair shop, car washing, greasing, office, accessory store, boiler room and dwelling, with curb cut closer to residence use district than is permitted.

PREMISES AFFECTED—78-08 51st Avenue and 51-02 Gorsline Street, southwest corner, Block 2470, Lot 5, Elmhurst, Borough of Queens.

164-46-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Joseph P. Clavin, owner.

SUBJECT—Application reopened March 3, 1959 for consideration as to extension of time to complete, expired October 8, 1958—decision of the Borough Superintendent, previously granted on condition, under section 7e of the Zoning Resolution, permitting in a residence use district, the proposed enlargement of undertaker's establishment

CALENDAR

and proposed extension of business use in excess of that granted by the Board.
PREMISES AFFECTED—7722-7736 4th Avenue and 375-379 78th Street, northwest corner, Block 5960, Lot 50, Borough of Brooklyn.

676-42-BZ—Vol. IV

APPLICANT—Irving G. Kay, for Sarah Koenig, owner.
SUBJECT—Application reopened February 25, 1959 as Volume IV—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district the change of occupancy from stable for more than five horses to storage of electrical equipment previously granted under Vol. III, which term has expired, to office and storage of stationery and corrugated paper.
PREMISES AFFECTED—357 West 17th Street, north side, 100 feet east of 9th Avenue, Block 741, Lot 5, Borough of Manhattan.

169-49-BZ—Vol. II

APPLICANT—Joshua Brown, for Staten Island Oil Co., Inc., owner.
SUBJECT—Application reopened April 15, 1958—as Vol. II—decision of the Borough Superintendent, under Section 7c of the Zoning Resolution, to permit in a residence use district, the reconstruction of a present gasoline service station and to continue the present uses such as office, lubritorium, sale of auto accessories, car wash—non automatic, minor auto repairs with hand tools only and the parking of more than five (5) motor vehicles waiting to be serviced.
PREMISES AFFECTED—5270 Amboy Road, southeast corner of Arbutus Avenue, Block 6523, Lot 80, Huguenot, Borough of Richmond.
 Laid over from February 17, 1959, for inspection and decision; date to be determined; hearing closed; then set for April 14, 1959.

17-59-A

APPLICANT—Joshua Brown for Staten Island Oil Company, Incorporated, owner.
SUBJECT—Application January 9, 1959—filed pursuant to Section 35, General City Law re premises in bed of a mapped street—Proposed widening of Amboy Road.
PREMISES AFFECTED—5270 Amboy Road, southeast corner or Arbutus Avenue, Block 6523, Lot 80, Huguenot, Borough of Richmond.

135-58-BZ

APPLICANT—Leonard F. Rothkrug, for Ludvik Hilman, Martin Rausman and George Pullman, doing business as Joint Realty Co., owners.
SUBJECT—Application March 18, 1958—decision of the Borough Superintendent, under sections 7f and 7i of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, accessory motor vehicle repairs, hand tools only, lubritorium, car washing (non-automatic), office and sales, parking of cars awaiting service, all for a term of fifteen (15) years.
PREMISES AFFECTED—3880 Richmond Avenue and 4575 Amboy Road, northwest corner, Block 5585, Lot 62, Eltingville, Borough of Richmond.

Laid over from January 13, 1959, to February 10, 1959, for inspection and decision; and for applicant to indicate adjacent gasoline station on his plans, Block 5497, Lot 135, granted under Cal. No. 942-57-BZ on July 29, 1958; hearing closed; then laid over for inspection and decision; date for decision to be determined; then set for April 14, 1959.

665-58-A

APPLICANT—Leonard F. Rothkrug, for Ludvik Hilman, Martin Rausman and George Pullman, doing business as Joint Realty Co., owner.

SUBJECT—Application November 14, 1958—filed pursuant to section 35, General City Law re curb cuts in bed of mapped street—proposed widening of Richmond Avenue and Amboy Road.

PREMISES AFFECTED—3880 Richmond Avenue and 4575 Amboy Road, northwest corner, Block 5585, Lot 62, Eltingville, Borough of Richmond.

455-58-BZ

APPLICANT—Kenneth W. Milnes, for Gaetano Trubia, owner.
SUBJECT—Application July 24, 1958—decision of the Borough Superintendent, under sections 7c and 7A of the Zoning Resolution, to permit in a local retail use district, the reconstruction and rehabilitation of an existing gasoline service station, accessory building for a lubritorium, car wash, auto repairs—mainly with hand tools and to install one new pump, relocate the existing pumps and install three additional tanks and provide a business sign within 75 feet of a residence use district.
PREMISES AFFECTED—194 Brighton Avenue, southwest corner of Sumner Place, Block 117, Lot 20, New Brighton, Borough of Richmond.

Laid over from January 6, 1959, to February 10, 1959, for inspection and decision; hearing closed; then laid over for inspection and decision; date for decision to be determined; then set for April 14, 1959.

19-57-BZ

APPLICANT—Reginald S. Hardy, for Frances P. Headley and Seena Prastien, owners.
SUBJECT—Application January 15, 1957—decision of the Borough Superintendent, under sections 7f, 7i and 7A of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry (non-automatic), motor vehicle repair shop, for minor repairs (hand tools only), and with show windows within 75 feet of residence use district.
PREMISES AFFECTED—1790-1820 Utica Avenue and 4914-4924 Avenue J, southwest corner, Block 7797, Lots 47, 49, 50 and 51, Borough of Brooklyn.

Laid over from July 16, 1957, to July 23, 1957, for inspection and decision; hearing closed; then to December 17, 1957, for further consideration by the Board after community building has been developed; then to May 20, 1958, for report at that time as to the condition in connection with the proposed community house in Block 7775 opposite the proposed gasoline station; and for determination by the Board as to procedure thereafter; then to June 17, 1958, for inspection and decision; hearing closed; also for applicant to advise the Board the status of the construction of proposed Community House; then to July 8, 1958, at request of the applicant to permit him to examine plans filed for the nearby Community House and to report to the Board what such plans call for and the status of proposed structure and for decision; then to September 23, 1958, for applicant to report to the Board as to his examination of plan and the status of the proposed structure under the building now planned to be located in similar location; then to October 28, 1958, for information as to status of Community Center opposite and as to ownership; then to November 25, 1958, at the request of the applicant to furnish the Board with information as to the proposed community center; then to January 27, 1959, for further consideration and decision; then to March 10, 1959, for decision; at request of applicant; then to April 14, 1959, at request of the applicant, for full report to the Board as to proposed Community building on the other side of Avenue J.

565-57-BZ

APPLICANT—Charles M. Spindler, for Leopold Gerinsky and Thomas J. O'Brien, owners.
SUBJECT—Application July 26, 1957—decision of the Borough Superintendent, under sections 7e, 7f, 7i, and 7A

CALENDAR

of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, auto laundry—non automatic, lubritorium, office, accessory sales, minor repairs with hand tools only, safety inspection station, parking and storage of more than five (5) motor vehicles with curb cuts within 75 feet of a residence use district for a stated term of fifteen (15) years.

PREMISES AFFECTED—5832-5848 Broadway and 196-198 West 239th Street, southeast corner, Block 3271, Lots 193, 194, 195, 196, 197 and 198, Borough of The Bronx.

Laid over from January 28, 1958, to February 18, 1958, for applicant to consult Department of Buildings with respect to Section 21A; then to March 18, 1958, for inspection and decision; hearing closed, then laid over pending Court action, reviewing denial by the Board of a similar application on property across the street from subject site, Block 3414, Lot 340, under Cal. No. 510-39-BZ; date for decision to be determined; then set for February 17, 1959; then to March 10, 1959, for further inspection and decision; then to April 14, 1959, at request of the applicant and for further inspection; hearing closed.

645-58-BZ

APPLICANT—Leonard F. Rothkrug, for Yerna J. Kauffman, owner.

SUBJECT—Application November 12, 1958—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot (non-transient)—pleasure type only for daily use by officers and employees of the Kings Highway Savings Bank and for evening use by the officers of the Avenue "R" Temple for a term of five (5) years.

PREMISES AFFECTED—1717 East 16th Street, east side, 120 feet south of Quentin Road, Block 6799, Lot 85, Borough of Brooklyn.

Laid over from February 25, 1959, to March 17, 1959, at the request of an objector, for hearing, then to April 14, 1959, for inspection and decision; hearing closed.

618-58-BZ

APPLICANT—Michael A. Cardo, for Gasper Guzzetta, owner.

SUBJECT—Application October 28, 1958—decision of the Borough Superintendent, under sections 7c and 21 of the Zoning Resolution, to permit in a retail use district, the erection of a second floor addition to an existing one story building for use as a factory using a greater floor area for manufacturing than permitted.

PREMISES AFFECTED—582 East 188th Street and 2429-2431 Arthur Avenue, southwest corner, Block 3066, Lot 18, Borough of The Bronx.

Laid over from March 17, 1959, to April 14, 1959, for inspection and decision and study of the record; hearing closed.

769-58-BZ

APPLICANT—Lama, Proskauer and Prober, for Vidia Land Corp., owner.

SUBJECT—Application December 30, 1958—decision of the Borough Superintendent, under sections 7e, 7f and 7i of the Zoning Resolution, to permit in a retail and residence use district, the erection and maintenance of a gasoline service station, lubritorium, car wash, minor auto repairs, office and sales, parking and storage of motor vehicles for a stated term of fifteen (15) years.

PREMISES AFFECTED—8001-8023 Flatlands Avenue, north side, from East 80th to East 81st Streets, 765-775 East 80th Street and 766-776 East 81st Street, Block 8001, Lots 1, 3 and 9, Borough of Brooklyn.

Laid over from March 17, 1959, to April 14, 1959, for inspection and decision; applicant to furnish evidence as to correct ownership of the property; hearing closed.

726-58-BZ

APPLICANT—Leonard F. Rothkrug, for Jalm Realty Inc., doing business as John J. McManus and Sons, Inc., owner.

SUBJECT—Application December 11, 1958—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot in conjunction with the McManus Funeral Chapels at 1997-1999 Flatbush Avenue, Block 7840, Lots 10 and 12 for a temporary term of five (5) years.

PREMISES AFFECTED—3833 Flatlands Avenue, north side, 200 feet $\frac{3}{8}$ inches west of Flatbush Avenue, Block 7817, Lot 10, Borough of Brooklyn.

Laid over from March 17, 1959, to April 14, 1959, for inspection and decision; hearing closed.

962-28-BZ—Vol. II

APPLICANT—Unger and Unger, for Sinclair Refining Co., owner.

SUBJECT—Application reopened October 7, 1958—as Vol. II—decision of the Borough Superintendent, under sections 7c, 7i and 21 of the Zoning Resolution, to permit in a business and residence use district, at an existing gasoline service station with office, grease pits and auto laundry the extension of the uses to include sale of accessories, minor auto repairs and the parking and storage of motor vehicles and to have the present pump islands remain in their present location.

PREMISES AFFECTED—714 Jamaica Avenue, southwest corner of Richmond Street, Block 4102, Lot 27, Borough of Brooklyn.

Laid over from March 17, 1959, to April 14, 1959, for inspection and decision; hearing closed.

736-58-BZ

APPLICANT—De Rose and Cavalieri, for Vincent J. Vella and Dr. Frank A. Manzella, owners.

SUBJECT—Application December 16, 1958—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, for a stated term of five (5) years, the parking and storage of more than five (5) pleasure-type motor vehicles.

PREMISES AFFECTED—414 East 120th Street, south side, 175 feet east of First Avenue, Block 1807, Lot 42, Borough of Manhattan.

Laid over from March 17, 1959, to April 14, 1959, for inspection and decision; hearing closed.

634-58-BZ

APPLICANT—Gilbert Lazarus, for Morris A. Goodman and Raymond Shuster, owners.

SUBJECT—Application November 6, 1958—decision of the Borough Superintendent, under sections 7f, 7i and 7e of the Zoning Resolution, to permit in a retail use district, the erection and maintenance for a term of fifteen (15) years as a gasoline service station with incidental car washing (non-automatic), lubritorium, motor vehicle repair service with hand tools only (no welding or spraying), office and sales and storage of accessories and parking of more than five (5) motor vehicles awaiting service or have been serviced.

PREMISES AFFECTED—1955 Williamsbridge Road, west side, 175 feet south of Neill Avenue, Block 4273, Lots 13, 15 and 17, Borough of The Bronx.

Laid over from March 17, 1959, to April 14, 1959, for inspection and decision; applicant to submit letter as to prospective tenant; hearing closed.

743-58-BZ

APPLICANT—N. K. Winston Management Corp., owner.

SUBJECT—Application December 18, 1958—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the erection of a one-story non-storage garage of class 3 construction to accommodate 32 motor vehicles.

CALENDAR

PREMISES AFFECTED—77-11 21st Avenue, northeast corner of 77th Street, Block 946, Lot 41, Jackson Heights, Borough of Queens.

Laid over from March 17, 1959, to April 14, 1959, for inspection and decision; applicant to file new design of proposed garage; applicant to stamp engineer's or architect's seal on plans.

744-58-A

APPLICANT—N. K. Winston Management Corp., owner.
SUBJECT—Application December 18, 1958—appeal from a decision of the Borough Superintendent—re Class 3 construction, area excessive.

PREMISES AFFECTED—77-11 21st Avenue, northeast corner of 77th Street, Block 946, Lot 41, Jackson Heights, Borough of Queens.

735-58-BZ

APPLICANT—Leonard F. Rothkrug, for Orak Realty Corp., owner.

SUBJECT—Application December 16, 1958—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a business and residence use district, the extension of a retail supermarket with accessory patron and employee parking, loading and unloading.

PREMISES AFFECTED—1902 Mott Avenue, north side, 124 feet west of Beach 18th Street, 1111 Foam Place, south side, 93 feet west of Beach 18th Street, Block 40, Lots 8 and 62, Far Rockaway, Borough of Queens.

Laid over from March 17, 1959, to April 14, 1959, for applicant to file report from the Federal Aviation Agency and for inspection and decision; hearing closed.

753-58-BZ

APPLICANT—Robert Gottlieb for Sta-Jax Realty Corp., owner.

SUBJECT—Application December 23, 1958—decision of the Borough Superintendent, under sections 7f and 7i of the Zoning Resolution, to permit in a business and unrestricted use district, the erection and maintenance of a gasoline service station, lubritorium, car wash (non-automatic), motor vehicle repairs (hand tools only), parking and storage of more than five (5) motor vehicles, and used car sales lot for a stated term of fifteen (15) years.

PREMISES AFFECTED—1720 Boone Avenue, and 1020 East 174th Street, southeast corner, Block 3015, Lot 19, Borough of The Bronx.

Laid over from March 17, 1959, to April 14, 1959, for inspection and decision; hearing closed.

589-58-BZ

APPLICANT—Carl H. Salminen, for Brancato Iron Works, owner.

SUBJECT—Application October 15, 1958—decision of the Borough Superintendent, under sections 7e and 21 of the Zoning Resolution, to permit in a residence use district, the erection of a one story building for use as an ornamental iron shop with welding and forging facilities and to provide loading and unloading and parking in conjunction with the existing one-story structure used as an office.

PREMISES AFFECTED—157-11 Linden Boulevard and 148-44 158th Street, northwest corner, Block 12175, Lots 83, 86, 88 and 182, Jamaica, Borough of Queens.

Laid over from March 17, 1959, to April 14, 1959, for inspection and decision; hearing closed.

60-59-A

APPLICANT—Carl H. Salminen for Brancato Iron Works, Incorporated, owner.

SUBJECT—Application February 2, 1959—filed pursuant to Section 35 of the General City Law re proposed utilization of the portion of lot which is in bed of mapped street for business entrance.

PREMISES AFFECTED—157-11 Linden Boulevard and 148-44 158th Street, northwest corner, Block 12175, Lots 83, 86, 88 and 182, Jamaica, Borough of Queens.

68-36-BZ—Vol. IV

APPLICANT—Lama, Proskauer and Prober, for 10 Brighton 11th Street Corp. and New York City Transit Authority, owners; Waldbaum 21, Inc., lessee.

SUBJECT—Application reopened January 6, 1959 as Vol. IV—re decision of the Borough Superintendent, under Section 7c of the Zoning Resolution, to permit in a business and residence use district, the change in use of an existing public garage, motor repairs, lubritorium, and parking in the open area to a supermarket, stores, loading and unloading area, parking of patrons and employees cars—no fee to be charged, and a sign in the residential portion of the plot.

PREMISES AFFECTED—14-48 Brighton 11th Street, west side, 59 feet, 9½ inches south of Neptune Avenue, Block 7516, Lots 2375 and part of 2370, Borough of Brooklyn.

Laid over from February 17, 1959, to February 25, 1959, for hearing, at the request of one objector for additional objectors to be present; then to March 17, 1959, for inspection and decision and for consideration of an Administrative Appeal in connection therewith; which has been filed; hearing closed; then to April 14, 1959, with Calendar Number 29-59-A

29-59-A

APPLICANT—Lama, Proskauer and Prober for 10 Brighton 11th Street Corporation and New York City Transit Authority, owners; Waldbaum 21 Incorporated, lessee.

SUBJECT—Application December 12, 1958—Appeal from a decision of the Borough Superintendent re excessive area of building.

PREMISES AFFECTED—14-48 Brighton 11th Street, west side, 59 feet 9½ inches south of Neptune Avenue, Block 7516, Lot 2375 and part of 2370, Borough of Brooklyn.

345-58-BZ

APPLICANT—Leo Kornblath, for Geray Comp, and Ethel Latt, owners.

SUBJECT—Application May 27, 1958, decision of the Borough Superintendent, under Sections 7c and 7f of the Zoning Resolution, to permit in a business use district, on a plot presently used for the parking of more than five (5) motor vehicles, the installation of gasoline tanks and pumps to be used in conjunction with the existing gasoline service station located on the adjoining lot.

PREMISES AFFECTED—2125 Jerome Avenue, west side, 70.65 feet, south of West 181st Street, Block 3192, Lots 46 and 42, Borough of Bronx.

Laid over from March 3, 1959, to March 31, 1959, for inspection and decision; hearing closed; then to April 14, 1959, for further study with report and decision.

678-58-BZ

APPLICANT—Leonard F. Rothkrug, for Anna Cara, owner.

SUBJECT—Application November 25, 1958—decision of the Borough Superintendent, under Sections 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a non-transient parking lot—pleasure type vehicle only, for a temporary term of five (5) years.

PREMISES AFFECTED—182-188 Clermont Avenue, east side, 152 feet, 7 inches north of Willoughby Avenue, Block 2074, Lot 41, Borough of Brooklyn.

Laid over from March 10, 1959, to April 7, 1959, for inspection and decision; applicant to file, at his request, a revised plan showing relocated fence ten feet from rear lot line; hearing closed; then to April 14, 1959, for inspection and decision; applicant to file revised plans; hearing previously closed.

HARRIS H. MURDOCK, *Chairman.*

CALENDAR

APRIL 14, 1959, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon* April 14, 1959, at 2 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:

305-58-A

APPLICANT—Samuel Carr, for Willa Realty Co., owner.
SUBJECT—Application May 13, 1958—Appeal from a decision of the Borough Superintendent, re egress.
PREMISES AFFECTED—35 West 21st Street, north side, 372 feet east of Avenue of The Americas, Block 823, Lot 19, Borough of Manhattan.

122-56-A

APPLICANT—Ludwig Hanauer, for Eleanor Glickman, Owner.
SUBJECT—Application February 15, 1956—Appeal from a decision of the Borough Superintendent, re egress.
PREMISES AFFECTED—5 East 3rd Street, north side, 104 feet 4 inches east of Bowery, Block 459, Lot 47, Borough of Manhattan.

51-59-A

APPLICANT—George Cooley of John Graham and Company for Federated Department Stores, Incorporated, owner; Abraham and Straus, lessee.
SUBJECT—Application January 29, 1959—Appeal from a decision of the Borough Superintendent re Construction—parking garage.
PREMISES AFFECTED—1-31 Hoyt Street, 203-227 Livingston Street, northeast corner, 10-28 Elm Place northwest corner of Livingston Street, Block 157, Lot 1, Borough of Brooklyn.

403-58-A

APPLICANT—Elias K. Herzog, for Samuel Goodman, owner.
SUBJECT—Application June 26, 1958—Appeal from a decision of the Borough Superintendent re: egress, fire escape not an acceptable 2nd means, etc.
PREMISES AFFECTED—13 East 16th Street, north side, 250 feet west of Union Square West, Block 844, Lot 10, Borough of Manhattan.

104-59-A

APPLICANT—Charles M. Spindler for Pierce J. Gerety, owner.
SUBJECT—Application filed February 19, 1959—Appeal from a decision of the Borough Superintendent, re installation of six 5000-gallon tanks in a concrete vault.
PREMISES AFFECTED—126-142 Flatbush Avenue Extension, southwest corner of Duffield Street, Block 132, Lots 23, 24, 27, 31, Borough of Brooklyn.

110-59-A

APPLICANT—Leonard F. Rothkrug for Harte and Company, Incorporated, owner.
SUBJECT—Application February 20, 1959—Appeal from a decision of the Borough Superintendent re Floor construction, live load and exit stairs.
PREMISES AFFECTED—49-51 Dupont Street, northeast corner of Franklin Street, Block 2487, Lots 1, 10, 12, 72, 78, Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

APRIL 21, 1959, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning* April 21, 1959, at 10 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:

757-58-BZ

APPLICANT—Leonard F. Rothkrug for Doody Holding Corp., owner.
SUBJECT—Application December 24, 1958—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a manufacturing and residence use district the extension of an existing building used for the storage of building materials to be used for retail sales and storage of building materials, equipment and tools with accessory lumber storage and power saws of low horsepower and accessory customer and employee parking, no fee to be charged.
PREMISES AFFECTED—2475-2483 East 17th Street and 1701-1717 Avenue Y, northeast corner, Block 7419, Lot 45, Borough of Brooklyn.

Laid over from April 7, 1959, to April 21, 1959, at the request of the objector; no further requests for adjournments and no notices sent out.

691-58-BZ

APPLICANT—Burke, Green and Groh, for James Newell, Dominick Miranda and Frederick M. Silva, owners; Research Shopping Centers, Inc., vendee.
SUBJECT—Application November 26, 1958—decision of the Borough Superintendent, under sections 7e and 7h of the Zoning Resolution, to permit in a business and residence use district, the erection and maintenance of a gasoline service station, auto washing, non-automatic, lubrication, office, sales, minor repairs with hand tools only and the parking and storage of cars awaiting service.
PREMISES AFFECTED—131-25 20th Avenue, northwest corner of 132nd Street, Block 4137, Lot 55, College Point, Borough of Queens.

Laid over from April 7, 1959, to April 21, 1959, for hearing; applicant to send out notices to affected property owners and file required receipts and proof of service with the Board.

692-58-A

APPLICANT—Burke, Green and Groh, for Dominick Miranda and Frederick M. Silva, owners; Research Shopping Centers, Inc., vendee.
SUBJECT—Application November 26, 1958—filed pursuant to section 35, General City Law re utilization of portion or lot in bed of a mapped street—20th Avenue.
PREMISES AFFECTED—131-25 20th Avenue, northwest corner of 132nd Street, Block 4137, Lot 55, College Point, Borough of Queens.

693-58-BZ

APPLICANT—Burke, Green and Groh, for James Newell, Dominick Miranda and Frederick M. Silva, owners; Research Shopping Centers, Inc., vendee.
SUBJECT—Application November 26, 1958—decision of the Borough Superintendent, under sections 7e and 7h of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubricatorium, minor repairs with hand tools only, auto washing, office and sales and the parking of cars awaiting service.
PREMISES AFFECTED—132-08 20th Avenue, southeast corner of 132nd Street, Block 4178, Lot 22, College Point, Borough of Queens.

Laid over from April 7, 1959, to April 21, 1959, for hearing; applicant to send out new notices by registered mail to affected property owners and file proof of service and receipts with the Board.

694-58-A

APPLICANT—Burke, Green and Groh, for James Newell, Dominick Miranda and Frederick M. Silva, owners; Research Shopping Centers, Inc., vendee.
SUBJECT—Application November 26, 1958—filed pursuant

CALENDAR

to section 35, General City Law re utilization of portion of lot in bed of a mapped street—20th Avenue.
PREMISES AFFECTED—132-08 20th Avenue, southeast corner of 132nd Street, Block 4178, Lot 22, College Point, Borough of Queens.

195-57-BZ

APPLICANT—Harry A. Yarish, for Ethel Weissman, owner.

SUBJECT—Application March 18, 1957—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a residence use district, the change in occupancy of a two car garage to a one (1) family dwelling.

PREMISES AFFECTED—3844 Laurel Avenue, south side, 120 feet east of Highland Avenue, Block 6976, Lot 13, Borough of Brooklyn.

756-20-BZ—Vol. III

APPLICANT—Frederick A. Ketcher for Loretta M. Ryan, James J. and Arthur C. Bergen, owners; S. M. Rose Corporation, lessee.

SUBJECT—Application reopened December 2, 1958 as Vol. III—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a business use district, the maintenance of the existing legal uses of storage garage on first floor, and non-storage garage in the cellar and on the second floor for more than 5 cars, motor vehicle repair shop stores; and for the additional uses of automobile showroom in the southerly store on the first floor; and for additional garage storage area for more than 5 cars on the second floor, in that portion presently occupied as a bowling alley.

PREMISES AFFECTED—4741-4751 Park Avenue, 2494-2500 Webster Avenue, northwest corner and east side of Webster Avenue, 49 feet north of East 189th Street, Block 3033, Lot 4, Borough of The Bronx.

324-25-BZ—Vol. II

APPLICANT—Leonard F. Rothkrug, for Roosevelt Corona Corporation, owner.

SUBJECT—Application reopened April 10, 1956 as Vol. II—re decision of the Borough Superintendent under sections 7c and 7a of the Zoning Resolution, to permit in a retail and residence use district, the change in use from theatre to bowling alleys and restaurant with business exits within 75 feet of the residence use district.

PREMISES AFFECTED—37-78 to 37-80 Junction Boulevard, west side, 88 feet 8½ inches north of Roosevelt Avenue; 95-45A Roosevelt Avenue and 37-71 to 37-75 Warren Street, Block 1484, Lot 44, Borough of Queens.

281-56-A

APPLICANT—Leonard F. Rothkrug, for Roosevelt Corona Corporation, owner.

SUBJECT—Application March 13, 1956—Appeal from a decision of the borough superintendent, re stairways.

PREMISES AFFECTED—37-78 to 37-80 Junction Boulevard, west side, 88 feet 8½ inches north of Roosevelt Avenue; 95-45A Roosevelt Avenue and 37-71 to 37-75 Warren Street, Block 1484, Lot 44, Corona, Borough of Queens.

706-58-BZ

APPLICANT—De Rose and Cavalieri, for Simon Belitz, owner.

SUBJECT—Application December 5, 1958—decision of the Borough Superintendent, under sections 7h and 7e of the Zoning Resolution, to permit in a residence and business use district, the maintenance of a parking lot for more than five motor vehicles and to provide a loading and unloading area for the adjoining building to the east.

PREMISES AFFECTED—307-309 East 148th Street, north side, 370.25 feet east of Morris Avenue, Block 2330, Lots 64 and 65, Borough of The Bronx.

871-46-BZ—Vol. II

APPLICANT—Reginald S. Hardy for Boulevard Leasing Corporation, owner.

SUBJECT—Application reopened January 13, 1959 as Vol. II—decision of the Borough Superintendent, under sections 7c, 19A (J) and 21 of the Zoning Resolution, to permit in a business and residence use C and D area and class 1 height district, the erection of a twelve story office building with non-storage garage and loading berth, the proposed building exceed the permitted area coverage encroaches on the required side yards, exceed the permitted height and has curb cuts located in the residence portion of the premises.

PREMISES AFFECTED—97-45 Queens Boulevard, northwest corner of 64th Road, Block 2091, Lot 1, Rego Park, Borough of Queens.

767-58-BZ

APPLICANT—Elliot Saltzman for Roclou Realty Corp., owner.

SUBJECT—Application December 30, 1958—decision of the Borough Superintendent, under sections 7c, 7i and 7A of the Zoning Resolution, to permit in a retail use district, at an existing gasoline service station, the erection of a one story extension to the store and auto accessory building and to extend the uses to include lubritorium, minor auto repairs with hand tools, office and the parking and storage of more than five (5) motor vehicles; it is also proposed to add additional gasoline tanks and new curb cuts and business signs within 75 feet of the residence use district.

PREMISES AFFECTED—4102-4110 Avenue U and 2201-2211 Coleman Street, southeast corner, Block 8558, Lot 36, Borough of Brooklyn.

35-59-BZ

APPLICANT—Max Siegel Associates for 23 West 57th Corporation, owner.

SUBJECT—Application January 19, 1959—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a restricted retail use district, the maintenance of a parking lot for the parking and storage of more than five (5) motor vehicles for a stated term of ten (10) years.

PREMISES AFFECTED—23-25 West 57th Street, north side, 400 feet west of Fifth Avenue and 30 West 58th Street, Block 1273, Lots 19, 20 and 54, Borough of Manhattan.

640-58-BZ

APPLICANT—Norman Lederer and Leonard, for Denis S. O'Connor, Inc.; owner.

SUBJECT—Application November 10, 1958—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the erection of a two story building for use as a funeral home and accessory uses with parking of more than five (5) cars and to provide on the second floor a storage room and an apartment.

PREMISES AFFECTED—91-05 Beach Channel Drive and 355 Beach 91st Street, southwest corner, Block 576, Lot 64, Rockaway Beach, Borough of Queens.

145-59-BZ

APPLICANT—George J. Regan for Ellen de Gange, owner.

SUBJECT—Application March 5, 1959—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a G-1 area district a one family dwelling with less than the required setback.

PREMISES AFFECTED—7-24 Clintonville Street, northwest corner of Eighth Avenue, Block 4512, Lot 35, White-stone, Borough of Queens.

76-59-A

APPLICANT—John T. Kelleher, Borough Superintendent Department of Buildings, Borough of Queens.

OWNER OF PREMISES: Ellen de Gange.

CALENDAR

SUBJECT—Application filed February 9, 1959—Revocation of Certificate of Occupancy Q-103582 issued on July 5, 1955 re NB 459/53.

PREMISES AFFECTED—7-24 Clintonville Street, northwest corner of 8th Avenue, Block 4512, Lot 35, White-stone, Borough of Queens.

283-52-BZ—Vol. II

APPLICANT—A. H. Salkowitz for Hillside Queens Corp., owner.

SUBJECT—Application reopened February 3, 1959 as Vol-
ume II—decision of the Borough Superintendent, under
section 7h of the Zoning Resolution, to permit in a local
retail and residence use district on a plot presently oc-
cupied with a gasoline service station, stores and parking,
the extension of the present parking area by the addition
of an adjoining lot located in the residence portion of the
premises and to provide an additional curb cut.

PREMISES AFFECTED—272-06-272-10 Union Turnpike,
southeast corner of Langdale Street, Block 8675, Lots 55,
57, 59 and 61, Bellerose, Borough of Queens.

326-53-BZ

APPLICANT—Ludwig P. Bono, for Emil Fabrello, owner.

SUBJECT—Application reopened October 7, 1958 as Vol.
II—decision of the Borough Superintendent, under section
7f of the Zoning Resolution, to permit in a business use
district, at an existing gasoline service station previously
granted by the board, the enlargement in area by the addi-
tion of four vacant lots and the extension of the uses to
include parking of more than five motor vehicles, it is
proposed to install additional gasoline pumps and tanks
and curb cuts.

PREMISES AFFECTED—1975 White Plains Road, 653
Sagamore Street, northwest corner and 1980 Birchall
Street, Block 4256, Lots 42, 43, 44, 45, 46 and 51, Borough
of The Bronx.

581-58-BZ

APPLICANT—Kelly and Schwartz, for Giroloma Le
Brutto, owner.

SUBJECT—Application October 8, 1958—decision of the
Borough Superintendent, under section 7e of the Zoning
Resolution, to permit in a business and residence use dis-
trict, the continuance of a three car, non-accessory, garage
located on the residence portion of the premises.

PREMISES AFFECTED—23-13 Broadway, north side,
125.31 feet east of 23rd Street, Block 567, Lot 19, Long
Island City, Borough of Queens.

Laid over from April 7, 1959, to April 21, 1959, for
continuation of hearing, applicant to report as to easement.

148-56-BZ

APPLICANT—William A. Giesen, for Octavio Barrios,
owner.

SUBJECT—Application reopened March 10, 1959 for con-
sideration as to extension of time to complete, expired
December 18, 1957—decision of the Borough Superintend-
ent, previously granted on condition under section 7h of
the Zoning Resolution, permitting in a residence use dis-
trict, the maintenance of a parking lot for the parking and
storage of more than five (5) motor vehicles, for a stated
term of ten (10) years.

PREMISES AFFECTED—1437 Longfellow Avenue, west
side, 150 feet south of Jennings Street, Block 2999, Lots
31 and 32, Borough of The Bronx.

492-27-BZ—Vols. II and III

APPLICANT—Ingram S. Carner, for Halward Realty
Corporation, owner.

SUBJECT—Applications reopened March 17, 1959 for
consideration as to extension of time to complete and
amendment of resolution—decision of the Borough Super-
intendent, previously granted on condition, under sections
7c and 21 of the Zoning Resolution, permitting in a busi-
ness and residence use district, the change in occupancy

from gasoline station, to gasoline station, sales, office,
lubratorium, brake testing, wheel aligning and extension
of existing structure.

PREMISES AFFECTED—1120-1144 East New York
Avenue, south side, from East 98th Street to Rockaway
Parkway; 2-12 East 98th Street and 5-21 Rockaway
Parkway, Block 4600, Lots 1 and 7, Borough of Brooklyn.

1161-39-BZ—Vol. II

APPLICANT—M. Martin Elkind, for Goldstein and Fer-
reri, owner.

SUBJECT—Application reopened February 17, 1959 for
consideration as to extension of time to complete and
change of ownership—decision of the Borough Superin-
tendent, previously granted on condition under section
7f of the Zoning Resolution, permitting in a business use
district, the extension to the accessory building and
extend the present use of the gasoline service station,
office, two (2) car garage, laundry, auto repair and paint
shop to include lubratorium and storage of auto accessor-
ies and parts and arrangement of gasoline pumps.

PREMISES AFFECTED—4302-4313 Farragut Road and
745-755 East 43rd Street, southeast corner, Block 5018,
Lots 38 and 43, Borough of Brooklyn.

135-49-BZ—Vol. II

APPLICANT—Leonard A. Swarthe, for Krekor and
Pauline Selian, owners.

SUBJECT—Application reopened February 10, 1959—re
extension of time to complete, and amendment to resolu-
tion—decision of the Borough Superintendent, previously
granted on condition, under sections 7c, 7e, 7f and 7i of
the Zoning Resolution, permitting in a business use district,
the proposed extension of an existing gasoline and oil
service station.

PREMISES AFFECTED—1773 East Gun Hill Road,
north side, 125 feet east of Wickham Avenue, Block
4806, Lot 44, Borough of The Bronx.

280-58-BZ

APPLICANT—James E. Vassalotti, for L. L. F. Realty
Co., Inc., owner.

SUBJECT—Application May 5, 1958—decision of the Bor-
ough Superintendent, under sections 7e and 7h of the
Zoning Resolution, to permit in a residence use district,
the erection of two (2) one-story buildings to be used as
public market and stores with loading and unloading and
the parking of patrons cars—no fee to be charged.

PREMISES AFFECTED—1555-1581 Rockaway Parkway,
east side, 379 feet south of Flatlands Avenue and 1162-
1174 East 98th Street, Block 8205, Lot 11, Borough of
Brooklyn.

Laid over from December 9, 1958, to January 20, 1959,
for inspection and decision; hearing closed; then to March
3, 1959, for further consideration after applicant advises the
Board as to the proposed tenant who shall have signed an
agreement to occupy the premises; then to April 21, 1959,
applicant to furnish Board with information as to road
crossing the property.

222-57-BZ—Vol. II

APPLICANT—J. G. L. Molloy, for Park Drive East
Holding Corp., owner.

SUBJECT—Application reopened November 12, 1958 as
Vol. II—decision of the Borough Superintendent, under
Section 21 of the Zoning Resolution, to permit in a resi-
dence use, F area district, the erection of a six (6) story
multiple dwelling that exceeds the permitted area cover-
age.

PREMISES AFFECTED—87-01 to 87-11 Midland Park-
way and 180-02 to 180-16 Wexford Terrace, southeast
corner, Block 9944, Lot 1, Jamaica, Borough of Queens.

Laid over from March 10, 1959, to March 31, 1959, for
hearing, at request of objector; no further requests for ad-
jourments; then to April 21, 1959, for inspection and
decision: hearing closed.

CALENDAR

684-58-BZ

APPLICANT—Frederick A. Ketcher, for Jack Treulich, owner; Rayco Auto Seat Covers, Inc., lessee.

SUBJECT—Application November 24, 1958—decision of the Borough Superintendent, under section 7c and 7i of the Zoning Resolution, to permit in a business and residence use district, a permanent variance to maintain the legal conforming use of store, storage and installation of auto seat covers and for the additional use of minor motor vehicle repairs limited to the installation and service of mufflers with the use of acetylene torch, the parking of more than five (5) motor vehicles for patrons only and the erection of a roof sign.

PREMISES AFFECTED—81-15 Queens Boulevard, northwest corner 51st Avenue, Block 1540, Lots 3 and 6, Elmhurst, Borough of Queens.

Laid over from March 31, 1959, to April 21, 1959, for inspection and decision; hearing closed.

717-58-BZ

APPLICANT—Lama, Proskauer and Prober, for Virver Atlantic Realty Corp., owner.

SUBJECT—Application December 8, 1958—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot for more than five (5) motor vehicles for a temporary term of ten (10) years.

PREMISES AFFECTED—244-262 Hendrix Street, west side, 105 feet, 11 inches south of Atlantic Avenue, Block 3962, Lot 24, Borough of Brooklyn.

Laid over from March 31, 1959, to April 21, 1959, for inspection and decision; hearing closed.

698-58-BZ

APPLICANT—George H. Colin, for Cities Service Oil Co., owner.

SUBJECT—Application December 1, 1958—decision of the Borough Superintendent, under sections 7c and 21 of the Zoning Resolution, to permit in a business use district, the reconstruction of an existing gasoline service station, lubritorium, car wash, accessory sales, minor motor repairs and parking and storage of more than five (5) motor vehicles, the proposed reconstruction to provide a new accessory building, additional gasoline tanks and eliminate two existing curb-cuts.

PREMISES AFFECTED—457 Southern Boulevard, northeast corner of Tinton Avenue, Block 2582, Lot 1, Borough of The Bronx.

Laid over from March 31, 1959, to April 21, 1959, for inspection and decision; applicant to file three sets of plans; hearing closed.

745-58-BZ

APPLICANT—Leonard F. Rothkrug for Joseph and Edna Ragozini, owner.

SUBJECT—Application December 19, 1958—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot with accessory caretaker's dwelling for a temporary term of five (5) years.

PREMISES AFFECTED—2556-2558 East 14th Street west side, 125 feet north of Avenue Z, Block 7434, Lots 30, 31 and 32, Borough of Brooklyn.

Laid over from March 31, 1959, to April 21, 1959, for inspection and decision; applicant to file plan showing proposed storage of cars on the lot, operation with signs of entrance and exits and the spaces involved; hearing closed.

670-58-BZ

APPLICANT—Gustave Goldman, for James Nugent, owner.

SUBJECT—Application November 20, 1958—decision of the Borough Superintendent under sections 7e, 19A (i) and 21 of the Zoning Resolution, to permit in a local retail use C area district, the construction of a one story extension to the rear of an existing building, use the first

and second floors as funeral chapels as an extension to the funeral chapel in the adjoining building and use the third floor for caretaker's apartment, the proposed extension to occupy more than the permitted area and the elimination of the required loading and unloading berth.

PREMISES AFFECTED—2721 Avenue D, north side, 20 feet west of East 28th Street, Block 5193, Lot 41, Borough of Brooklyn.

Laid over from March 31, 1959, to April 21, 1959, for inspection and decision; applicant to obtain new Certificate of Occupancy from Building Dept.; hearing closed.

685-58-A

APPLICANT—Gustave Goldman, for James Nugent, owner.

SUBJECT—Application December 1, 1958—Appeal from a decision of the Borough Superintendent, re construction.

PREMISES AFFECTED—2721-2723 Avenue D, north side, 20 feet west of East 28th Street, 1st floor; Block 5193, Lots 40 and 41, Borough of Brooklyn.

627-58-BZ

APPLICANT—Morris Kweller, for East Park Realty Co., owner.

SUBJECT—Application October 30, 1958—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the erection of two buildings for use as gasoline service station and diner, the gasoline service station will include lubritorium, car wash, minor repairs with hand tools, sale of accessories and parking of cars awaiting service, the diner will have kitchen facilities, office and patron parking.

PREMISES AFFECTED—2347-2369 Linden Boulevard, northeast corner of Shepherd Avenue, Block 4476, Lot 22, Borough of Brooklyn.

Laid over from March 31, 1959, to April 21, 1959, for inspection and decision; hearing closed.

724-58-BZ

APPLICANT—Paul Friedman, for Peter J. Houser, owner; Houser Buick, Inc., lessee.

SUBJECT—Application December 9, 1958—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit for a term of ten (10) years the outdoor display and sale of more than five (5) motor vehicles, office, parking of more than five (5) motor vehicles for tenants or its employees, customers and patrons and business ground sign in a local retail use district.

PREMISES AFFECTED—218-18 Hempstead Avenue, south side, 150.16 feet west of 218th Place, Block 11106, Lots 43, 46 and 49, Queens Village, Borough of Queens.

Laid over from March 31, 1959, to April 21, 1959, for inspection and decision; hearing closed.

56-59-BZ

APPLICANT—Reginald S. Hardy for Stockman Holding Corporation, owner; H. C. Bohack Company, Inc., lessee.

SUBJECT—Application January 30, 1959—Appeal from a decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a D area district, the extension of the cellar and first floor of an existing two story building occupying more than the permitted area and without the required rear yard.

PREMISES AFFECTED—72-50 Austin St., south side, 101.17 feet west of Ascan Avenue, Block 3255, Lot 65, Forest Hills, Borough of Queens.

Laid over from March 31, 1959, to April 21, 1959, for inspection and decision; hearing closed.

95-59-A

APPLICANT—Reginald S. Hardy for Stockman Holding Corporation, owner; H. C. Bohack Company, Incorporated, lessee.

SUBJECT—Application February 17, 1959—Appeal from a

CALENDAR

decision of the Borough Superintendent re Egress; provide two means of egress from cellar area.
PREMISES AFFECTED—72-50 Austin Street, south side, 100.17 feet west of Ascan Avenue, Block 3255, Lot 65, Forest Hills, Borough of Queens.

697-58-BZ

APPLICANT—Frederick A. Ketcher, for Charles E. Fletcher, owner.

SUBJECT—Application December 1, 1958—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a local retail use D area district, the erection of a one story building for use as seven (7) stores, the proposed structure exceeds the permitted area coverage.

PREMISES AFFECTED—285 West 231st Street, and 3103 Corlear Avenue, northwest corner, Block 3406, Lot 83, Borough of The Bronx.

Laid over from March 31, 1959, to April 21, 1959, for inspection and decision; hearing closed.

1283-18-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober for Socony Mobil Oil Company, owner.

SUBJECT—Application reopened July 22, 1958 as Vol. II—decision of the Borough Superintendent under section 7c of the Zoning Resolution to permit in a business, residence and local retail use district, the reconstruction of the present gasoline service station and extend the uses to include lubritorium, minor auto repairs, car washing, store utility room, parking and storage of motor vehicles and discontinue the uses of public garage, repair shop and brake repairs.

PREMISES AFFECTED—1702-1714 Neptune Avenue and 2802-2814 West 17th Street, southwest corner, Block 7020, Lot 6, Borough of Brooklyn.

Laid over from March 31, 1959, to April 21, 1959, for inspection and decision; hearing closed.

374-37-BZ—Vol. III

APPLICANT—James J. Lyons, Jr. and John J. Lynch, for Lucie Blaesius, owner; Kesbec, Inc., Lessee.

SUBJECT—Application reopened November 25, 1958 as Vol. III—re decision of the Borough Superintendent under sections 7f, 7e and 7i of the Zoning Resolution, to permit in a business use district the erection and maintenance of a gasoline and oil service station, lubritorium, facilities for car washing and minor repairs, an office and salesroom, and the parking and storage of more than five (5) motor vehicles.

PREMISES AFFECTED—2165-2175 Southern Boulevard and 820 East 182nd Street, southwest corner, Block 3111, Lot 59, Borough of The Bronx.

Laid over from March 31, 1959, to April 21, 1959, for inspection and decision; applicant to submit additional copies of Commissioner Moses' letter; hearing closed.

707-58-BZ

APPLICANT—Leonard F. Rothkrug, for George and Witali Federow, doing business as Four Brothers Repair Shop, owners.

SUBJECT—Application December 2, 1958—decision of the Borough Superintendent, under sections 7e, 7f and 7i of the Zoning Resolution, to permit in a business use district the rebuilding and extension of a motor vehicle repair shop (completely destroyed by fire) with accessory welding, painting and spraying and the additions of gasoline pumps and tanks (not for sale), car washing (non-automatic) parking and used car sales, all for a temporary term of ten (10) years.

PREMISES AFFECTED—858-862 Bedford Avenue, west side, 232 feet, 9 inches north of Myrtle Avenue, Block 1900, Lots 53 and 54, Borough of Brooklyn.

Laid over from March 31, 1959, to April 21, 1959, for inspection and decision; applicant to submit new photograph and corrected plans as to gasoline pump; hearing closed.

673-58-BZ

APPLICANT—Hurley and Hughes, for Beverly Management Corp., owner; A. and P. Tea Co., lessee.

SUBJECT—Application November 21, 1958—decision of the Borough Superintendent, under sections 7c and 7A of the Zoning Resolution, to permit in a retail and residence use district, the erection of a one story and cellar structure for use as a retail supermarket and to provide, in the residence portion of the premises, a business entrance into the rear yard for an unloading area.

PREMISES AFFECTED—300-304 West 20th Street and 189-195 8th Avenue, southwest corner, Block 743, Lots 44, 45, 47 and 49, Borough of Manhattan.

Laid over from March 31, 1959, to April 21, 1959, for inspection and decision; hearing closed.

707-56-BZ Vol. II

APPLICANT—Charles M. Spindler, for William Galvin, owner.

SUBJECT—Application reopened November 18, 1958 as Vol. II—decision of the Borough Superintendent, under sections 7f and 7i of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubrication, auto washing—non automatic, office, sale of accessories, minor repairs with hand tools only, safety inspection station and the parking and storage of motor vehicles, all for a temporary term of fifteen (15) years.

PREMISES AFFECTED—1500-1510 Williamsbridge Road and 1601-1611 Eastchester Road, northeast corner, Block 4082, Lots 5 and 10, Borough of The Bronx.

Laid over from February 3, 1959, to March 3, 1959, for inspection and decision; hearing closed; then to March 31, 1959, for further inspection and decision; then to April 21, 1959, for further inspection and decision.

702-58-A

APPLICANT—Charles M. Spindler, for William Galvin, owner.

SUBJECT—Application October 23, 1958—filed pursuant to section 35, General City Law proposed sign within bed of a mapped street—proposed widening of Williamsbridge Road.

PREMISES AFFECTED—1500-1510 Williamsbridge Road, northeast corner of Eastchester Road, Block 4082, Lots 5 and 10, Borough of The Bronx.

712-58-BZ

APPLICANT—Carl H. Salminen, for Ida Cacciatore, owner.

SUBJECT—Application December 5, 1958—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit on a plot partly in a G-1 area and partly in a D area district, the conversion of a one family dwelling to a two family dwelling.

PREMISES AFFECTED—190-17 33rd Avenue and 32-66 191st Street, northwest corner, Block 4941, Lot 5, Flushing, Borough of Queens.

Laid over from March 10, 1959, to April 7, 1959, for inspection and decision; hearing closed; then to April 21, 1959, for further inspection and decision.

713-58-A

APPLICANT—Carl H. Salminen, for Ida Cacciatore, owner.

SUBJECT—Application December 5, 1958—Appeal from a decision of the Borough Superintendent, re frame construction.

PREMISES AFFECTED—190-17 33rd Avenue and 32-66 191st Street, northwest corner, Block 4941, Lot 5, Flushing, Borough of Queens.

644-58-BZ

APPLICANT—Lama, Proskauer and Prober, for Abraham H. Spilky, owner.

SUBJECT—Application November 10, 1958—decision of

CALENDAR

the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a business, retail and residence use district, the erection and maintenance of a one story building extending from the business portion into the residence portion of the plot and used for bowling alleys, snack bar, and dining room, kitchen, cocktail lounge, offices, sport shop, locker room and parking of patrons cars on the unbuilt upon portion of the plot—no fee to be charged.

PREMISES AFFECTED—878 Bay Street, 1-27 Greenfield Avenue, southwest corner and 16-24 Townsend Avenue, Block 2840, Lot 93, St. George, Borough of Richmond.

Laid over from February 3, 1959, date to be set; for inspection and decision; hearing closed; then set for April 7, 1959; then to April 21, 1959, for decision; applicant to consider filing revised plans; the premises were inspected by a Committee of the Board which recommends revised plans showing a different location for the proposed bowling alley for consideration.

782-56-BZ Vol. II

APPLICANT—Lama, Proskauer and Prober, for David Minkin, Sigmund S. Briger and Elias Thall, owners.

SUBJECT—Application reopened April 22, 1958 as Vol. II—decision of the Borough Superintendent, under sections 7f, 7i, 7e and 7A of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs, car washing, storage, office and sales, parking and storage of motor vehicles with show window and sign less than 75 feet from a residence use district for a stated term of fifteen (15) years.

PREMISES AFFECTED—195-06 to 195-24 (195-20 official) Northern Boulevard, south side, from 195th to 196th Streets, 43-01 to 43-09 195th Street and 43-02 to 43-10 196th Street, Block 5519, Lot 1, Flushing, Borough of Queens.

Laid over from February 3, 1959, to February 25, 1959, at the request of the applicant to permit attendance of owner; no further requests for adjournment; then to March 17, 1959, for inspection and decision; hearing closed; then to April 7, 1959, for applicant to furnish information requested at meeting of February 25th and decision; then to April 21, 1959, for applicant to furnish revised plans showing the space to the right and left and back of the accessory building planted and with wall from the front of the accessory building going east and west to the building line; and for decision.

HARRIS H. MURDOCK, *Chairman.*

APRIL 21, 1959, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, April 21, 1959, at 2 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:*

611-58-SM

APPLICANT—F. Schumacher & Company, owner.
SUBJECT—Application October 20, 1958—Dynel Woven and Printed Upholstery and Drapery Fabrics (flame-proof), for hotels, theatres and places of Public Assembly, approval of.

1507-39-SM

APPLICANT—Porete Manufacturing Co., owner.
SUBJECT—Application December 2, 1958—Porete Precast Roof and Floor Slabs, approval of.

228-39-SM

APPLICANT—Porete Manufacturing Co., owner.
SUBJECT—Application December 2, 1958—Porete Precast Roof and Floor Channel Slabs, approval of.

740-58-SA

APPLICANT—Gilbert & Barker Mfg. Co., owner.
SUBJECT—Application December 16, 1958—Gilbarco Two-some Gasoline Dispensers—Models 1124, 1124RC, 1114, 1114RC, 1134 and 1134RC, approval of.

733-58-SA

APPLICANT—Gilbert & Barker Mfg. Co., owner.
SUBJECT—Application December 15, 1959—Gilbarco and Esso Conversion Oil Burners, Models BD-30-10 and CD-30-30, high pressure Atomizing Oil Burners, approval of.

728-58-SM

APPLICANT—Charles E. Manning Co., owner.
SUBJECT—Application December 12, 1958—Alumiron, grooved type Couplings, Standard Series 1000 and Lightweight Series 500, approval of.

1006-54-SA

APPLICANT—Linde Air Products Co., Div. of Union Carbide and Carbon Corp., owner.
SUBJECT—Application December 2, 1958—Linde Liquid Storage Tank with Pumping Unit for Oxygen, Nitrogen and Argon, Models LO-300, LO-600, LO-1500, approval of.

1005-54-SA

APPLICANT—Linde Air Products Co., Div. of Union Carbide and Carbon Corp., owner.
SUBJECT—Application December 2, 1958—Linde Liquid Storage Tank for Oxygen, Nitrogen and Argon, Models 150 VST, 250 VST and 500 VST, approval of.

760-56-SM

APPLICANT—The Lincoln Electric Company, owner.
SUBJECT—Application September 21, 1956—Jetweld No. 1 & No. 2, LH-70 & 47, Welding Electrodes, approval of.

392-58-SA

APPLICANT—Ingersoll-Rand Company, owner.
SUBJECT—Application June 26, 1958—Consolidated Edison Company of New York, Inc., Vertical Centrifugal Pumps for Fuel Oil, Models VP and VHTB, approval of.

200-49-SM

APPLICANT—Febco Inc., owner.
SUBJECT—Application July 10, 1953—Backflow Prevention Units #710 & #740, approval of.

425-53-A—Vol. II

APPLICANT—John F. Fitzsimons, for Anthony E. and Mary C. Schneider, owners.
SUBJECT—Application reopened November 18, 1958—as Vol. II—Appeal from a decision of the Borough Superintendent, extension and increase in area of frame building for business purposes.

PREMISES AFFECTED—103-45 Lefferts Boulevard, east side, 132.59 feet north of Liberty Avenue, 1st floor; Block 9557, Lot 48, Richmond Hill, Borough of Queens.

654-58-A

APPLICANT—Hyman H. Smith, for Shelbert Homes Realty Corp., owner; Shore Front Taxpayers, Association, Inc.; lessee.
SUBJECT—Application November 17, 1958—Appeal from a decision of the Borough Superintendent, re frame construction, public use.

PREMISES AFFECTED—2924-2926 West 22nd Street, west side, 210 feet, 7 inches south of Mermaid Avenue, Block 7057, Lot 20, Borough of Brooklyn.

86-55-A—Vol. II

APPLICANT—Reuben Rappaport for Netzach Isreal Jewish Center, Inc., owner; Beth Jacob School for Girls of East Bronx, Lessee.
SUBJECT—Application reopened February 3, 1959 as Vol-

CALENDAR

ume II—Appeal from a decision of the Borough Superintendent, re construction and egress.
PREMISES AFFECTED—1078 Kelly Street, east side, 89.32 feet south of East 167th Street, Block 2716, Lot 29, Borough of the Bronx.

430-58-A

APPLICANT—Edwiese Schmitt, for Kostbrook Realty Company, owner.
SUBJECT—Application July 11, 1958—Appeal from a decision of the Borough Superintendent, re exists.
PREMISES AFFECTED—429-431 Kent Avenue, east side, 92 feet north of South 9th Street, Block 2135, Lot 5, Borough of Brooklyn.

938-55-A

APPLICANT—Morris Kweller, for C. H. and R. Realty Corp., owner.
SUBJECT—Application November 2, 1955—Appeal from an order and a decision of the Fire Commissioner—re barred windows.
PREMISES AFFECTED—1733-1753 McDonald Avenue, east side, 245.6 feet south of Avenue O, Block 6608, Lot 77, Borough of Brooklyn.

281-45-A—Vol. II

APPLICANT—Sirof & Sivertsen, for 608 East 133rd Street Corp. and Helen J. Hirschhorn, Executrix, for the trust of Richard S. Hirschhorn and Stewart A. Hirschhorn, owners.
SUBJECT—Application reopened November 12, 1958 as Vol. II—appeal from a decision of the Borough Superintendent re non-fireproof buildings, construction, area, etc.
PREMISES AFFECTED—608 East 133rd Street, south side 325 feet west of Cypress Avenue and 160 Bruckner Boulevard, Block 2546, Lots 19, 23 and 24, Borough of The Bronx.

655-58-A

APPLICANT—Robert J. Crinnion and Lesser and Lesser, for Harry Hinrichsen, owner.
SUBJECT—Application November 17, 1958—Appeal from an order of the Borough Superintendent; re erection of legal retaining wall.
PREMISES AFFECTED—2119 Edenwald Avenue, north side, 30 feet west of Monticello Avenue, Block 5027, Lots 33 and 34, Borough of The Bronx.

656-58-A

APPLICANT—Robert J. Crinnion, and Lesser and Lesser, for Saverio Grasso, owner.
SUBJECT—Application November 17, 1958—Appeal from an order of the Borough Superintendent, re erection of legal retaining wall.
PREMISES AFFECTED—4111 Monticello Avenue, west side, 100 feet north of Edenwald Avenue, Block 5027, Lot 29, Borough of The Bronx.

738-58-A

APPLICANT—Robert J. Crinnion and Harry Lesser, for Harry Lesser owner.
SUBJECT—Appeal from a decision of the Borough Superintendent, re dismissal of violation—illegal retaining wall.
PREMISES AFFECTED—4114 Hill Avenue, east side, 100 feet north of Edenwald Avenue, Block 5027, Lot 41, Borough of The Bronx.

HARRIS H. MURDOCK, *Chairman.*

APRIL 28, 1959, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, April 28, 1959, at 10 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:

149-57-BZ—Vol. II

APPLICANT—Jerome W. Perlstein for Butcher Knitting Mills, Inc., owner.
SUBJECT—Application reopened October 28, 1958 as Vol. II—decision of the Borough Superintendent, under sections 7c and 21 of the Zoning Resolution, to permit in a business and residence use, D area district, the erection of a one and two story structure occupying more than the permitted area and used for the manufacture of knitwear, retail sales, office and parking of employees and customers cars.
PREMISES AFFECTED—71-45 Metropolitan Avenue, north side, 69.74 feet west of Pleasantview Street, Block 3055, Lot 16, Middle Village, Borough of Queens.

Laid over from April 7, 1959, to April 28, 1959, at the request of the objector; no further adjournments and no notices sent out.

150-57-A—Vol. II

APPLICANT—Jerome W. Perlstein, for Butcher Knitting Mills, Inc., owner.
SUBJECT—Application reopened October 28, 1958 as Vol. II—filed pursuant to section 35, General City Law re proposed parking lot in bed of mapped street—proposed widening of Metropolitan Avenue.
PREMISES AFFECTED—71-45 Metropolitan Avenue, north side, 69.74 feet west of Pleasantview Street, Block 3055, Lot 16, Middle Village, Borough of Queens.

125-59-BZ

APPLICANT—Julius S. Rapson for The Society of St. Vincent de Paul in the Diocese of Brooklyn, owner.
SUBJECT—Application February 27, 1959—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a business and residence use district, the change in occupancy from an existing moving picture theatre to a retail store, office for the retail sales of used furniture and clothing, light manufacturing for repair work and storage of five trucks and open parking area for more than five cars for patrons use, for that part of the plot that is in a residential district.
PREMISES AFFECTED—100-20 Northern Boulevard, southwest corner of 101st Street, Block 1715, Lot 10, Corona, Borough of Queens.

126-59-A

APPLICANT—Julius S. Rapson for The Society of St. Vincent de Paul, owner.
SUBJECT—Application February 27, 1959—filed pursuant to Section 35, General City Law re alteration of building partially in the bed of a mapped street—proposed widening of 101st Street.
PREMISES AFFECTED—100-20 Northern Boulevard, southwest corner of 101st Street, Block 1715, Lot 10, Corona, Borough of Queens.

328-32-BZ—Vol. III

APPLICANT—John L. Crisona for Wexford Arms Realty Corp., owner.
SUBJECT—Application reopened January 27, 1959 as Volume III—decision of the Borough Superintendent, under sections 7e and 21 of the Zoning Resolution, to permit in a local retail use district, the erection and maintenance of a gasoline service station, lubrication, car washing (non-automatic), office, sale of accessories, minor repairs with hand tools only, safety inspection station and the parking and storage of motor vehicles.
PREMISES AFFECTED—28-05 to 28-21 Bayside Lane, (official 28-11 Bayside Lane) and 162-05 to 162-19 29th Avenue, northeast corner, Block 4890, Lot 80, White-stone, Borough of Queens.

200-58-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Naneld Realty Corp., owner.
SUBJECT—Application reopened March 3rd, 1959 as Volume II—decision of the Borough Superintendent,

CALENDAR

under section 7e of the Zoning Resolution, to permit in a residence use district, the change in use of the rear portion of the basement from doctor's office to an ethical pharmacy.
PREMISES AFFECTED—10-16 162nd Street and 160-35 to 160-39 11th Avenue, northwest corner, Block 4579, Lot 1, Beechhurst, Borough of Queens.

746-58-BZ

APPLICANT—Stuart Mitchell, for Gladys Stein, owner.
SUBJECT—Application December 19, 1958—decision of the Borough Superintendent, under sections 7f and 7c of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, auto laundry, lubritorium, office, salesroom, parking and storage of more than five (5) motor vehicles and minor auto repairs.

PREMISES AFFECTED—2411 Beach Channel Drive, southwest corner of Beach 74th Street, Block 543, Lot 1, Arverne, Borough of Queens.

773-58-BZ

APPLICANT—Leonard F. Rothkrug, for Angela Colucci, owner.

SUBJECT—Application December 31, 1958—decision of the Borough Superintendent, under sections 7e and 21 of the Zoning Resolution, to permit in a residence use, D area district the erection and maintenance of a retail store and a restaurant occupying more than the permitted area for a temporary term of 10 years and the relocating of a two family frame dwelling on the same tax lot.

PREMISES AFFECTED—2727-2729 Cropsey Avenue, and 217-31 Bay 46th Street, northeast corner, Block 6914, Lot 84, Borough of Brooklyn.

545-44-BZ—Vol. III

APPLICANT—Max Siegel Associates for All States Holding Corp., owner.

SUBJECT—Application reopened October 7, 1958 as Vol. III—decision of the Borough Superintendent, under sections 7a and 7c of the Zoning Resolution, to permit in a residence use district, the construction of a penthouse on the roof of the present building for use as offices and showrooms.

PREMISES AFFECTED—410-416 East 54th Street, south side, 194 feet east of 1st Avenue, and 415-423 East 53rd Street, Block 1365, Lot 9, Borough of Manhattan.

577-58-BZ

APPLICANT—Ludwig P. Bono, for Theresa Stanzione, owner; Anthony Palma and Harry Weinberg, lessees.

SUBJECT—Application October 7, 1958—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a business and residence use district, the maintenance of a parking lot on the residence portion of the plot in conjunction with the existing parking lot located in the business portion.

PREMISES AFFECTED—1935 Boston Road, west side, 226.47 feet northeast of Bryant Avenue and 1936 Bryant Avenue, Block 3005, Lots 72, 75, 87 and 89, Borough of The Bronx.

870-55-BZ—Vol. II

APPLICANT—Lama, Proskauer & Prober, for Joseph Stumer, owner.

SUBJECT—Application reopened March 10, 1959 as Volume II—decision of the Borough Superintendent, under sections 7f, 7i, and 7e of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of an auto showroom, gasoline service station, lubritorium, car wash, minor auto repairs, hand tools only, office and sales, storage room, parking and storage of motor vehicles.

PREMISES AFFECTED—5402-5412 Church Avenue and 261-271 East 54th Street, southeast corner, Block 4702, Lot 1, Borough of Brooklyn.

325-52-BZ—Vol. II

APPLICANT—James J. Lyons Jr., and John J. Lynch, for Maurice and Bernard Epstein, owners.

SUBJECT—Application reopened October 7, 1958 as Vol. II—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a residence use, G-1 area district, the conversion of an existing two family home into two (2) one family homes, the buildings as proposed will encroach on the required rear yards and the building facing Beach 136th Street will exceed the permitted area coverage.

PREMISES AFFECTED—126 Beach 136th Street, east side, 676-42 feet south of Rockaway Beach Boulevard and 125 Beach 135th Street, west side, 712.22 feet south of Rockaway Beach Boulevard, Block 775, Lots 43 and 61, Belle Harbor, Borough of Queens.

10-59-BZ

APPLICANT—George Edward Beatty for R. C. Church of St. Joseph, owner.

SUBJECT—Application January 6, 1959—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a class 1½ height district, the erection of a fourth floor to an existing three story school building which will exceed the permitted height.

PREMISES AFFECTED—28-38 44th Street and northeast corner of 43rd Street and 30th Avenue, Block 699, Lot 1, Astoria, Borough of Queens.

756-58-BZ

APPLICANT—Leonard F. Rothkrug for Jacob Morrow and Nat Chanelis, owner.

SUBJECT—Application December 24, 1958—decision of the Borough Superintendent under sections 9A and 21 of the Zoning Resolution, to permit in a class ½ height district, the erection of a multiple dwelling the height of a portion of which is in excess of that permitted within two miles of a designated airport.

PREMISES AFFECTED—3291-3323 Nostrand Avenue, northeast corner of Avenue T, Block 7365, Lot 71, Borough of Brooklyn.

701-52-BZ—Vol. III

APPLICANT—Samuel Carr, for Franshir Realty Co., Inc., owner.

SUBJECT—Application reopened December 9, 1958 as Vol. III—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a business and residence use district, the maintenance of a parking lot for the parking of more than five (5) motor vehicles accessory to existing factory buildings.

PREMISES AFFECTED—47-55 37th Street, 37-05 to 37-19 48th Avenue, northeast corner and 47-42 to 47-60 38th Street, Block 228, Lot 1 (formerly Lots 1 and 11), Long Island City, Borough of Queens.

93-48-BZ

APPLICANT—M. Martin Elkind, for K. and L. Auto Electric Service, owner.

SUBJECT—Application reopened January 6, 1959 for consideration as to extension of term of variance—expired July 14, 1958—decision of the Borough Superintendent, previously granted on condition, under sections 7c and 7i of the Zoning Resolution, permitting in a business use district, the extension to existing building on 1st floor, to be used for extension to existing battery and ignition service.

PREMISES AFFECTED—49-08 to 49-10 Queens Boulevard, south side, 60 feet east of 49th Street, Block 2282, Lots 26 and 27, Sunnyside, Borough of Queens.

192-24-BZ—Vol. II

APPLICANT—Frederick A. Ketcher, for Jerome Evander Corp., owner; Jack Grotsky, lessee.

SUBJECT—Application reopened December 9, 1958 as Vol. II—decision of the Borough Superintendent, under

CALENDAR

sections 7c and 7i of the Zoning Resolution, to permit in a business use district, in an existing two story building occupied as a Public garage, the use of the store area on the first floor as a motor vehicle repair shop with hand tools only and incidental welding.

PREMISES AFFECTED—2359-2369 Jerome Avenue, west side, 60.26 feet south of West 184th Street, Block 3198, Lot 18, Borough of The Bronx.

Laid over from April 7, 1959, to April 28, 1959, for inspection and decision; applicant to file revised plan showing extra exit; hearing closed.

214-27-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Socony Mobil Oil Co., Inc., owner.

SUBJECT—Application reopened September 23, 1958 as Vol. II—decision of the Borough Superintendent, under sections 7c and 7a of the Zoning Resolution, to permit in a manufacturing and residence use district, the reconstruction of an existing gasoline service station with the additional accessory uses of lubratorium, minor auto repairs, car washing, utility room, store and parking and storage of more than five (5) motor vehicles with show windows and signs within 75 feet of a residence use district.

PREMISES AFFECTED—296 West Fordham Road, southeast corner of Major Deegan Expressway, Block 3233, Lot 65, Borough of The Bronx.

Laid over from April 7, 1959, to April 28, 1959, for inspection and decision; hearing closed.

777-58-BZ

APPLICANT—Charles M. Spindler for Louis C. Duro, owner.

SUBJECT—Application December 31, 1958—decision of the Borough Superintendent, under sections 7f, 7i, 7e and 21 of the Zoning Resolution, to permit in a retail and residence use, D and E-1 area district, the erection and maintenance of a gasoline service station, lubrication, non-automatic car wash, office, sale of accessories, minor repairs with hand tools only, safety inspection station and parking and storage of motor vehicles all for a temporary term of fifteen (15) years, the proposed building encroaches on the required rear yard.

PREMISES AFFECTED—180-06—180-14 (180-10 official) Linden Boulevard, south side, 125.42 feet west of Montauk Street, Block 12406, Lots 320 and 321, St. Albans, Borough of Queens.

Laid over from April 7, 1959, to April 28, 1959, for inspection and decision; applicant to inform the Board whether a portion of site is within the provisions of Section 21-A of the Zoning Resolution; hearing closed.

882-56-BZ—Vol. II

APPLICANT—Frederick A. Ketcher for John Poth, owner; Esso Standard Oil Company, lessee.

SUBJECT—Application reopened January 13, 1959 as Vol. II—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a retail use district, the extension of the open area of the existing gasoline service station by adding that portion occupied by a one story frame building, to be demolished and open the rear wall of the car wash bay, extend the east curb cut on East 101st Street and add an additional curb cut on First Avenue.

PREMISES AFFECTED—1962-1970 First Avenue and 401 East 101st Street, northeast corner, Block 1695, Lots 1 and 50, Borough of Manhattan.

Laid over from April 7, 1959, to April 28, 1959, for inspection and decision; applicant to file corrected decision of Department of Buildings, eliminating word "automatic automobile laundry" and to correct plans to show use of lot 14 on Block 1694 said as occupied by a factory; and omit curb cut opposite the location of the former chicken market on East 101st Street to be removed.

341-43-BZ—Vol. IV

APPLICANT—Leonard F. Rothkrug, for 3319 Realty Corp., owner and conditional vendee doing business as Riteway Laundry.

SUBJECT—Application reopened January 6, 1959 as Volume IV—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a residence use district the extension of a laundry with accessory dry cleaning previously granted by the Board into an existing public garage, the public garage use to be discontinued with the addition of accessory laundry truck storage use and the extension of the garage building for accessory laundry storage use.

PREMISES AFFECTED—3319-3335 Atlantic Avenue, northeast corner of Euclid Avenue, Block 4145, Lot 1, 13 and 23, Borough of Brooklyn.

Laid over from April 7, 1959, to April 28, 1959, for inspection and decision; hearing closed.

630-58-BZ

APPLICANT—Milton P. Miller, for Brooklyn Jenapo Federal Credit Union, owner.

SUBJECT—Application November 3, 1958—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit retail and residence use district, the maintenance of a parking lot for use in conjunction with the federal credit union in an adjoining lot for a term of five years, no fee to be charged.

PREMISES AFFECTED—4904 Church Avenue, south side, 20 feet east of East 49th Street and 431 East 49th Street, Block 4697, Lots 2 and 56, Borough of Brooklyn.

Laid over from April 7, 1959, to April 28, 1959, for inspection and decision; hearing closed.

710-58-BZ

APPLICANT—Ziegler, Gill and Clabby, for 45th Street Realty Corp., owner, F. X. R., Inc., lessee.

SUBJECT—Application December 5, 1958—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot for employees of F. X. R. Inc.

PREMISES AFFECTED—25-70 Old Bowery Bay Road, 50th Street, west side, 170 feet north of 28th Avenue and 25-81 49th Street, Block 745, Lots 9, 22, 10, 65-70 inclusive and Lot 72, Woodside, Borough of Queens.

Laid over from April 7, 1959, to April 28, 1959, for inspection and decision; hearing closed.

711-58-A

APPLICANT—Ziegler, Gill and Clabby, for 45th Street Realty Corp., owner; F. X. R., Inc., lessee.

SUBJECT—Application December 5, 1958—filed pursuant to section 35, General City Law re use of part of premises within bed of a mapped street—50th Street.

PREMISES AFFECTED—25-70 Old Bowery Bay Road, 50th Street, west side, 170 feet north of 28th Avenue and 25-81 49th Street, Block 745, Lots 9, 10, 22, 65-70 and Lot 72, Woodside, Borough of Queens.

HARRIS H. MURDOCK, *Chairman*.

APRIL 28, 1959, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, April 28, 1959, at 2 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:

617-58-A

APPLICANT—Leonard F. Rothkrug, for Angelo Santomartino, doing business as S and S Service Station, owner.

SUBJECT—Application October 28, 1958—filed pursuant to Section 35, General City Law re erection of building in bed of a mapped Street—West 19th Street.

PREMISES AFFECTED—2974-2984 Cropsey Avenue, west side, 25 feet south of Bay 53rd Street, Block 6947, Lot 301, Borough of Brooklyn.

CALENDAR

419-58-A

APPLICANT—Swingline Inc., owner.
SUBJECT—Application July 10, 1958—Appeal from an order of the Fire Commissioner, re use of Spraying Equipment, not approved type.
PREMISES AFFECTED—32-01 Queens Boulevard, north side, 32-00 Skillman Avenue, south side, entire block bounded by Queens Boulevard, Skillman Avenue, Van Dam Street and 32nd Place, Block 245, Lot 9, Long Island City, Borough of Queens.

2-59-A

APPLICANT—Ross and Atkin for Joseph Reutershan, owner.
SUBJECT—Application January 2, 1959—filed pursuant to section 35, General City Law re proposed alteration in the bed of a mapped street—William Avenue.
PREMISES AFFECTED—62 Hawkins Street, south side, 533.48 feet west of City Island Avenue, Block 5629, Lot 200, Borough of The Bronx.

306-48-A—Vol. III

APPLICANT—Maurice Nirenstein, for Al and Betty Hertz, owner.
SUBJECT—Application reopened February 17, 1959 as Volume III—appeal from a decision of the Borough Superintendent re frame structure within fire limits.
PREMISES AFFECTED—269-16 80th Avenue, south side, 120 feet east of 269th Street, Block 8725, Lot 7, New Hyde Park, Borough of Queens.

206-58-A—Vol. II

APPLICANT—Joshua Brown, for Ases Ayoub, owner.
SUBJECT—Application reopened February 25, 1959 as Volume II—filed pursuant to section 35, General City Law re proposed new building in bed of a mapped street—proposed widening of Victory Boulevard and Manor Road.
PREMISES AFFECTED—1756 Victory Boulevard, south side, 99.49 feet east of Manor Road, Block 707, Lot 6, Four Corners, Borough of Richmond.

829-56-A

APPLICANT—Lama, Proskauer and Prober, for Jenny Lazzaro, owner.
SUBJECT—Application November 26, 1956—Appeal from a decision of the Borough Superintendent—re egress.
PREMISES AFFECTED—84 University Place, west side, 48 feet north of East 11th Street, Block 569, Lot 26, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

MAY 5, 1959, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, May 5, 1959, at 10 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:

696-58-BZ

APPLICANT—Frederick A. Ketcher, for Maria De Palma, owner.
SUBJECT—Application December 1, 1958—decision of the Borough Superintendent, under sections 7e and 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of the premises for the sale of new and used cars with a frame office and for the parking of more than 5 motor vehicles.
PREMISES AFFECTED—964-970 65th Street, south side, 100 feet west of 10th Avenue, Block 5750, Lot 47, Borough of Brooklyn.

762-58-BZ

APPLICANT—Leonard F. Rothkrug for John R. Doody, owner.
SUBJECT—Application December 29, 1958—decision of the Borough Superintendent under section 21 of the Zoning Resolution, to permit in a D area district the erection of a retail store occupying more than the permitted area.
PREMISES AFFECTED—1514-1516 Avenue Z, south side, 50 feet west of East 16th Street, Block 7460, Lot 6, Borough of Brooklyn.

750-58-BZ

APPLICANT—Louis B. Santangelo for Ralph G. Ortiz, owner.
SUBJECT—Application December 19, 1958—decision of the Borough Superintendent, under sections 7c and 21 of the Zoning Resolution, to permit in a residence use district, in an existing two story and cellar building presently occupied as a Russian and Turkish bath with locker room, dormitory and caretakers apartment, the change in use of the first floor to a funeral home and loading area with a new curb cut.
PREMISES AFFECTED—797-801 Park Avenue, north side, 100 feet east of Throop Avenue, Block 1733, Lot 63, Borough of Brooklyn.

33-59-BZ

APPLICANT—Maxfield Blaufeux for Frank Dellasala, owner; Great Atlantic and Pacific Tea Company, lessee.
SUBJECT—Application January 16, 1959—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a business, local retail and residence use district, on a plot presently occupied with a one story building used as a retail supermarket with patron and employee parking confined to the business and local retail portions, the extension of the parking of cars into the residence use portion of the premises.
PREMISES AFFECTED—406-428 Crescent Street, west side, from Liberty Avenue to Hill Street, 1031-1041 Liberty Avenue and 46-62 Hill Street, Block 4166, Lot 18, Borough of Brooklyn.

924-17-BZ—Vol. II

APPLICANT—Herman Kron, for L. B. Auto Sales, Inc., owner.
SUBJECT—Application reopened November 25, 1958 as Vol. II—decision of the Borough Superintendent, under sections 7c and 7h of the Zoning Resolution, to permit in a manufacturing and residence use district, on a plot presently occupied with a public garage, auto laundry, auto repair shop and gasoline service station, the reconstruction of the lubritorium and office portion of the building and the use of the adjoining vacant lot for the parking and storage of more than five (5) motor vehicles.
PREMISES AFFECTED—396-418 Coney Island Avenue, southwest corner of Caton Avenue, Block 5331, Lots 15, 22 and 28, Borough of Brooklyn.

760-58-BZ

APPLICANT—Victor E. Block and Robert E. Healey for Ogden Parking Corporation, owner.
SUBJECT—Application December 29, 1958—decision of the Borough Superintendent under section 7h of the Zoning Resolution, to permit in a local retail use district, the maintenance of a parking lot for the parking and storage of more than five (5) motor vehicles.
PREMISES AFFECTED—1332-1340 Ogden Avenue, east side, 138.80 feet south of West 170th Street, Block 2522, Lot 12, 13, 14 and 15, Borough of The Bronx.

420-58-BZ

APPLICANT—S. W. Gage, for Irving and Sam Robins, owners.
SUBJECT—Application July 11, 1958—decision of the Borough Superintendent, under section 7c of the Zoning

CALENDAR

Resolution, to permit in a residence use district, the extension of the existing laundry facilities by the erection of a two story and cellar structure on the adjoining vacant lot which connects with the existing building on the cellar and second floor.

PREMISES AFFECTED—335-337 East 75th Street, north side, 125 feet west of 1st Avenue, Block 1450, part of Lot 20, Borough of Manhattan.

701-58-BZ

APPLICANT—Maxfield Blaufeux, for Joseph Angelone, owner; Great Atlantic and Pacific Tea Co., lessee.

SUBJECT—Application December 2, 1958—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a local retail and residence use district, the erection of a one story and cellar building for use as a retail store and to provide accessory parking on the unbuilt upon portion of the premises with more than two curb cuts on the same street.

PREMISES AFFECTED—55-08 to 55-34 Metropolitan Avenue, 62-01 to 62-09 and 62-29 to 62-37 Tonsor Street, southeast corner, Block 3365, Lot 7, Ridgewood, Borough of Queens.

178-59-A

APPLICANT—Maxfield Blaufeux, for Joseph Angelone, owner; Great Atlantic & Pacific Tea Company, lessee.

SUBJECT—Application March 19, 1959—filed pursuant to Section 35, General City Law—re proposed utilization of the portion of lot in bed of mapped street.

PREMISES AFFECTED—55-08 to 55-34 Metropolitan Avenue, 62-01 to 62-09 and 62-29 to 62-37 Tonsor Street, southeast corner, Block 3365, Lot 7, Ridgewood, Borough of Queens.

1050-38-BZ—Vol. II

APPLICANT—Leonard F. Rothkrug for Sovereign Homes, Inc., owner.

SUBJECT—Application reopened June 3, 1958 as Vol. II—decision of the Borough Superintendent, under sections 7e and 21 of the Zoning Resolution, to permit in a local retail and residence use district the erection of a gasoline service station with accessory motor vehicle repair shop with hand tools only, auto laundry—non automatic and lubritorium without the required rear yard all for a temporary term of 15 years.

PREMISES AFFECTED—1301-1319 65th Street and 6411-6423 13th Avenue, northeast corner, Block 5747, Lot 1, Borough of Brooklyn.

668-46-BZ—Vol. II

APPLICANT—Larry Meltzer for M.J.F. Realty Corporation, owner.

SUBJECT—Application reopened June 3, 1958 as Vol. II—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a business and residence use district, in an existing three story and basement building the change in occupancy from manufacturing (previously granted by the Board) to showroom, retail store and parking and storage for more than five (5) pleasure type motor vehicles for customers and employees only.

PREMISES AFFECTED—94-19 to 94-29 82nd Street and 82-01 to 82-15 Rockaway Boulevard, northeast corner, 82-13 to 82-19 95th Avenue, 94-20 to 94-40 83rd Street, Block 9011, Lot 14, Ozone Park, Borough of Queens.

729-58-BZ

APPLICANT—Louis B. Santangelo for Ralph G. Ortiz, owner.

SUBJECT—Application December 12, 1958—decision of the Borough Superintendent, under sections 7c, 7h and 21 of the Zoning Resolution, to permit in a residence and local retail use district, the erection of a funeral parlor and caretaker's apartment with parking and storage of motor vehicles of the employees and patrons only to be at the

rear of the lot by means of ramp of the west end of building.

PREMISES AFFECTED—135-141 East 103rd Street, north side, 79 feet west of Lexington Avenue, Block 1631, Lots 111, 112 and 113, Borough of Manhattan.

63-59-BZ

APPLICANT—Goldwater and Flynn for Huntington Hartford doing business as Huntington Hartford Enterprises, owner.

SUBJECT—Application January 29, 1959—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a residence use district the change in use of the present building from factory and showroom to offices.

PREMISES AFFECTED—214 East 52nd Street, south side, 180 feet east of 3rd Avenue, Block 1325, Lot 45, Borough of Manhattan.

160-52-BZ—Vol. III

APPLICANT—Gulf Oil Corporation, for Tremarco Corp., owner.

SUBJECT—Application reopened April 7, 1959 for consideration of extension of time to complete—expired February 25, 1959 and new owner—decision of the Borough Superintendent, previously granted on condition, under section 7f of the Zoning Resolution, permitting in a business and residence use district, the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs, car wash, storage room, office and sales and the parking and storage of motor vehicles.

PREMISES AFFECTED—760-778 East 189th Street, south side, from Southern Boulevard to Prospect Avenue, 2455-2479 Southern Boulevard and 2450-2480 Prospect Avenue, Block 3115, Lot 21, Borough of The Bronx.

1017-55-BZ

APPLICANT—Robert Gottlieb, for Hermany Realty Corp., owner.

SUBJECT—Application reopened January 13, 1959 for amendment of resolution—decision of the Borough Superintendent, previously granted on condition under section 7f of the Zoning Resolution, permitting in a business use district, the erection and maintenance of a gasoline service station, lubritorium, car wash, motor vehicle repair shop and auto parking.

PREMISES AFFECTED—861-875 Zerega Avenue and 2361-2385 Hermany Avenue, northwest corner, Block 3698, Lot 47, Borough of The Bronx.

737-58-BZ

APPLICANT—Kenneth W. Milnes for F. D. Koehler Co., Inc., owner.

SUBJECT—Application December 16, 1958—decision of the Borough Superintendent, under section 7c and 7A of the Zoning Resolution, to permit in a retail and residence use district, the reconstruction of an existing gasoline service station, lubritorium, sales room, minor auto repairs and car washing, the proposed reconstruction to provide a new accessory building, additional gasoline tanks and pumps, the relocation of the existing pumps and curb cuts within 75 feet of residence use district.

PREMISES AFFECTED—717 Richmond Road, northwest corner of Price Street, Block 631, Lot 1, Concord, Borough of Richmond.

Laid over from April 7, 1959, to May 5, 1959, for further consideration after applicant has furnished information as to grades of Expressway and service road adjoining the gas station.

623-58-BZ

APPLICANT—Carl H. Salminen, for Frank Reis, owner; Bari Construction Co., Inc., owner under contract.

SUBJECT—Application October 31, 1958—decision of the Borough Superintendent, under sections 7e and 21 of the

CALENDAR

Zoning Resolution, to permit in a residence use district, the erection of a one-story structure of Class 3 construction to be used for light manufacturing as permitted in a business use district, office, loading and unloading and parking of trucks used in conjunction with business, the structure to occupy more than the permitted area.

PREMISES AFFECTED—33-04 23rd Street and 21-04 33rd Avenue, southwest corner, Block 556, Lots 34-39 inclusive, Astoria, Borough of Queens.

Laid over from February 3, 1959, to March 3, 1959, for inspection and decision; hearing closed; then to April 7, 1959, for inspection and decision; for applicant to file revised plan as to entrances from 33rd Avenue, and for name and business of tenant; then to May 5, 1959, for decision; at the request of the applicant who desires additional time to locate a tenant.

144-19-BZ—Vol. IV

APPLICANT—Justin A. Rothstein, for David E. Meltzer and Alvin Greenstein, owners; Windowcraft Display Installation, lessee.

SUBJECT—Application reopened December 4, 1956 as Vol. IV—re decision of the Borough Superintendent, under Sections 7e and 21 of the Zoning Resolution to permit in a residence use district, the manufacture of display cards and posters in an existing building.

PREMISES AFFECTED—23-69 to 23-71 38th Street, east side, 162.21 feet north of Astoria Boulevard (Triboro Bridge Plaza), Block 803, Lot 13, Long Island City, Borough of Queens.

Laid over from March 10, 1959, to April 7, 1959, for inspection and decision; hearing closed; then to May 5, 1959, at recommendation of the Committee on Inspection and for reinspection by such committee and for continuation of the roll call.

450-58-BZ

APPLICANT—Sidney H. Kitzler, for Sardin Realty Corp., owner; Ralph Iron Works and Allen Peterson, lessee.

SUBJECT—Application July 21, 1958—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a local retail use district, the change in occupancy of an existing one story building from automobile salesroom and auto accessories to auto repair shop with spray booth, manufacturing of metal products with welding and parking for three (3) motor vehicles.

PREMISES AFFECTED—480-496 Ralph Avenue to 1626-1636 Prospect Place, south corner, Block 1369, Lot 39, Borough of Brooklyn.

Laid over from March 10, 1959, to April 7, 1959, for inspection and decision; hearing closed; then to May 5, 1959, for further consideration after building and yard have been cleaned up; applicant to file revised plans showing curb cuts, driveway and removal of pole.

HARRIS H. MURDOCK, *Chairman*.

MAY 5, 1959, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, May 5, 1959, at 2 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:*

718-58-A

APPLICANT—S. Walter Katz, for Twenty-Third Operating Corp., owner.

SUBJECT—Application December 8, 1958—filed pursuant to section 35, General City Law re extension of existing building in bed of a mapped street—approach to Queensboro Bridge.

PREMISES AFFECTED—244 East 60th Street, south side, 135 feet west of 2nd Avenue, Block 1414, Lot 30, Borough of Manhattan.

337-52-A—Vol. II.

APPLICANT—Irving P. Marks, for Bernard, Hermand and Minnie Feuer, owners.

SUBJECT—Application reopened November 25, 1958 as Vol. II—Appeal from a decision of the Borough Superintendent—re erection of extension to existing nursing home, increase in area.

PREMISES AFFECTED—115-49 118th Street, east side, 240 feet north of Sutter Avenue, Block 11711, Lot 18 and 62, South Ozone Park, Borough of Queens.

283-54-A—Vol. II

APPLICANT—Arthur B. Lincoln, for Carmine Verdino, owner.

SUBJECT—Application reopened January 13, 1959 as Volume II—filed pursuant to section 35, General City Law re extension to existing building in bed of mapped street, 111th Avenue.

PREMISES AFFECTED—109-03 Rockaway Boulevard, north side, east side 109th Street in bed of mapped 111th Avenue, Block 11476, Lot 77, Ozone Park, Borough of Queens.

HARRIS H. MURDOCK, *Chairman*.

MAY 12, 1959, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, May 12, 1959, at 10 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:*

1010-55-BZ

APPLICANT—Albert Melniker, for Southcrest Realty Corp., owner.

SUBJECT—Application reopened March 31, 1959 for consideration as to extension of time to complete—expired July 2, 1958—decision of the Borough Superintendent, previously granted on condition, under sections 7f, 7i and 7A of the Zoning Resolution, permitting in a business use district, the erection and maintenance of a gasoline service station, car washing, lubritorium, sale of accessories, minor motor vehicle repairs, with hand tools and parking for more than five motor vehicles, with proposed curb cut within 75 feet of the residence use district.

PREMISES AFFECTED—4124 Arthur Kill Road and 600 Clay Pit Road, southeast corner, Block 7293, Lot 240, Prince Bay, Borough of Richmond.

722-52-BZ—Vol. III

APPLICANT—Herman Kron, for 146 Centre Street Corp., owner.

SUBJECT—Application reopened April 7, 1959 for consideration as to amendment to resolution and extension of time to complete—expired July 23, 1958—decision of the Borough Superintendent, previously granted on condition under sections 7f and 7i of the Zoning Resolution, permitting in a business use district, the erection of a two-story structure for the storage of more than 5 motor vehicles on the 1st and 2nd floors and roof, and a gasoline service station, lubritorium, car wash and motor vehicle repairs, office and storage of accessory parts.

PREMISES AFFECTED—Entire block bounded by Baxter Street, Walker Street and Centre Street; 96-98 Baxter Street and 125 Walker Street, Block 198, Lots 5, 8, 10, 11 and 12, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman*.

MINUTES

REGULAR MEETING

TUESDAY MORNING, APRIL 7, 1959, 10 A. M.

Present: Chairman Murdock, Vice Chairman Kleinert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox.

192-24-BZ—Vol. II

APPLICANT—Frederick A. Ketcher, for Jerome Evander Corp., owner; Jack Grotsky, lessee.

SUBJECT—Application reopened December 9, 1958 as Vol. II—decision of the Borough Superintendent, under sections 7c and 7i of the Zoning Resolution, to permit in a business use district, in an existing two story building occupied as a public garage, the use of the store area on the first floor as a motor vehicle repair shop with hand tools only and incidental welding.

PREMISES AFFECTED—2359-2369 Jerome Avenue, west side, 60.26 feet south of West 184th Street, Block 3198, Lot 18, Borough of The Bronx.

APPEARANCES—

For Applicant: Frederick A. Ketcher.

For Opposition: None.

ACTION OF BOARD—Laid over to April 28, 1959, at 10 A. M. for inspection and decision; applicant to file revised plan showing extra exit; hearing closed.

137-27-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Socony Mobil Oil Co., owner.

SUBJECT—Application reopened January 20, 1959—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a business district, the reconstruction of an existing gasoline service station and extend the uses to include lubricatory, minor auto repairs with hand tools only, utility room and store and the parking and storage of motor vehicles on the open area.

PREMISES AFFECTED—2103-2121 Webster Avenue, west side, 280 feet north of East 180th Street, Block 3143, Lot 113, Borough of the Bronx.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: George A. Weissblum.

ACTION OF BOARD—Laid over to April 14, 1959, at 10 A. M. at the request of an objector; no further adjournments.

214-27-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Socony Mobil Oil Co., Inc., owner.

SUBJECT—Application reopened September 23, 1958 as Vol. II—decision of the Borough Superintendent, under sections 7c and 7a of the Zoning Resolution, to permit in a manufacturing and residence use district, the reconstruction of an existing gasoline service station with the additional accessory uses of lubricatorium, minor auto repairs, car washing, utility room, store and parking and storage of more than five (5) motor vehicles with show windows and signs within 75 feet of a residence use district.

PREMISES AFFECTED—296 West Fordham Road, southeast corner of Major Deegan Expressway, Block 3233, Lot 65, Borough of The Bronx.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: Joseph Halpern.

ACTION OF BOARD—Laid over to April 28, 1959, at 10 A. M. for inspection and decision; hearing closed.

24-34-BZ—Vol. II

APPLICANT—Anthony M. Salvati, for D and S Holding Corporation, owner.

SUBJECT—Application reopened November 5, 1958 as Vol. II—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a retail and residence use district, the erection of an extension to

the second floor in an existing three story building and changing the use from theatre, stores and apartments for two families to bowling alleys, stores and apartments for two families.

PREMISES AFFECTED—3117-3127 Surf Avenue, northeast corner of West 32nd Street, Block 7049, Lot 51, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leon Komondorea, and Ernest D. Fiore, Jr.

For Opposition: None.

ACTION OF BOARD—Laid over to April 14, 1959, at 10 A. M. for hearing; applicant to send out new notices by regular mail to affected owners, because of insufficient time for notices previously sent out.

341-43-BZ—Vol. IV

APPLICANT—Leonard F. Rothkrug, for 3319 Realty Corp., owner and conditional vendee doing business as Riteway Laundry.

SUBJECT—Application reopened January 6, 1959 as Volume IV—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a residence use district the extension of a laundry with accessory dry cleaning previously granted by the Board into an existing public garage, the public garage use to be discontinued, with the addition of accessory laundry truck storage use and the extension of the garage building for accessory laundry storage use.

PREMISES AFFECTED—3319-3335 Atlantic Avenue, northeast corner of Euclid Avenue, Block 4145, Lot 1, 13 and 23, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug and Robert Seaton.

For Opposition: Edward T. Longo, Edward H. Duggan, Herbert G. Taylor, Robert T. Ilasi, Yolanda Magazini, Dolores Mongiello, Helen Pratt and others.

ACTION OF BOARD—Laid over to April 28, 1959, at 10 A. M. for inspection and decision; hearing closed.

782-56-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for David Minkin, Sigmund S. Briger and Elias Thall, owners.

SUBJECT—Application reopened April 22, 1958 as Vol. II—decision of the Borough Superintendent, under sections 7f, 7i, 7e and 7A of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubricatorium, minor auto repairs, car washing, storage, office and sales, parking and storage of motor vehicles with show window and sign less than 75 feet from a residence use district for a stated term of fifteen (15) years.

PREMISES AFFECTED—195-06 to 195-24 (195-20 official) Northern Boulevard, south side, from 195th to 196th Streets, 43-01 to 43-09 195th Street and 43-02 to 43-10 196th Street, Block 5519, Lot 1, Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

ACTION OF BOARD—Laid over to April 21, 1959, at 10 A.M. for applicant to furnish revised plans showing the space to right and left and back of the accessory building planted and with wall from the front of the accessory building going east and west to the building line; and for decision; hearing previously closed.

882-56-BZ—Vol. II

APPLICANT—Frederick A. Ketcher for John Poth, owner; Esso Standard Oil Company, lessee.

SUBJECT—Application reopened January 13, 1959 as Vol. II—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a retail use district, the extension of the open area of the existing gasoline service station by adding that portion occupied by

MINUTES

a one story frame building, to be demolished and open the rear wall of the car wash bay, extend the east curb cut on East 101st Street and add an additional curb cut on First Avenue.

PREMISES AFFECTED—1962-1970 First Avenue and 401 East 101st Street, northeast corner, Block 1695, Lots 1 and 50, Borough of Manhattan.

APPEARANCES—

For Applicant: Frederick A. Ketcher.

For Opposition: Gerard M. Bloomfield, Alfred Berger, N. V. Penachio, Kermit Hoffman and H. Forster.

For Administration: John Saunders, Board of Education.

ACTION OF BOARD—Laid over to April 28, 1959, at 10 A.M. for inspection and decision; applicant to file corrected decision of Department of Buildings, eliminating words "automatic automobile laundry" and to correct plans to show use of lot 14 on Block 1694 said as occupied by a factory and omit curb cut opposite the location of the former chicken market on East 101st Street.

149-57-BZ—Vol. II

APPLICANT—Jerome W. Perlstein, Butcher Knitting Mills, Inc., owner.

SUBJECT—Application reopened October 28, 1958 as Vol. II—decision of the Borough Superintendent, under sections 7c and 21 of the Zoning Resolution, to permit in a business and residence use, D area district, the erection of a one and two story structure occupying more than the permitted area and used for the manufacture of knitwear, retail sales, office and parking of employees and customers' cars.

PREMISES AFFECTED—71-45 Metropolitan Avenue, north side, 69.74 feet west of Pleasantview Street, Block 3055, Lot 16, Middle Village, Borough of Queens.

APPEARANCES—

For Applicant: Jerome W. Perlstein and Morton S. Cahn.

For Opposition: Douglas A. Witschieben.

ACTION OF BOARD—Laid over to April 28, 1959, at 10 A. M. at the request of an objector; no further adjournments and no notices sent out.

150-57-A—Vol. II

APPLICANT—Jerome W. Perlstein, for Butcher Knitting Mills, Inc., owner.

SUBJECT—Application reopened October 28, 1958 as Vol. II—filed pursuant to section 35, General City Law re proposed parking lot in bed of mapped street—proposed widening of Metropolitan Avenue.

PREMISES AFFECTED—71-45 Metropolitan Avenue, north side, 69.74 feet west of Pleasantview Street, Block 3055, Lot 16, Middle Village, Borough of Queens.

APPEARANCES—

For Applicant: Jerome W. Perlstein and Morton S. Cahn.

ACTION OF BOARD—Laid over to April 28, 1959, at 10 A. M. at the request of an objector; no further adjournments and no notices to be sent out.

450-58-BZ

APPLICANT—Sidney H. Kitzler, for Sardin Realty Corp., owner, Ralph Iron Works and Allen Peterson, Lessee.

SUBJECT—Application July 21, 1958—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a local retail use district, the change in occupancy of an existing one story building from automobile salesroom and auto accessories to auto repair shop with spray booth, manufacturing of metal products with welding and parking for five (5) motor vehicles.

PREMISES AFFECTED—480-496 Ralph Avenue to 1626-1636 Prospect Place, south corner, Block 1369, Lot 39, Borough of Brooklyn.

APPEARANCES—

For Applicant: Sidney H. Kitzler.

For Opposition: None.

ACTION OF BOARD—Laid over to May 5, 1959, at 10 A.M. for further consideration after building and yard have been cleaned up; applicant to file revised plans showing curb cuts, driveway and removal of pole; hearing closed.

587-58-BZ

APPLICANT—Kelly and Schwartz, for Giroloma Lo Brutto, owner.

SUBJECT—Application October 8, 1958—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a business and residence use district, the continuance of a three car non-accessory garage located on the residence portion of the premises.

PREMISES AFFECTED—23-13 Broadway, north side, 125.31 feet east of 23rd Street, Block 567, Lot 19, Long Island City, Borough of Queens.

APPEARANCES—

For Applicant: John F. Kelly.

For Opposition: None.

ACTION OF BOARD—Laid over to April 21, 1959, at 10 A.M. for continuation of hearing, applicant to report as to easement.

623-58-BZ

APPLICANT—Carl H. Salminen, for Frank Reis, owner; Bari Construction Co., Inc., owner under contract.

SUBJECT—Application October 31, 1958—decision of the Borough Superintendent, under sections 7e and 21 of the Zoning Resolution, to permit in a residence use district, the erection of a one-story structure of Class 3 construction to be used for light manufacturing as permitted in a business use district, office, loading and unloading and parking of trucks used in conjunction with business, the structure to occupy more than the permitted area.

PREMISES AFFECTED—33-04 23rd Street and 21-04 33rd Avenue, southwest corner, Block 556, Lots 34-39 inclusive, Astoria, Borough of Queens.

APPEARANCES—

For Applicant: Carl H. Salminen.

For Opposition: None.

ACTION OF BOARD—Laid over to May 5, 1959, at 10 A.M. for decision; at the request of the applicant who desires additional time to locate a tenant; hearing previously closed.

630-58-BZ

APPLICANT—Milton P. Miller, for Brooklyn Jenapo Federal Credit Union, owner.

SUBJECT—Application November 3, 1958—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit retail and residence use district, the maintenance of a parking lot for use in conjunction with the federal credit union in an adjoining lot for a term of five years, no fee to be charged.

PREMISES AFFECTED—4904 Church Avenue, south side, 20 feet east of East 49th Street and 431 East 49th Street, Block 4697, Lots 2 and 56, Borough of Brooklyn.

APPEARANCES—

For Applicant: Milton P. Miller.

For Opposition: Meyer Kanterman, Aaron A. Frank, Lillian Frankel, Ida Ossip and Charlotte Scheier.

ACTION OF BOARD—Laid over to April 28, 1959, at 10 A.M. for inspection and decision; hearing closed.

644-58-BZ

APPLICANT—Lama, Proskauer and Prober, for Abraham H. Spilky, owner.

SUBJECT—Application November 10, 1958—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a business, retail and residence use district, the erection and maintenance of a one story building extending from the business portion into the residence portion of the plot and used for bowling alleys, snack bar, and dining room, kitchen, cocktail

MINUTES

lounge, offices, sport shop, locker room and parking of patrons cars on the unbuilt upon portion of the plot—no fee to be charged.

PREMISES AFFECTED—878 Bay Street, 1-27 Greenfield Avenue, southwest corner and 16-24 Townsend Avenue, Block 2840, Lot 93, St. George, Borough of Richmond.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

ACTION OF BOARD—Laid over to April 21, 1959, at 10 A.M. for decision; applicant to consider filing revised plans; hearing previously closed.

The premises were inspected by a committee of the Board which recommended revised plans showing a different location for the proposed bowling alley for consideration.

678-58-BZ

APPLICANT—Leonard F. Rothkrug, for Anna Cara, owner.

SUBJECT—Application November 25, 1958—decision of The Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a non-transient parking lot—pleasure type vehicle only, for a temporary term of five (5) years.

PREMISES AFFECTED—182-188 Clermont Avenue, east side, 152 feet, 7 inches north of Willoughby Avenue, Block 2074, Lot 41, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: Harold W. Cohn.

ACTION OF BOARD—Laid over to April 14, 1959, at 10 A.M. for decision; applicant to file revised plans; hearing previously closed.

691-58-BZ

APPLICANT—Burke, Green and Groh, for James Newell, Dominick Miranda and Frederick M. Silva, owners; Research Shopping Centers, Inc., vendee.

SUBJECT—Application November 26, 1958—decision of the Borough Superintendent, under sections 7e and 7h of the Zoning Resolution, to permit in a business and residence use district, the erection and maintenance of a gasoline service station, auto washing non-automatic, lubrication, office, sales, minor repairs with hand tools only and the parking and storage of cars awaiting service.

PREMISES AFFECTED—131-25 20th Avenue, northwest corner of 132nd Street, Block 4137, Lot 55, College Point, Borough of Queens.

APPEARANCES—

For Applicant: Robert T. Groh.

For Opposition: None.

ACTION OF BOARD—Laid over to April 21, 1959, at 10 A.M. for hearing; applicant to send out notices to affected property owners and file required receipts and proof of service with the Board.

692-58-A

APPLICANT—Burke, Green and Groh, for James Newell, Dominick Miranda and Frederick M. Silva, owners; Research Shopping Centers, Inc., vendee.

SUBJECT—Application November 26, 1958—filed pursuant to section 35, General City Law re utilization of portion of lot in bed of a mapped street—20th Avenue.

PREMISES AFFECTED—131-25 20th Avenue, northwest corner of 132nd Street, Block 4137, Lot 55, College Point, Borough of Queens.

APPEARANCES—

For Applicant: Robert T. Groh.

ACTION OF BOARD—Laid over to April 21, 1959, at 10 A.M. for hearing in conjunction with Cal. No. 691-58-BZ after applicant has sent out new notices and filed proof of service and post office receipts as required by the Board.

693-58-BZ

APPLICANT—Burke, Green and Groh, for James Newell, Dominick Miranda and Frederick M. Silva, owners; Research Shopping Centers, Inc., vendee.

SUBJECT—Application November 26, 1958—decision of the Borough Superintendent, under sections 7e and 7h of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubrication, minor repairs with hand tools only, auto washing, office and sales and the parking of cars awaiting service.

PREMISES AFFECTED—132-08 20th Avenue, southeast corner of 132nd Street, Block 4178, Lot 22, College Point, Borough of Queens.

APPEARANCES—

For Applicant: Robert T. Groh.

For Opposition: None.

ACTION OF BOARD—Laid over to April 21, 1959, at 10 A.M. for hearing; applicant to send out new notices by registered mail to affected property owners and file with the Board proof of service and post office receipts.

694-58-A

APPLICANT—Burke, Green and Groh, for James Newell, Dominick Miranda and Frederick M. Silva, owners; Research Shopping Centers, Inc., vendee.

SUBJECT—Application November 26, 1958—filed pursuant to section 35, General City Law re utilization of portion of lot in bed of a mapped street 20th Avenue.

PREMISES AFFECTED—132-08 20th Avenue, southeast corner of 132nd Street, Block 4178, Lot 22, College Point, Borough of Queens.

APPEARANCES—

For Applicant: Robert T. Groh.

ACTION OF BOARD—Laid over to April 21, 1959, at 10 A. M. for hearing in conjunction with Cal. No. 693-58-BZ; new notices to be sent out and required receipts and proof of service filed with the Board.

710-58-BZ

APPLICANT—Ziegler, Gill and Clabby, for 45th Street Realty Corp., owner, F. X. R., Inc., lessee.

SUBJECT—Application December 5, 1958—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot for employees of F. X. R., Inc.

PREMISES AFFECTED—25-70 Old Bowery Bay Road (50th Street), west side, 170 feet north of 28th Avenue, and 25-81 49th Street, Block 745, Lots 9, 22, 10, 65-70 inclusive and Lot 72, Woodside, Borough of Queens.

APPEARANCES—

For Applicant: Robert J. Gill and Carl H. Salminen.

For Opposition: Paleologos Calathes, Charles Hlobil, Robert J. Finan, Teddy Chodorowski, Karl Hampe, Wilfred Brasen, Julius Ferderber, Carlos Villalta, Peter Manto, Maria Pace, George Schock, Anton Witteman, Clarence Hoag, Bruno Klevings, Frank Becan, Thomas Callahan, Edward Walsh, Emma Suther, Walter Cicack, William Cowan, Angelo Manginelli and Emanuel Loiacono.

ACTION OF BOARD—Laid over to April 28, 1959, at 10 A. M. for inspection and decision; hearing closed.

711-58-A

APPLICANT—Ziegler, Gill and Clabby, for 45th Street Realty Corp., owner; F. X. R., Inc., lessee.

SUBJECT—Application December 5, 1958—filed pursuant to section 35, General City Law re use of part of premises within bed of a mapped street—50th Street.

PREMISES AFFECTED—25-70 Old Bowery Bay Road, (50th Street), west side, 170 feet north of 28th Avenue and 25-81 49th Street, Block 745, Lots 9, 10, 22, 65-70 and Lot 72, Woodside, Borough of Queens.

MINUTES

APPEARANCES—

For Applicant: Robert J. Gill and Carl H. Salminen.

ACTION OF BOARD—Laid over to April 28, 1959, at 10 A. M. for inspection and decision; hearing closed.

712-58-BZ

APPLICANT—Carl H. Salminen, for Ida Cacciatore, owner.

SUBJECT—Application December 5, 1958—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit on a plot partly in a G-1 area and partly in a D area district, the conversion of a one family dwelling to a two family dwelling.

PREMISES AFFECTED—190-17 33rd Avenue and 32-66 191st Street, northwest corner, Block 4941, Lot 5, Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Carl Salminen.

For Opposition: None.

ACTION OF BOARD—Laid over to April 21, 1959, at 10 A. M. for further inspection and decision; hearing previously closed.

713-58-A

APPLICANT—Carl H. Salminen, for Ida Cacciatore, owner.

SUBJECT—Application December 5, 1958—Appeal from a decision of the Borough Superintendent, re frame construction.

PREMISES AFFECTED—190-17 33rd Avenue and 32-66 191st Street, northwest corner, Block 4941, Lot 5, Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Carl H. Salminen.

ACTION OF BOARD—Laid over to April 21, 1959, at 10 A. M. for further inspection and decision; hearing previously closed.

737-58-BZ

APPLICANT—Kenneth W. Milnes for F. D. Koehler Co., Inc., owner.

SUBJECT—Application December 16, 1958—decision of the Borough Superintendent, under sections 7c and 7a of the Zoning Resolution, to permit in a retail and residence use district, the reconstruction of an existing gasoline service station, lubritorium, sales room, minor auto repairs and car washing, the proposed reconstruction to provide a new accessory building, additional gasoline tanks and pumps, the relocation of the existing pumps and curb cuts within 75 feet of residence use district.

PREMISES AFFECTED—717 Richmond Road, northwest corner Price Street, Block 631, Lot 1, Concord, Borough of Richmond.

APPEARANCES—

For Applicant: Kenneth W. Milnes.

For Opposition: Fred Dacey.

ACTION OF BOARD—Laid over to May 5, 1959, at 10 A. M. for further consideration after applicant has furnished plans and section as Expressway and service road adjoining the gas station.

757-58-BZ

APPLICANT—Leonard F. Rothkrug for Doody Holding Corp., owner.

SUBJECT—Application December 24, 1958—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a manufacturing and residence use district the extension of an existing building used for the storage of building materials to be used for retail sales and storage of building materials, equipment and tools with accessory lumber storage and power saws of low horsepower and accessory customer and employee parking, no fee to be charged.

PREMISES AFFECTED—2475-2483 East 17th Street and 1701-1717 Avenue Y, northeast corner, Block 7419, Lot 45, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: Allan E. J. Cattle.

ACTION OF BOARD—Laid over to April 21, 1959, at 10 A. M.; at the request of the objector; no further requests for adjournments.

777-58-BZ

APPLICANT—Charles M. Spindler for Louis C. Duro, owner.

SUBJECT—Application December 31, 1958—decision of the Borough Superintendent, under sections 7f, 7i, 7e and 21 of the Zoning Resolution, to permit in a retail and residence use, D and E-1 area districts, the erection and maintenance of a gasoline service station, lubrication, non automatic car wash, office, sale of accessories, minor repairs with hand tools only, safety inspection station and parking and storage of motor vehicles all for a temporary term of fifteen (15) years, the proposed building encroaches on the required rear yard.

PREMISES AFFECTED—180-06 - 180-14 (180-10 official) Linden Boulevard, south side, 125.42 feet west of Montauk Street, Block 12406, Lots 320 and 321, St. Albans, Borough of Queens.

APPEARANCES—

For Applicant: Charles M. Spindler.

For Opposition: None.

ACTION OF BOARD—Laid over to April 28, 1959, at 10 A. M. for inspection and decision; applicant to inform the Board whether a portion of site is within the provisions of Section 21-A of the Zoning Resolution; hearing closed.

144-19-BZ—Vol. IV

APPLICANT—Justin A. Rothstein, for David E. Meltzer and Alvin Greenstein, owners; Windowcraft Display Installation, lessee.

SUBJECT—Application reopened December 4, 1956 as Vol. IV—decision of the Borough Superintendent, under sections 7e and 21 of the Zoning Resolution, to permit in a residence use district, the manufacture of display cards and posters in an existing building.

PREMISES AFFECTED—23-69 to 23-71 38th Street, east side, 162.21 feet north of Astoria Boulevard, Triboro Bridge Plaza, Block 803, Lot 13, Long Island City, Borough of Queens.

APPEARANCES—

For Applicant: Justin A. Rothstein.

For Opposition: None.

ACTION OF BOARD—Laid over to May 5, 1959, at 10 A. M. at recommendation of the Committee on Inspection and for reinspection by such committee and for continuation of the roll call; hearing previously closed.

THE VOTE—

Negative: Chairman Murdock 1

18-37-BZ—Vol. IV

APPLICANT—Carl H. Salminen, for Kinney Motors, Inc., owner.

SUBJECT—Application reopened December 9, 1958 as Vol. IV—decision of the Borough Superintendent, under sections 7c, 7h, 7i and 21 of the Zoning Resolution, to permit in a business and residence use, C and D area district, the erection and maintenance of an auto showroom, offices, servicing of new and used cars and trucks, new car and truck conditioning, parts sale and storage, wheel alignment, car wash, welding with the use of oxyacetylene torch, car and truck storage in basement, gasoline pump and tank for servicing new cars—not for sale, parking of more than five (5) cars in the residence portion of plot of cars awaiting service.

PREMISES AFFECTED—2166-2190 Coney Island Avenue, west side, 100 feet, 4 3/8 inches south of First Court, Block 6685B, Lot 34, Borough of Brooklyn.

MINUTES

APPEARANCES—

For Applicant: Carl H. Salminen, Walter H. Heingartner and Lewis F. X. Cotignola.

For Opposition: None.

ACTION OF BOARD—Resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Kleinfert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox

Negative: 5
0

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. IV on December 9, 1958 subject to regular procedure; and

WHEREAS, a public hearing was held on this application on February 3, 1959 after due notice by publication in the Bulletin; laid over to February 10, 1959, at the request of an objector; no further request for adjournment; then to March 10, 1959, for inspection and decision; hearing closed; then to April 7, 1959, for applicant to file revised plans, carrying out requirements of resolution previously adopted by the Board; and apply them to the reduced building as proposed; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site is in business and residence use, C and D area, class 1 height districts; East 9th Street is in business and residence use, D area, class 1 height districts; First Court is in business and residence use, C and D area, class 1 height districts; Coney Island Avenue is in a business use, C area, class 1 height district; Avenue S is in a business use, C and D area, class 1 height district; that the property is situated in a business C use district to a depth of 100 feet along Coney Island Avenue and the remainder of the property is partly in a business D use district to a line noted as, center block, on the City Zoning Maps, and a portion of the property at the west is in a residence D use district, class 1 height district; that there are no changes pending at the present time in the City Planning Commission; and

WHEREAS, the decision of the Borough Superintendent, dated October 20, 1958 acting on N.B. Applic. No. 1986-58, reads:

"1. Proposed bldg. located within the "C" area of the lot violates Art. 4 Sect. 13(b) of zone resolutions.

"2. Proposed parking of cars within the residential portion of lot violates Art. 2 Sect. 3 of zone resolutions.

"3. Proposed auto showroom, offices, servicing of new & used cars & trucks, new & used car conditions, parts sales & storage, wheel alignment, lube, undercoating, car wash, welding, brake testing, body shop, paint booth, front end, tool room, machine shop, locker room, car & truck storage, public garage, parking of customers cars & trucks waiting to be serviced & gas pump for owners use only violates Art. 2 Sect. 4a(4) Art. 2 Sect. 4a(15) Art. 2 Sect. 4a(29) & Art. 2 Sect. 4a(46) of zone resolutions."

and

WHEREAS, the applicant states that the premises consist of a plot, 215 feet 5¾ inches frontage by 223 feet 5⅞ inches in depth, irregular, improved on lot No. 34 with a two story building erected in 1928 under Permit No. 7818 and a Certificate of Occupancy No. 52490, permitting the sale of automobile accessories, greasing of cars, inspection and adjusting of brakes; that along this building is a driveway leading to the rear area of a building erected under Permit No. 4474 of 1929, used for car washing, for which Certificate of Occupancy No. 57604 was issued; that at the rear of the property there is a steel frame building including six pits for lubrication of cars and adjoining this structure there is a one story metal body shop; that the remainder of the property is used for storage and parking of dealers cars and trucks; that all of these structures will be demolished if a variance is granted; that it is proposed to include motor vehicle repairing for more than five cars and trucks, auto showroom, offices, servicing of new and used cars and trucks, new and used car conditioning, parts

sales and storage, wheel alignment, undercoating, car wash, welding, lubricating, body shop, paint booth, front end machine, tool room, machine shop, locker room, car and truck storage, public garage, parking of customers' cars and trucks waiting to be serviced, and gas pump for owners use only; that it is also proposed to install a 1,000 gallon gas storage tank underground, and a parking lot for the storage of dealers and customers cars and trucks; and

WHEREAS, the applicant states that the building as proposed, when completed, will consist of a one story modern fireproof Chevrolet Car Agency, having the latest equipment for repairing and handling of cars and trucks; that there will be a carbon monoxide system for elimination of all noxious gases; that air conditioning will be provided for the offices; that the following is a table of areas and coverage:

Residence D Area	7,935.12 sq. ft.
Business D Area	17,622.
Business C Area	21,223.33

Total Area of Plot	46,780.45 sq. ft.
--------------------	-------------------

Total Area in Business

C & D Areas only	38,845.33 sq. ft.
------------------	-------------------

Proposed Area of Building in C area	18,233. sq. ft.
-------------------------------------	-----------------

Coverage permitted by

C area zoning	15,918
---------------	--------

Area in excess	2,315 sq. ft.
----------------	---------------

for the business area only. Same or 10.7% as previous case—Cal. No. 18-37-BZ, Vol. II.

and

WHEREAS, the applicant further states that Kinney Motors, Inc. were granted a variance in 1952 under Cal. No. 18-37-BZ, Vol. II and in 1953 under Cal. No. 18-37-BZ, Vol. III and have received yearly extensions on time to complete ever since; that the owner was unable to proceed with construction due to inadequate mortgage financing; that the owner is now operating from four different and widely scattered locations which has proven to be extremely inefficient in operating an automobile and truck sales and repair service; that it is desired to consolidate all servicing under one roof; that the main difference between the proposal and the previous Board case Cal. No. 18-37-BZ, Vol. II, is that the roof parking and the second floor offices have been eliminated; that parking and storage of cars and trucks is to be in the basement; and

WHEREAS, the applicant contends that the owners have been operating a Chevrolet Agency in Brooklyn since 1934 and due to the greatly increased volume of business in the past fifteen years makes it an asset that a structure of this type be located in the neighborhood; that it would also alleviate the congested and unsatisfactory condition that now prevails in its present locations, but also in the streets adjacent thereto with the consequent hindrance to normal traffic movement; that if the proposed structure would be granted, it would provide greater service to the public and better working conditions for the employees; that the project would be a credit to the community; and

WHEREAS, the applicant states that the present owner has held title to the property since May 18, 1951, July 25, 1952 and March 10, 1953; that the assessed valuation of land is \$45,700 and of the buildings \$20,000 making a total of \$65,700; that the buildings were erected in 1928 and 1929; and

WHEREAS, the premises and surrounding area were previously inspected by a committee of the Board.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on March 11, 1952 as thereafter amended by resolution adopted May 26, 1953 by adding thereto:

"that in the event the owner desires to reduce the cost of construction of the building and to omit the roof parking and mezzanine and to arrange the building as now indicated on plans filed with this Volume IV marked 'Received November 19, 1958' six sheets, and

MINUTES

'April 2, 1959', one sheet, such reduction in the building may be permitted and a new ramp constructed toward the south for entrance to the cellar and the portion of the building to the west designated body shop may be continued provided the entrances thereto are from the interior of the building and not from the parking area; that with these changes the requirements of the resolutions above cited shall be complied with and the premises arranged as previously permitted under such resolutions except where the above changes are permitted; and that all permits shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution."

630-38-BZ—Vol. III

APPLICANT—John Harold Barry, for 5239 Corporation, owner; Webb and Knapp, Inc., lessee.

SUBJECT—Application reopened December 9, 1958—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a restricted retail use district, the erection of two additional illuminated signs, one over the East 41st Street garage entrance reading, Parking and one on the Park Avenue facade of the penthouse reading, Parking Airlines Building.

PREMISES AFFECTED—118-134 Park Avenue, west side, from East 41st to East 42nd Streets, 57-63 East 41st Street and 74-80 East 42nd Street, Block 1276, Lot 33, Borough of Manhattan.

APPEARANCES—

For Applicant: Leroy X. Porter.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Vice Chairman Kleinert, Commissioner Foley, Commissioner Sleeper 3

Negative: Chairman Murdock and Commissioner Fox. 2

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. III on December 9, 1958 subject to regular procedure; and

WHEREAS, a public hearing was held on this application on March 10, 1959 after due notice by publication in the Bulletin; laid over to April 7, 1959, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site is in retail and restricted retail use, B area, class 2 height districts; and

WHEREAS, the decision of the Borough Superintendent, dated November 14, 1958 acting on B.N. Applic. No. 3282-58, reads:

"1. In accordance with B. S. & A. Resol. 630-38-BZ only one electric sign was permitted. Proposal to legalize two additional electric signs is referred to the Bd. of Stds. and Appeals for adjudication."

and

WHEREAS, the applicant states that the premises consist of a plot, 105 feet frontage by 197 feet 6 inches in depth, on which is located a building covering the entire lot; that this building is the Airlines Terminal; that it is proposed to retain two illuminated signs erected on the building's exterior in 1955; that one sign is on the 41st Street side of the building directly over the entry to the parking garage reading, Parking, and the other sign is on the Park Avenue elevation of the penthouse reading, Parking Airlines Building; that the erection of these signs was approved by the Department of Buildings; that one sign on 41st Street over the garage entrance was approved on February 10, 1955 under Lighted Sign Applic. No. 997-54 and the other one on the penthouse wall was approved on August 9, 1954 under Lighted Sign Applic. No. 572-54; and

WHEREAS, the applicant states that the existing building is a fireproof, class 1 building, having public, commercial and parking garage occupancy; that it consists of three stories, mezzanine and penthouse, with four basements; that there are offices in the penthouse and on the third floor; offices and storage on the mezzanine; ticket offices, waiting

room, fan room and storage room on the second floor; parking space for more than five motor vehicles, restaurant, kitchen and rest rooms on the first floor; parking garage for more than five motor vehicles, waiting room, stores, compressor room and fan room in basement A; parking garage for more than five motor vehicles in basement B; parking garage for more than five motor vehicles in basement C and parking garage for more than five motor vehicles in basement D; and

WHEREAS, the applicant further states that on inspection by the Department of Buildings in the early part of July, 1958, the Department decided that these signs should not have been approved, and a violation was then placed on said signs on July 11, 1958; and

WHEREAS, the applicant contends that considering the fact that the parking and storage of motor vehicles was approved by the Board under Cal. No. 233-45-A and Cal. No. 630-38-BZ, Vol. I and Vol. II, it is requested that the Board grant this variation; that both of these signs will be located inside the building line and are so designed that they will enhance the building exterior and will not materially alter the character of the surrounding neighborhood; and

WHEREAS, the applicant states that the present owner has held title to the property since 1947; that the assessed valuation of land is \$3,825,000 and of the building \$775,000 making a total of \$4,600,000; that the building was erected in 1938; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; when this garage use was granted by the Board one bracket parking sign was permitted on East 41st Street and not the flat sign on East 41st Street or the illuminated sign on the roof; and

WHEREAS, it appears that the additional signs have been erected in disregard of the Board's resolution; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision e of the Zoning Resolution for a term of two years subject to removal of signs prior to termination of this grant.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7 e for a term of two years.

206-42-BZ—Vol. II

APPLICANT—Samuel Miller for Esso Standard Oil Company, owner.

SUBJECT—Application reopened December 9, 1958 as Vol. II—decision of the Borough Superintendent, under sections 7c and 7i of the Zoning Resolution, to permit in a retail use district, the reconstruction of an existing gasoline service station and parking lot and the additional conjunctive uses of lubricatorium, non-automatic car washing and minor auto repairs with hand tools only for adjustments.

PREMISES AFFECTED—91-02 63rd Drive, northeast corner of Alderton Street, Block 3104, Lot 208, Rego Park, Borough of Queens.

APPEARANCES—

For Applicant: Joseph B. Lynch.

For Opposition: None.

ACTION OF BOARD—Resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Kleinert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox 5

Negative :..... 0

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on December 9, 1958 subject to regular procedure; and

WHEREAS, a public hearing was held on this application on March 10, 1959 after due notice by publication in the

MINUTES

Bulletin; laid over to April 7, 1959, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site and 63rd Avenue are in a retail use, D area, class 1 height district; Austin Street and Alderton Street are in retail and residence use, D area, class 1 height districts; that on July 25, 1916 premises were zoned unrestricted for the entire block, D area, class 1 height; that on February 5, 1940 the unrestricted use was rezoned to retail use for a distance of 100 feet parallel to 63rd Drive, with the remaining portion of the block being rezoned to residence use; and

WHEREAS, the decision of the Borough Superintendent, dated October 23, 1958 acting on N.B. Applic. No. 3403-58, reads:

"1. The reconstruction of an existing gasoline service station, lubritorium, auto laundry and parking lot and the inclusion of the additional use of minor auto repairs with hand tools only for adjustment in a Retail Use District is contrary to Art. II Sec. 4A of the Zoning Resolution and also contravenes Cal. No. 206-42-BZ of the Bd. of S&A."

and

WHEREAS, the applicant states that the premises consist of a plot, 90 feet frontage by 100 feet in depth, presently improved with a gasoline station erected in 1936, prior to change of use district from unrestricted to retail, effective February 5, 1940, and parking of not more than twenty cars as permitted by the Board under Cal. No. 206-42-BZ in Resolution adopted October 14, 1942 as amended through October 5, 1948; that Certificate of Occupancy No. 52177 was issued November 23, 1936 and was filed with Vol. I of this application; and

WHEREAS, the applicant further states that present facilities consist of a one story accessory building used as an office and rest rooms, twelve 550 gallon gasoline tanks, one concrete pump island with three low approved type dispensing pumps, set back 10 feet 6 inches from the lot line of 63rd Drive, to the face of the pump island, one brand sign located at the intersection, and one 30 foot and one 29 foot curb cut on 63rd Drive and one 23 foot curb cut on Alderton Street; that also along the northerly lot line, where not occupied by the adjoining building, there exists a 12 inch concrete retaining wall with wood picket fence on top, with a total height of about 7 feet 3 inches above adjoining grade; that along the easterly lot line there is a 12 inch concrete retaining wall with 5 foot high wood pickets to an approximate height of 8 feet above yard grade; that 4 feet inside the easterly lot line wall there is presently another 12 inch concrete retaining wall about 4 feet 6 inches higher than finished yard grade; that along Alderton Street or the southerly lot line, there is a 12 inch concrete retaining wall surmounted by 3 foot high wood pickets, to a total height of 8 feet 4 inches at this extreme southeast corner of the plot; that this wall follows the contour of Alderton Street for a distance of about 70 feet in a westerly direction; that it is proposed to demolish the existing building and remove present outside greasing equipment; that it is also proposed to erect a new, one story, no cellar accessory building, 53 feet 4 inches by 28 feet 8 inches for use as sales office, rest rooms, combination heater and storage room and three service bays for lubrication, non-automatic car wash and minor auto repairs with hand tools only for adjustments; that this building will be finished with face brick on three sides, with porcelain enamel trim on the two street fronts; that it is also proposed to repair or reconstruct the existing retaining walls and fences surmounted thereon; that there will be no change in the gasoline system, the brand sign or the present curb cuts; that sidewalks and curbs will be repaired or reconstructed to the satisfaction of the Borough President; and

WHEREAS, the applicant contends that the proposal in this application does not violate Section 7A of the Zoning Resolution inasmuch as the existing 23 foot curb cut on Alderton Street will not be changed or altered; that also,

the application does not contravene Section 21A of the Zoning Resolution; and

WHEREAS, the applicant states that the present owner has held title to the property since March 13, 1946; that the assessed valuation of land is \$35,000 and of the building \$7,000 making a total of \$42,000; that the building was erected in 1935; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on October 14, 1942, by adding thereto:

"that in the event the present owner desires to reconstruct the premises, substantially as proposed and as indicated on plans filed with this application, marked "Received November 21, 1958", 4 sheets, such reconstruction may be permitted as thereon shown, *on condition* that the accessory building shall be of the design, arrangement and location as indicated thereon; that the building shall be faced with face brick on all sides; that doors to toilet rooms shall be rearranged so as not to be contiguous; that there shall be no cellar therein; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that the existing tanks and pumps may remain of the number of tanks and the distance of pumps from the street as shown; that along the street building line of 63rd Drive there may be two curb cuts, one 30 feet in width and one 29 feet in width and on Alderton Street, one curb cut 23 feet in width within 4 feet of the 63rd Drive building line; that at the intersection there shall be constructed a block of concrete 12 inches in height extending for five feet along either building line; that sidewalks and curbing abutting the site shall be constructed or repaired to the satisfaction of the Borough President; that retaining walls where necessary shall be constructed at the expense of this owner and on such retaining walls, or a cement base where such walls are not required, there shall be a steel picket fence to a total height of 5 feet 6 inches above grade; that along Alderton Street for a distance of approximately 70 feet there shall be a concrete retaining wall with a steel picket fence above to a total height above Alderton Street of not less than 5 feet, 6 inches; that along the easterly lot line, the space between the retaining wall to be furnished by this owner and the lot line shall be densely planted with suitable shrubbery for the full depth; that such portable fire-fighting appliances shall be maintained as the Fire Commissioner shall direct; that the parking of cars previously permitted may be continued; that under Section 7i there may be minor repairs with hand tools only for adjustments, maintained solely within the accessory building; that in all other respects any uses previously permitted and proposed to be continued as permitted when the gasoline station was constructed in an unrestricted use district may be continued; that the brand sign use previously permitted as proposed may be continued; and that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution."

125-52-BZ

APPLICANT—Edmund H. Franz, for Marion V., Raymond V., and Edmund H. Franz, owners.

SUBJECT—Application—decision of the Borough Superintendent, under section 7a of the Zoning Resolution, to permit in a retail and residence use district, the maintenance of a series of garages for fourteen (14) motor vehicles.

PREMISES AFFECTED—71-34 to 71-50 Myrtle Avenue, southwest corner of 72nd Street, Block 3710, Lot 22, Glendale, Borough of Queens.

MINUTES

APPEARANCES—

For Applicant: Edmund H. Franz and Raymond V. Franz.
For Opposition: Gertrude Schneider, J. J. Kossmann and Charles Schusterick.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Kleintert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox 5
Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on April 7, 1959 after due notice by publication in the Bulletin, laid over; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site, 71st Street and 72nd Street are in retail and residence use, C area, class 1 height districts; Myrtle Avenue is in a retail use, C area, class 1 height district; that as of July 25, 1916 the portion of the property within 100 feet of Myrtle Avenue was zoned as a business district and the present retail designation of this portion became effective on March 22, 1956; that the property is presently zoned as class 1 height and C area and the height and area zoning has not changed since July 25, 1916; and

WHEREAS, the decision of the Borough Superintendent, dated January 14, 1952, as amended by decision dated January 19, 1959 acting on Alt. Applic. No. 16-50, reads:

"1. The use of garage for 14 motor vehicles on a plot partially in a retail use dist. & partially in a res. use district, is contrary to Art. 2 Secs. 3 & 4A of the Zone Res."

and

WHEREAS, the applicant states that the premises consist of a plot, 142.97 feet frontage by 117.84 feet in depth; and

WHEREAS, the applicant states that in 1928, on said premises, the father of the owners, who died October 25, 1935, erected 14 garages, one story in height, and also, in front of the garages on this plot was built 11 stores—9 stores on Myrtle Avenue having rooms in the rear for living quarters, with bowling alley in the basement; one store on the corner and one on the side street—72nd Street—with two apartments above; that the owners, having taken title on December 28, 1945, were unaware of any violations until notice of violation was received from the Building Department, closely followed by a summons from the Fire Department; that this application is an appeal to secure removal of violation and to acquire a Certificate of Occupancy for the garages; and

WHEREAS, the applicant contends that the demand for garages in this neighborhood is very great and there are many requests for vacant garages which cannot be accommodated; that with the increase in auto registrations; plus the shortage of garages, it would be a service to the City to grant this application; and

WHEREAS, the applicant states that the present owners have held title to the property since December 28, 1945; that the assessed valuation of land is \$2,500 and of the buildings \$5,000 making a total of \$7,500; that the buildings were erected in 1928; and

WHEREAS, it is represented that the premises were constructed in 1928 under the new Zoning Resolution as adopted by the Board of Estimate June 28, 1940; and that the Fire Department had issued permits but no Certificate of Occupancy was obtained.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* to permit the existing garage to continue as now existing and as shown on plans filed with this application marked, "Received February 15, 1952," 3 sheets, *on condition* that such garages shall be used for non-transient passenger cars only, and for no other use; and that all permits shall be obtained including a Certificate of Occupancy, and all work completed within six months from the date of this resolution.

149-56-BZ

APPLICANT—Leonard F. Rothkrug, for Gair Realty Corp., owner.

SUBJECT—Application reopened February 25, 1959 for consideration of extension of time to complete, expired December 17, 1958—decision of the Borough Superintendent, previously granted on condition, under section 19A(j) of the Zoning Resolution, permitting in an unrestricted use district, a voluntary loading berth in conjunction with existing manufacturing and warehouse uses less than 25 feet from the intersection.

PREMISES AFFECTED—110 Water Street, southwest corner of Washington Street, Block 37, Lot 1, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: None.

ACTION OF BOARD—Time extended to complete the work.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Kleintert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox 5
Negative: 0

THE RESOLUTION—

WHEREAS, on December 4, 1956, this application was granted by the Board on certain conditions under section 19A(j) of the Zoning Resolution, to permit in an unrestricted use district, voluntary loading and unloading berths in conjunction with existing manufacturing and warehouse uses less than 25 feet from the intersection, affecting premises 110 Water Street, southwest corner of Washington Street, Block 37, Lot 1, Borough of Brooklyn; and

WHEREAS, the applicant requested reopening of this application and extension of time to obtain permits and complete the work, which had expired by time limitation on September 17, 1958; and

WHEREAS, this application was reopened on February 25, 1959 and set for hearing on April 7, 1959 at 10 A. M., subject to regular procedure, waiving all requirements except a new decision of the Borough Superintendent and two publications in the Bulletin; and

WHEREAS, a public hearing was held on this application on April 7, 1959 after due notice by publication in the Bulletin; and

WHEREAS, the decision of the Borough Superintendent, dated January 30, 1959 acting on B. N. Applic. No. 1965-55, reads:

"1. Submit to the B. S. & A. for extension of time. Cal. No. 149-56-BZ."

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on December 4, 1956, and as thereafter amended by resolution adopted through December 17, 1957, only so far as it has reference to obtaining permits and completion of the work, so that as amended this portion of the resolution shall read:

"that all permits shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution." B. N. Applic. 1965-55

81-57-BZ

APPLICANT—Leonard F. Rothkrug, for Sanpark Realty Corp., doing business as B. and C. Bowling Alley Builders, Inc., owner.

SUBJECT—Application reopened February 25, 1959 for consideration as to extension of time to complete, expired September 24, 1958—decision of the Borough Superintendent, previously granted on condition under section 7c of the Zoning Resolution, permitting in a manufacturing use district, the alteration of an existing building and the erection and maintenance of a new building for the manufacture of bowling alleys, silk screens and wood frames, using power equipment.

MINUTES

PREMISES AFFECTED—105-111 Sanford Street, east side, 217 feet 9 inches north of Myrtle Avenue, Block 1737, Lots 52, 53 and 54, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rotlikrug.

For Opposition: None.

ACTION OF BOARD—Time extended to complete the work.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Kleintert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox 5

Negative: 0

THE RESOLUTION—

WHEREAS, on September 24, 1957, this application was granted by the Board on certain conditions under Section 7c of the Zoning Resolution, to permit in a manufacturing use district the alteration of an existing building and the erection and maintenance of a new building for the manufacture of bowling alleys, silk screens and wood frames, using power equipment, affecting premises 105-111 Sanford Street, east side, 217 feet 9 inches north of Myrtle Avenue, Block 1737, Lots 52, 53 and 54, Borough of Brooklyn; and

WHEREAS, the applicant requested reopening of this application and extension of time to obtain permits and complete the work, which had expired by time limitation on September 24, 1958; and

WHEREAS, this application was reopened on February 25, 1959 and set for hearing on April 7, 1959 at 10 A. M., subject to regular procedure, waiving all requirements except a new decision of the Borough Superintendent and two publications in the Bulletin; and

WHEREAS, a public hearing was held on this application on April 7, 1959 after due notice by publication in the Bulletin; and

WHEREAS, the decision of the Borough Superintendent, dated January 15, 1959 acting on Alt. Applic. No. 4557-54, reads:

"1. Extension of time has expired under Sect. 22A of Zone Resolutions."

and

WHEREAS, the decision of the Borough Superintendent, dated January 28, 1959 acting on N.B. Applic. No. 164-57, reads:

"1. Proposed extension of time violates Art. 5 Sect. 22A of Zone Resolutions."

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on September 24, 1957, only so far as it has reference to obtaining permits and completion of the work, so that as amended this portion of the resolution shall read:

"that all permits required, including a Certificate of Occupancy, shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution." Alt. Applic. No. 4557-54

377-57-BZ—Vol. II

APPLICANT—Carl H. Salminen, for Edgersam Corporation, owner.

SUBJECT—Application reopened October 21, 1958, as Vol.

II—decision of the Borough Superintendent, under Sections—7a, 7c and 21 of the Zoning Resolution, to permit in a retail use, D area district, the erection of an extension to an existing structure occupying more than the permitted area and extend the use of light manufacturing of incombustible plastic novelties, office, storage, storage of cardboard containers and incombustible plastics, parking and loading area.

PREMISES AFFECTED—45-22 to 45-30 162nd Street, west side, 200 feet south 45th Avenue, Block 5440, Lots 51 and 54, Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Carl H. Salminen.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Kleintert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox 5

Negative: 0

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on October 21, 1958 subject to regular procedure; and

WHEREAS, a public hearing was held on this application on March 3, 1959 after due notice by publication in the Bulletin; laid over to March 31, 1959, for inspection and decision; applicant to file revised plans and new decision of the Building Dept.; hearing closed; then to April 7, 1959, for applicant to file revised plan showing larger loading area for trailers and trucks; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site and 162nd Street are in a retail use, D area, class 1 height district; 45th Avenue is in retail and residence use, D and E-1 area, class 1 height districts; 161st Street is in a residence use, D and E-1 area, class 1 height district; and

WHEREAS, the decision of the Borough Superintendent, dated August 27, 1958 acting on amendment to Alt. Applic. No. 590-57, reads:

"1. The proposed further increase in size and extension of use is contrary to variance granted by B. S. & A. in Cal. 377-57-BZ and must be referred back to the Board for its determination."

and

WHEREAS, the applicant states that the premises consist of a plot, 100 feet frontage by 100 feet in depth, upon which is located a one story masonry structure—lot 51—erected in 1944 under N. B. Applic. No. 422-44; addition to building under N. B. Applic. No. 42244; that the building was altered under Alt. Applic. Nos. 1884-47, 106-49 and 444-50; that the building was originally used for the manufacture of metal windows and was purchased by the owner on July 20, 1951 for the use of light manufacturing of incombustible plastic novelties, office, storage, storage of cardboard containers and incombustible plastics, packing and loading area; that Certificate of Occupancy No. Q109209 was issued May 10, 1956; that the plot also consists of a 2½ story frame building and store—lot 54—legalized to five family dwelling Tenement House Department of Queens on September 1, 1933 and purchased by the owner on January 18, 1957; that a variance was applied for under Cal. No. 377-57-BZ for an additional 2,123.64 square feet at the rear of the property and adopted under Resolution dated January 28, 1958, with the 2½ story frame building to be demolished before issuance of a Certificate of Occupancy for this Alt. No. 590-57, which is under construction at present; and

WHEREAS, the applicant states that since the granting of the above variance, the volume of business has increased fifty percent, rendering the quarters, including that under construction, inadequate to handle the work efficiently, and the owner is therefore desirous of adding an additional 2,347.67 square feet in the area of the property, as follows: basement—2,347.67 square feet, for storage; first floor—2,347.67 square feet, for loading, unloading and light manufacturing; second floor—1,293.87 square feet, for light manufacturing and storage; that 2,500 square feet will be left for unloading and parking of employees' cars, and enclosed with a chain link fence 5 feet 6 inches high, with a 10 foot gate; and

WHEREAS, the applicant states that the area of property is 10,000 square feet; area of existing structure and structure under construction, 6,172.99 square feet; area of proposed extension 2,347.67 square feet, equalling 8,520.66 square feet; that the percentage to be covered is 85.2 percent; percentage permitted by Zoning Resolution—55 percent; percentage in excess of that permitted, 30.2 percent; and

WHEREAS, the applicant contends that the variance to use and area is requested because the vicinity is predominantly

MINUTES

business, with light manufacturing permitted along 162nd Street—block 5440, lots 48, 68, 74, and 76; block 5441, lot 52; that the owners are manufacturers and designers, specializing in vinyl incombustible plastics for the stationery, notions and school supply trade; that the great percentage of their contracts are with the United States Air Force, United States Atomic Energy Commission, Republic, Fairchild, General Electric, I.B.M., United States Services Warehouses; that the owners have been operating at the present location since 1941, and for lack of adequate facilities have been forced to turn down a great deal of work, including defense contracts; that the employees work in cramped quarters and storage facilities are very inadequate, which causes a practical hardship; and

WHEREAS, the applicant states that the present owner has held title to the property since July 20, 1951 and January 18, 1957; that the assessed valuation of land is \$5,500 and of the building \$13,500 making a total of \$19,000; that the building was erected in 1944 and 1946; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on January 28, 1958, under Vol. I, by adding thereto:

"that in the event the owner desires to enlarge the premises by the acquisition of the adjoining lot as now shown on revised plans marked "Received September 23, 1958", six sheets, "April 2, 1959", three sheets, and "March 26, 1959," one sheet, such extension may be permitted under Section 7e for a term of 20 years, to be used in conjunction with the existing building, variance for which was granted by the Board on January 28, 1958, on condition that the revised plans marked "Received April 2, 1959" shall be complied with as to arrangement of the building and unloading space and fence on the building line, with gate; that the gate may be widened and moved to permit a pedestrian gate also; that in all other respects the building and occupancy, as used in conjunction with the existing building to the north and west, shall comply with all laws, rules and regulations applicable thereto and requirements of resolution adopted under Volume I; that the cellar under the proposed extension shall be used for storage and maintenance only and not for manufacturing; that such portable fire-fighting equipment shall be maintained as the Fire Commissioner shall direct; and that all permits shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

78-58-BZ

APPLICANT—Gilbert Lazarus, for Helen Kraft, Morris Maran and Billiou Corp., owners.

SUBJECT—Application February 24, 1958—decision of the Borough Superintendent, under sections 7e and 7h of the Zoning Resolution, to permit in a residence use district, the construction and maintenance, for a term of fifteen (15) years, of a gasoline service station with lubritorium, incidental car washing, non-automatic, minor motor vehicle repairs with hand tools only, no welding or spraying, office, sale and storage of auto accessories and parking of more than five (5) motor vehicles awaiting service with incidental ground signs.

PREMISES AFFECTED—142-02 to 142-14 (142-10 official), Horace Harding Expressway, 61-13 to 61-19 Main Street, southeast corner and 142-01 to 142-09 61st Road, Block 6411, Lot 34, Kew Gardens Hills, Borough of Queens.

APPEARANCES—

For Applicant: Gilbert Lazarus.

For Opposition: None.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative: 0
Negative: Chairman Murdock, Vice Chairman Kleintert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox 5

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on February 25, 1959 after due notice by publication in the Bulletin; laid over to March 17, 1959, for inspection and decision; applicant to file revised plans showing conditions on Horace Harding Expressway, the service streets, bridge across Main Street, etc.; hearing closed; then to April 7, 1959, for applicant to furnish information requested at the meeting of February 25, 1959, and for decision; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site, Horace Harding Expressway, Main Street, 146th Street and 61st Road are in a residence use, D-1 area, class 1 height district; that before the widening of Horace Harding Expressway took place, the then southeast corner of Horace Harding Expressway and Main Street was zoned as a business use district; and

WHEREAS, the decision of the Borough Superintendent, dated January 29, 1958 acting on N.B. Applic. No. 102-58, reads:

"1. Proposed gas service station, lubritorium, car washing (non-automatic) auto repairs with hand tools only, office, sales and storage of auto accessories & parking of cars waiting to be serviced & ground signs located in a Residence use district is contrary to Art. 2 Sec. 3 BZR."

and

WHEREAS, the applicant states that the premises consist of a plot, 111.45 feet frontage by 104 feet in depth, presently vacant; that it is proposed to construct a one story building containing an office for the sale and storage of auto accessories, lubritorium, incidental car washing, non-automatic, and minor motor vehicle repairs with hand tools only, no welding or spraying; that it is also proposed to construct and maintain for a term of fifteen years, a gasoline service station with curb cuts and with incidental parking of more than five motor vehicles belonging to customers while awaiting service; and

WHEREAS, the applicant states that the proposed structure will be erected and maintained under such conditions as will safeguard the character of the area; that the entire plan will be of neat design; that the building will be colonial in architecture, with face brick and sloping roof of asphalt shingles, with a cupola, and of the type found on Westchester and Long Island parkways; that there will be but one island of pumps, of the parkway type, located along Horace Harding Expressway and two along Main Street; that the building will be one story in height, thus providing an open and attractive area and insuring to the owners of surrounding properties permanent light and air; that it is also proposed to construct a 5 foot 6 inch high solid brick wall along the easterly and southerly lot lines; that shrubbery and landscaping will be provided as indicated on the plot plan, along the entire inner side of the brick wall and an 8 inch by 6 inch concrete curb will be erected along the inner side of the landscaped area; that all open areas, other than the portion devoted to landscaping, will be covered with bituminous asphalt paving; that the limitation of the proposed use to fifteen years will serve as a protection to the neighborhood for the future, in the event that its present character should change; and

WHEREAS, the applicant contends that Main Street is a principal traffic artery carrying a heavy volume of through traffic in a northerly and southerly direction; that Horace Harding Expressway, when completed, will be a principal traffic artery carrying a heavy volume of through traffic in an easterly and westerly direction; that the location of the proposed site, therefore, indicates that it is ideally located for use as a gasoline service station and that such use would represent its highest economic value; that in addition, the existing gas stations in the area are not now sufficient to meet the present or future demands of the area; that furthermore, the existing conditions in the area indicate that the granting of this application will not adversely affect the area; that the northeasterly corner of Horace Harding Expressway and Main Street, which is directly opposite the site, is already used for a store building occupied by

MINUTES

Bohack; that the northwesterly corner of Horace Harding Expressway and Main Street is zoned for business and is now used for billboards; that there is no demand whatsoever for the construction of residences at the place where the plot in question is located, because the traffic on Main Street and on Horace Harding Expressway is not conducive for residential purposes and because the property faces the store building hereinbefore mentioned; that prior to the recent condemnation proceeding effecting the southerly side of Horace Harding Expressway, the southerly side of the Expressway, for a depth of 100 feet, including what was then the southeasterly corner of Horace Harding Expressway and Main Street, was zoned for business purposes; that the present plot, as a result of that condemnation proceeding, has taken the place of the property which formerly constituted the southeasterly corner, and can no more properly be used for residential purposes than the prior corner could have been; and

WHEREAS, the applicant states that the present owners have held title to the property since February 15, 1950, August 1, 1950 and September 15, 1955; that the assessed valuation of land is \$5,900; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application should not be granted; and

WHEREAS, the Board found that there was no justification for the exercise of discretion to grant a zoning variance under Section 7, Subdivision e and h of the Zoning Resolution.

Resolved, that the decision of the Borough Superintendent, acting on N.B. App. 102-58, Objection No. One be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

98-58-BZ

APPLICANT—Robert J. Crinnion, for Ahonor, Inc., owner.

SUBJECT—Application March 5, 1958—decision of the Borough Superintendent, under sections 7e and 7h of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, with accessory uses of lubritorium, car washing, non-automatic, minor repairs with hand tools only, office storage and sale of automobile accessories and parking of more than five (5) passenger cars awaiting service.

PREMISES AFFECTED—3915 Bronxwood Avenue, west side, from East 222nd Street to East 223rd Street, Block 4847, Lots 1 and 3, Borough of The Bronx.

APPEARANCES—

For Applicant: Thomas D. Crinnion.

For Opposition: None.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative: 0

Negative: Chairman Murdock, Vice Chairman Kleintert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox 5

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on September 17, 1958 after due notice by publication in the Bulletin; laid over to September 30, 1958, at the request of an objector, applicant concurring; then to October 21, 1958, for inspection and decision; hearing closed; then to November 12, 1958, for further inspection and decision; then to November 25, 1958 for further inspection and decision; then laid over for inspection by member of the Board and decision; date to be set; then set for April 7, 1959; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site, Bronxwood Avenue, East 222nd Street, East 223rd Street and Barnes Avenue are in a residence use, C area, class 1¼ height district; that as of July 25, 1916 the property was zoned as a residence district; that on March 13, 1925 the portion of the property within 100 feet of Bronxwood Avenue was placed in a business

district and on October 18, 1949 the business portion was rezoned to its present residence designation; that the height and area designations have not been changed since July 25, 1916 and no zoning amendment relating to this property is pending at the present time; and

WHEREAS, the decision of the Borough Superintendent, dated February 6, 1958 acting on N.B. Applic. No. 1430-57, reads:

"1. The proposed gasoline and oil service station, lubritory, car washing, parking, etc., in a residential use district is contrary to Art. 11 Sec. 3 of the Zoning Resolutions."

and

WHEREAS, the applicant states that the premises consist of a plot, 203.16 feet frontage by 100 feet and 53 feet in depth; that it is proposed to erect a modern gasoline service station, with lubritorium, non-automatic car washing, minor repairs with hand tools only, office, storage and sale of automobile accessories and parking of more than five passenger cars awaiting service; and

WHEREAS, the applicant states that the proposed use of the premises will not adversely affect the neighborhood due to the fact that the nearby properties will be protected and buffered by the proposed arrangement of the facilities; that a 5 foot 6 inch high brick wall will be erected along the westerly line of the station with a planting strip in front of the wall, protected by a 6 inch by 8 inch concrete curb, thereby protecting and buffering properties to the west; that the width of the streets and proposed setback of the station will properly protect and buffer the properties to the south, east and north; that in addition, the station will only be operated between the hours of 7:00 A.M. to 10:00 P.M.; and

WHEREAS, the applicant contends that the granting of the proposed use would benefit the neighborhood by eliminating a vacant weed covered lot and provide more light and ventilation to nearby properties than if the property were developed for row houses or apartment houses; that the neighborhood would also be benefitted in general by the installation of side walks and curbing along the perimeter of the proposed station, thereby safeguarding pedestrian traffic; that the proposed layout would promote public safety as the setback of the structure from the street intersections would give clear visibility to the vehicular traffic at the corners; and

WHEREAS, the applicant further contends that the proposed use will not violate any of the provisions of Section 21A of the Zoning Resolution relating to restriction of location of gasoline service stations within prohibited distances from certain enumerated uses; that the immediate surrounding area has been substantially developed as existing for two decades and the proposed use will not detract from any of the properties; that the site under appeal has remained vacant since the change to a residence district by reason of the fact that it is not suited for residential development; that the proposed station will be located at an intersection of two major thoroughfares serving the rapidly developing northeast Bronx; that there exists a need for an additional service station in this area and this is the most desirable and least obtrusive location; and

WHEREAS, the applicant states that the present owner has held title to the property since March 10, 1948 and that the assessed valuation of land is \$18,100; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board which also inspected the site proposed for a gasoline station under Calendar Number 622-58-BZ as denied this day; and

WHEREAS, the Board found that there was no justification for the exercise of discretion to grant a zoning variance under Section 7, Subdivisions e and h of the Zoning Resolution.

Resolved, that the decision of the Borough Superintendent, acting on N.B. Applic. 1430-57, Objection No. one be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

MINUTES

292-58-BZ

APPLICANT—Leonard F. Rothkrug, for Oneibern Realty Corp., owner; Esso Standard Oil Co., conditional purchaser under contract.

SUBJECT—Application May 12, 1958—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a local retail use district, the erection of a gasoline service station, lubritorium, minor auto repairs, car washing, non-automatic, office, sale and the accessory parking of cars awaiting service all for a temporary term of fifteen (15) years.

PREMISES AFFECTED—826 East 233rd Street, southeast corner of Bussing Avenue, Block 4857, Lot 44, Borough of The Bronx.

APPEARANCES—

For Applicant: Leonard F. Rotlikrug.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Kleiner, Commissioner Foley, Commissioner Sleeper and Commissioner Fox 5

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on February 25, 1959 after due notice by publication in the Bulletin; laid over to March 10, 1959, at the request of an objector, for hearing with 672-58-A; then to April 7, 1959, for inspection and decision; applicant to file statement as to restrictive covenant for use of Lot 49; hearing closed; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site and East 233rd Street are in a local retail use, C area, class 1¼ height district; Bussing Avenue and Bronxwood Avenue are in local retail and residence use, C area, class 1¼ height districts; East 232nd Street is in a residence use, C area, class 1¼ height district; that on July 25, 1916 the premises was in a business use district and was rezoned to local retail on October 18, 1949; and

WHEREAS, the decision of the Borough Superintendent, dated November 6, 1958 acting on N. B. Applic. No. 259-58, reads:

"1. Proposed use of gasoline service station, lubritorium, minor repairs, car washing, office sales & parking of motor vehicles in a local retail use district is contrary to Art. II Sec. 4-c of the Z. R.

3. Sign above the level of the first story ceiling of a one story building is contrary to Art. II Sect. 4-c of the Z. R."

and

WHEREAS, the applicant states that the premises consist of a plot, 121 feet frontage by 85.6 feet in depth, irregular, presently vacant; that it is proposed to erect a gasoline service station, lubritorium, minor auto repairs, non-automatic car washing, office, sales and accessory parking of cars awaiting service; and

WHEREAS, the applicant states that the premises cannot be economically developed with a conforming use; that this neighborhood has undergone a change in the character of its development in the past several years and the side streets have become developed with residence uses; that in spite of this recent development, East 233rd Street frontage has remained vacant; that East 233rd Street is 100 feet wide and has become heavily trafficked, and the opening of the Thruway to the east will increase traffic; that an inspection of East 233rd Street, between White Plains Road and Baychester Avenue—more than one mile—shows that any new residential development is on the intersecting streets and not on East 233rd Street; that the East 233rd Street frontage is vacant for the most part; that the retail shopping centers existing and planned within the area will more than adequately provide for these services; that the neighborhood is saturated with new, large retail shopping facilities and no more are needed, and any additional retail facilities would adversely affect the community; and

WHEREAS, the applicant contends that there is no zoning within the neighborhood or within a radius of one-half mile which will permit these necessary services, and it was the intention of the city planners to make certain that gas station uses would be permitted only by a grant of a variance by the Board under conditions which will safeguard the surrounding area; that a grant of the variance will not adversely affect the surrounding area; that the principal thoroughfare is East 233rd Street which is entirely vacant adjoining to the east, except for billboard advertising signs; that to the rear of the site, the subject premises is separated from those residences fronting on East 232nd Street by a vacant lot 33 feet in width; that East 233rd Street is a two way street, but the proposed station will service eastbound traffic principally; that the owner of the northwest corner of this intersection recognized the need for a gas station by his previous application to demolish his building and improve it with such uses; and

WHEREAS, the applicant further contends that there is a need for a gas station at this premises; that Esso Standard Oil Company, the proposed lessee, has made an intensive study and survey of this area and has entered into a conditional lease evidencing its recognition of the necessity for this service; that the proposed use is in the nature of a conforming use in that it provides a needed retail service; that the construction of a modern service station building with face brick walls along its side lot lines and building, will improve the attractiveness of the property; that the limitation of repairs to minor repairs only, within the accessory building, will prevent any noise or odors from adversely affecting any of the other property owners; and

WHEREAS, the applicant states that the present owner has held title to the property since October 28, 1957 and that the assessed valuation of land is \$13,000; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision e of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7e, for a term of fifteen years, to permit the premises to be occupied as a gasoline service station and uses lawfully accessory thereto, substantially as proposed and as indicated on plans filed with this application marked, "Received November 21, 1958," 2 sheets, "November 26, 1958," 1 sheet, "January 16, 1959," 1 sheet, and "March 19, 1959," 2 sheets *on condition* that all buildings and uses shall be removed from the premises and the premises shall be leveled substantially to the grade of the abutting streets, and shall be constructed and arranged as proposed and as shown on plans above cited, particularly the revised plans marked, "Received March 19, 1959"; that the accessory building shall be of the design and location as shown thereon, without cellar, and shall be faced on all sides with face brick with porcelain enamel trim, and shall comply in all other respects with the requirements of the Building Code; that pumps shall be of a low approved type, erected not nearer than 15 feet to the street building line of East 233rd Street; that gasoline storage tanks shall not exceed twelve 550 gallon approved gasoline storage tanks; that along the interior lot lines to the west and south there shall be erected a masonry wall not less than two feet in height with a steel picket fence on such wall to a total height of not less than 5 feet, 6 inches; that such masonry shall have face brick to agree with the accessory building; that curb cuts shall be restricted to three curb cuts to East 233rd Street, where shown, each 30 feet in width, and one curb cut to Bussing Avenue not over 20 feet in width, within the first 25 feet from the intersection; that at the intersection there shall be a block of concrete maintained for a distance of not less than 5 feet in each direction from the intersection and not less than 12 inches in height; that planting areas shall be maintained along the fence walls to the south and east, properly protected with concrete curbing 8 inches in height and 6 inches in width, and with suit-

MINUTES

able planting material; that the premises shall be paved with concrete or asphaltic paving; that such portable fire-fighting attached to the facade of the building facing 233rd Street shall direct; that signs shall be restricted to permanent signs attached to the facade of the building facing 233rd Street and the illuminated globes of the pumps, excluding all roof signs, temporary signs and advertising devices, but permitting the erection within the intersection of one post standard for supporting a sign parallel to 233rd Street, advertising only the brand of gasoline on sale and which may extend beyond the building line for a distance of not more than 4 feet; that the sidewalks and curbing abutting the premises on the two streets shall be constructed to the satisfaction of the Borough President; that under Section 7i, for a similar term, there may be minor repairs with hand tools only for adjustments solely within the accessory building; that under Section 7c, for a similar term, there may be accessory parking of cars awaiting service; that during the term of this variance no uses shall be permitted on the premises other than as herein permitted; and that all permits shall be obtained and all work completed within the requirement of Section 22A of the Zoning Resolution.

672-58-A

APPLICANT—Leonard F. Rothkrug, for Oneibern Realty Corp., owner; Esso Standard Oil Co., conditional purchaser under contract.

SUBJECT—Application November 21, 1958—filed pursuant to section 35, General City Law re proposed structure in bed of a mapped street—proposed widening of Bussing Avenue.

PREMISES AFFECTED—836 East 233rd Street, southeast corner of Bussing Avenue, Block 4857, Lot 44, Borough of The Bronx.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Kleintert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox 5
Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated November 6, 1958 on N.B. Applic. 259/58, reads:

"2. Gas station partly in the bed of a mapped street is contrary to Sect. 35 of the General City Law."

and

WHEREAS, the applicant states that plot is 121 feet by 65.6 feet irregular, located in local retail use, C area, class 1½ height district, on which the applicant proposes to construct a gasoline service station, which use and occupancy is more fully described in Calendar Number 292-58-BZ; that no portion of the proposed accessory building, pump islands or tanks will be in the bed of the mapped street, Bussing Avenue; that the only use of the mapped street will be as a driveway, curb cuts, sign, retaining wall and landscaping; that when the widening is effected the curb cuts and all other encroachments will be moved back without any other rearrangement of the gas station or accessory building; and

WHEREAS, this office has been advised that the Borough President of The Bronx has no objection to the construction of a driveway within the lines of the proposed widening of Bussing Avenue; and

WHEREAS, the premises were inspected by a committee of the Board in connection with Calendar Number 292-58-BZ, which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, acting on N.B. Applic. 259/58, Objection No. 2 be and it hereby is *modified* under the powers vested in the Board by Section 35 of the General City Law, and that the appeal be and it hereby is *granted*, to permit such portion of the premises as may be mapped for inclusion in the abutting street to be occupied as part of the gasoline service station provided

no construction shall be on such portion of the premises, and the premises shall be paved like the sidewalk and used only as an apron for entrance and exit; that when acquired by the city for proposed street compensation therefor shall be as determined by the Court.

477-58-BZ

APPLICANT—James J. Chambers, for Oppen and Cefalu, owner.

SUBJECT—Application August 6th, 1958—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, for a term of five (5) years, the use of the lot for off street shipping and receiving of metal bed springs and parking of occupants and customers cars as accessory to the bed spring factory to the west under the same ownership.

PREMISES AFFECTED—745 East 9th Street, north side, 118 feet, west of Avenue D, Block 379, Lot 42, Borough of Manhattan.

APPEARANCES—

For Applicant: James J. Chambers and H. E. Horwood.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Kleintert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox 5

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on March 10, 1959 after due notice by publication in the Bulletin; laid over to April 7, 1959, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site is in a residence use, D area, class 1 height district; that until March 1, 1939 the use was unrestricted, 1½ height and B area; that Avenues C and D are zoned retail for a distance of 100 feet on East 9th Street; and

WHEREAS, the decision of the Borough Superintendent, dated July 8, 1958 as amended by decision dated January 30, 1959 on Alt. Applic. No. 872-58, reads:

"1. Proposed "storage & parking of more than 5 motor vehicles & receiving & shipping", in a residence use district is not permitted."

and

WHEREAS, the applicant states that the premises consist of a plot, 25 feet frontage by 92 feet 3 inches in depth; that it is proposed to clean up this lot, provide chain link fencing on all portions abutting adjoining courts or yards, and to erect a 7 foot high concrete block wall with 10 feet opening on the street front, with the necessary curb cut; and

WHEREAS, the applicant contends that on this block, and surroundings, are old tenements, stores, factories, repair shops, parking lots, etc., one of which, in block 378, lot 26, was granted by the Board on June 18, 1957 under Cal. No. 472-48-BZ, Vol. II, for public parking; and

WHEREAS, the applicant states that the present owners have held title to the property since October 7, 1943 and that the assessed valuation of land is \$6,500; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended that the application be granted under certain conditions; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision h of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7h for a term of five years, to permit the lot to be used for off-street shipping and receiving of metal bed springs and the parking of occupants' and customers' cars, as proposed and shown on plans filed with this application, marked "Received August 6, 1958", 3 sheets, *on condition* that the

MINUTES

lot shall be leveled substantially to the grade of the street, surfaced with clean gravel or steam cinders treated with a binder and properly rolled; that there shall be erected on all lot lines where walls of adjoining buildings do not occur a woven wire fence of the chain link type on a masonry base to a total height of not less than 5 feet, 6 inches; that on the front building line there shall be as proposed a masonry wall not less than 7 feet high, faced with face brick on the street side and with opening therein as shown, not less than 12 feet in width and with terminating posts at either side of the gate for the wall above required; that sidewalks and curbing abutting the site shall be reconstructed or repaired to the satisfaction of the Borough President; that the gate shall remain closed when not in use in connection with the business; that suitable bumpers shall be maintained on all lot lines for protection of wall and fences; that such portable fire-fighting appliances shall be maintained as the Fire Commissioner shall direct; that signs shall be limited to one attached to the wall at gate, advertising the private use of the premises and not open to the public; that there may be a curb cut opposite such opening of similar width, not less than 18 feet in width; and that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

525-58-BZ

APPLICANT—Charles M. Spindler, for Helen Bartelucci, Kuni Rickel and Louise S. Grimm, owners.

SUBJECT—Application September 10, 1958—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubrication, auto washing—non automatic, office, sale of accessories, minor repairs with hand tools only, safety inspection station and the parking and storage of motor vehicles for a stated term of fifteen (15) years.

PREMISES AFFECTED—43-01 to 43-09 (43-07 official) Astoria Boulevard and 23-11 to 23-21 43rd Street, northeast corner, Block 780, Lot 80, tentative, Astoria, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: Henry Velehrodsky, Jenny La Forgro and Joseph Elid.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Vice Chairman Kleinert, Commissioner

Foley and Commissioner Sleeper 3

Negative: Chairman Murdock and Commissioner Fox.. 2

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on February 17, 1959 after due notice by publication in the Bulletin; laid over to March 10, 1959, for inspection and decision; hearing closed; then to April 7, 1959, for further inspection and decision; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site, Astoria Boulevard North, 43rd Street, 45th Street and 23rd Avenue are in a residence use, C area, class 1 height district; that as of July 25, 1916 the portion of the property within 100 feet of 23rd Avenue was zoned as a business district and the remainder as a residence district; that the entire property was zoned as a 1½ times height district; that the portion of the property within 100 feet of 43rd Street was zoned as a B area district and the remainder a C area district; that on December 14, 1934 the entire property was placed in a business district and the present use designation became effective November 29, 1956; that the present height area designation became effective December 14, 1934; and

WHEREAS, the decision of the Borough Superintendent, dated August 19, 1958 acting on N.B. Applic. No. 2302-58, reads:

"1. The proposed erection of a gasoline service station, lubritorium, auto washing (non-automatic) office, sales of accessories, minor repairs with hand tools only,

safety inspection station, and parking and storage of motor vehicles on a lot in a residence use district is contrary to Art. 2, Sec. 3 of the Z.R.

"2. The proposed erection of a ground sign in a residence use district is contrary to Art. 2, Sec. 3 of the Z.R."

and

WHEREAS, the applicant states that the premises consist of a plot, 137.39 feet frontage by 100.8 feet in depth; that the site consists of two parcels of land, a small triangular corner piece with a frontage of 37.33 feet on Astoria Boulevard with a depth of 60 feet, lot 18, on which there is situated a small frame dwelling; that the balance of the site is a vacant lot 100 feet on Astoria Boulevard with a depth of 100.08 feet, lots 19 and 22, on which there was formerly located a small frame dwelling over 100 years old; that this dwelling was demolished some two or three years ago, being in a dilapidated condition and no longer rentable; that it is proposed to erect a gasoline service station for a period of fifteen years; and

WHEREAS, the applicant states that Helen Bartelucci, owner of the small dwelling, has resided in this dwelling since its purchase in 1952; that after purchasing the dwelling, she found it too small for her needs and also she is seriously disturbed by the enormous amount of passing traffic with its attendant noises, and she is desirous of moving elsewhere; that the vacant parcel—lots 19 and 22—was originally purchased by August Rickel and Selma Grimm November 18, 1936, at which time the plot was improved with the old dwelling formerly mentioned; that August Rickel died November 21, 1952 and bequeathed his interest to his wife, Kuni Rickel; that Selma Grimm died April 8, 1956 and bequeathed her half interest to Louise Grimm; that as it was necessary to demolish the old frame dwelling on the lot, Rickel and Grimm are deriving no income whatsoever from the parcel; and

WHEREAS, the applicant contends that Astoria Boulevard is a heavily traveled artery leading directly to the Triboro Bridge and as such, the feasibility of improving the site with a conforming use is practically nil; that Rickel and Grimm have endeavored to find a purchaser for the site for quite a number of years, but until the present time have been unsuccessful; that up until November 29, 1956 the entire property was in a business district, and even though the property was for sale at that time, there was no demand even for a conforming business use; that on the aforesaid date the property was placed in a residence zone; that on 43rd Street, directly opposite the site, there is a series of eleven individual garages, also a parking lot in block 781, lots 40 and 48; that adjoining the site on the north is a two car garage on the rear of lot 40, block 780; also a garage on the rear of lot 38; that there are other non-conforming uses in the area—a gas station on the northwest corner of Astoria Boulevard and 42nd Street in block 792, lot 34; a box factory on Astoria Boulevard just west of 42nd Street in block 792, lot 30; that a little further west, just outside the area, is the overhead New York Connecting Railroad, with trusses some 20 to 25 feet in depth; that on the opposite side of Astoria Boulevard across the 43rd Street bridge, there are gas stations, parking and motor vehicle repairing; and

WHEREAS, the applicant states that the present owners have held title to the property since July 16, 1952; that the assessed valuation of land is \$10,600 and of the building \$5,000 making a total of \$15,600; that the building was erected in 1922; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application should be granted on condition; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision e of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the Zoning Resolution and that the application

MINUTES

be and it hereby is *granted* under Section 7e for a term of fifteen years to permit the premises to be occupied for gasoline service station and uses lawfully accessory thereto substantially as proposed and as indicated on plans filed with this application marked "Received September 10, 1958", 4 sheets, *on condition* that all buildings and structures and other uses now on the premise shall be completely removed and the premises shall be leveled substantially to the grade of the service road of Astoria Boulevard and 43rd Street and shall be arranged and constructed as indicated on such plans; that the accessory building shall be in the location and of the design and arrangement as indicated on such plans and shall be faced with face brick on all sides and roofed with asphalt shingles; that there shall be no cellar under such building; that the toilet rooms shall be rearranged so that the doors are not contiguous; that pumps shall be of a low approved type erected not nearer than 18 feet to the street building line, as proposed and as shown; that gasoline storage tanks shall not exceed twelve 550 gallon approved tanks; that on the lot line to the north where masonry walls of adjoining buildings do not occur there shall be erected a woven wire fence of the chain link type on a masonry base to a total height of not less than five feet six inches, with suitable terminating post at 43rd Street; that along the interior lot line to the east there shall be erected a similar fence and terminating post where walls of masonry buildings do not occur; that in front of such fences there shall be a planting space not less than five feet in width properly maintained with suitable planting material and protected by curbing not less than eight inches in height and six inches in width; that curb cuts shall be limited to two curb cuts each 30 feet in width to the service road of Astoria Boulevard and one to 43rd Street, with no portion of any curb cut nearer than five feet to a lot line as prolonged; that at the intersection there shall be constructed and maintained a block of concrete for a distance of five feet along each street from the intersection and not less than twelve inches in height; that sidewalks and curbing on the streets abutting the premises shall be reconstructed or repaired to the satisfaction of the Borough President; that the plot where not occupied by planting, accessory building and pumps shall be paved with concrete or asphaltic pavement; that under Section 7e, for a similar term, there may be repairs with hand tools only for adjustments maintained solely within the accessory building, and such repairs as may be necessary in conjunction with the maintenance of the accessory building as a safety inspection station; that for a similar term there may be parking and storage of motor vehicles; that during the term of this variance the premises shall be occupied for no other use; that such portable fire-fighting appliances shall be maintained as the Fire Commissioner shall direct; and that all permits shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

585-58-BZ

APPLICANT—De Rose and Cavalieri, for Michael De Stefano, owner.

SUBJECT—Application October 10, 1958—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot for the parking and storage of more than five (5) motor vehicles.

PREMISES AFFECTED—915 Clarence Avenue, west side, 96.08 feet north of Lafayette Avenue, Block 5468, Lot 18, Borough of The Bronx.

APPEARANCES—

For Applicant: George J. Cavalieri.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Kleintert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox 5
Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on March 10, 1959 after due notice by publication in the Bulletin; laid over to April 7, 1959, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site is in a residence use, DD area, class ½ height district; that from the inception of the Zoning Resolution to May 21, 1951 this property was in a business use district; and

WHEREAS, the decision of the Borough Superintendent, dated September 18, 1958 as amended by decision dated January 23, 1959, acting on Alt. Applic. No. 776-58, reads:

"1. The proposed parking lot for more than 5 motor vehicles in a residence use district is contrary to Article 11 Sec. 3 of the Zoning Res."

and

WHEREAS, the applicant states that the premises consist of a plot, 50 feet frontage by 95.36 feet and 95.39 feet in depth, presently vacant; that it is proposed to install and equip the site with all improvements and safeguards required by the Rules and Regulations of the Department of Buildings relating to the use of vacant land for the parking and storage of motor vehicles; and

WHEREAS, the applicant contends that the proposed use would help alleviate the street congestion caused by the overflow of motor vehicles, especially during the summer months when the waterfront is used for recreational purposes and especially since parking is permitted only on one side of Clarence Avenue; that public welfare and safety would not be adversely affected by the proposed use, or the parking of cars within the required 10 foot front yard; that the property would be well kept and policed as the owner resides on the adjoining premises; that the owner was in possession before the area was changed from business to residence use district; and

WHEREAS, the applicant states that the present owner has held title to the property since September 12, 1941 and that the assessed valuation of land is \$1,800; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended that the application be granted under certain conditions; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision h of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7 h for a term of five years, to permit the premises to be occupied for the storage of motor vehicles only, limited to cars of the pleasure-car type and none others; as shown on plans filed with this application, marked "Received October 10, 1958", 2 sheets and "January 30, 1959", 1 sheet, *on condition* that all buildings and uses now on the site shall be removed and all lumber and any other material on the site removed except the existing tree within the confines of the parking lot shall be retained and fully protected against damage; that the plot shall be leveled substantially to the grade of Clarence Avenue, surfaced with clean gravel or steam cinders, treated with a binder and properly rolled; that on all lot lines there shall be erected a woven wire fence of the chain link type on a masonry base, not less than 5 feet, 6 inches in total height, with no openings therein except to Clarence Avenue for entrance and exit; that such entrance shall be not more than 10 feet in width, fitted with gates and with curb cut opposite of similar width; that in the event the stone wall is continued on the building line of Clarence Avenue, such wall may be continued in part or in whole except where such fence above referred to is required; that such portable fire-fighting appliances shall be maintained as the Fire Commissioner shall direct; that during the term of this variance the premises shall be occupied for no other use than as herein permitted; that all

MINUTES

permits required and a certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

604-58-BZ

APPLICANT—Andrew DiCamillo, for Joseph Azara, owner.

SUBJECT—Application October 22, 1958—decision of the Borough Superintendent, under Section 7c of the Zoning Resolution, to permit in a residence use district, the change in occupancy of an existing one story and cellar structure from blacksmith shop to the storage and light repairing of air conditioning equipment.

PREMISES AFFECTED—1342 65th Street, south side, 340 feet east of 13th Avenue, Block 5734, Lot 24, Borough of Brooklyn.

APPEARANCES—

For Applicant: Frank Sellito.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Klei-
ert, Commissioner Foley, Commissioner Sleeper and
Commissioner Fox 5

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on March 3, 1959 after due notice by publication in the Bulletin; laid over to March 31, 1959, for inspection and decision; applicant to report to the Board as to second means of exit for both buildings; hearing closed; then to April 7, 1959, for applicant to arrange with owner of subject site and that adjoining for a gate in the fence to provide a second means of exit; hearing previously closed; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site is in a residence use, C area, class 1 height district; 65th and 66th Streets are in residence and local retail use, C area, class 1 height districts; 13th Avenue and 14th Avenue are in local retail use C area, class 1 height district; and

WHEREAS, the decision of the Borough Superintendent, dated September 25, 1958 acting on Alt. Applic. No. 2924-58, reads:

"1. Proposed change in use from Blacksmith Shop to storage & light repairing (air conditioning equipment) within a residential use district is contrary to Art. 2 Sect. 3 of Zone Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 20 feet frontage by 100 feet in depth, improved with a one story and cellar masonry structure, 20 feet wide and 55 feet deep, with a legal occupancy of blacksmith shop; that it is proposed to change the occupancy from blacksmith shop to that of storage and light repairing of air conditioning equipment; and

WHEREAS, the applicant states that the building was erected prior to 1912 and subsequently altered in 1912 under Alt. Applic. No. 5326 of 1912 and B. N. 1500-41 and B. N. 2688-42; that Certificate of Occupancy No. 107415 was issued for the blacksmith shop under B. N. 2688-42; that when Certificate of Occupancy No. 107415 was issued in 1942, said Certificate included two buildings; that the buildings concerned subject premises—lot 24—and the adjoining premises known as 1340 65th Street, also known as lot 23; that the adjoining premises 1340 65th Street is now and will continue to be occupied as a blacksmith shop; and

WHEREAS, the applicant contends that on September 12, 1947 the subject premises were purchased by the present owner for storage purposes; that said owner purchased premises after being advised he could do so because premises were presently used for commercial purposes; that unfortunately he was ill advised and subsequently discovered he was illegally occupying premises; and

WHEREAS, the applicant further contends that the premises

were occupied for many years as a blacksmith shop; that the change from a blacksmith shop to that of storage and light repairs of air conditioning equipment would be an improvement of occupancy; that repairs consist of replacing parts and slight paint touch-up; that the variance requested involves occupancy; that no physical change will be made to the exterior of the building; that there is very little auto traffic in and out of the building, rarely exceeds once a day and that, for short periods; that many weeks, the building is entered only two or three times; that the variance requested is a non-conforming use, but the premises are at present non-conforming and so used, legally, prior to 1912; that there are non-conforming uses in the affected area as follows: block 5754, lot 8—gas station; lot 23—blacksmith shop; lot 36—store; block 5747, lot 51—stores; lot 70—live poultry market; and

WHEREAS, the applicant states that the present owner has held title to the property since September 12, 1947; that the assessed valuation of land is \$2,000 and of the building \$4,000 making a total of \$6,000; that the building was erected prior to 1912; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application should be granted on condition; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision c of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7c to permit the change of use as proposed to the storage and light repairing of air conditioning equipment as proposed and as indicated on plans filed with this application marked "Received October 22, 1958", six sheets, *on condition* that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that the entrance door between this building and an adjoining building to the west may be blocked up with masonry, as shown on such plans, provided there is no fence between the buildings as to the rear yard so that exit may be had from the rear of the building under this application through the yard to the building adjoining and to the street; that in the event a fence is built between the buildings separating the rear yards such fence will have a gate so as to permit ready access at any time as above stated; and that all permits shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

622-58-BZ

APPLICANT—Fred C. Dahlem and Victor E. Block, for Anthony Monaco, owner.

SUBJECT—Application October 29, 1958—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, car wash, office, sale of accessories, minor repairs with hand tools only and the parking and storage of more than five (5) motor vehicles.

PREMISES AFFECTED—3850-3852 Bronxwood Avenue and 904-908 East 222nd Street, southeast corner, Block 4692, Lots 40, 42 and 43, Borough of The Bronx.

APPEARANCES—

For Applicant: Fred C. Dahlem and Anthony Monaco.

For Opposition: Benjamin F. Nolan, Luther Priorleau, Bernard Flood, Herbert Taylor, Edna Melhado, Dr. Samuel Gittens and Clement Jackson.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative: 0

Negative: Chairman Murdock, Vice Chairman Klei-
ert, Commissioner Foley, Commissioner Sleeper and
Commissioner Fox 5

MINUTES

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on March 3, 1959 after due notice by publication in the Bulletin; laid over to April 7, 1959, at the request of the objectors for hearing; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site and East 222nd Street are in a residence use, C area, class 1¼ height district; Bronxwood Avenue and East 221st Street are in residence and local retail use, C area, class 1¼ height districts; and

WHEREAS, the decision of the Borough Superintendent, dated October 23, 1958 acting on N.B. Applic. No. 1030-58, reads:

"1. In a residence district the proposed 'gasoline station, minor repairs with hand tools, parking and storage of more than 5 motor vehicles, lubritorium, sale of accessories and car wash' is contrary to Sect. 3, Art. 11 Zoning Resolution and is therefore denied."

and

WHEREAS, the applicant states that the premises consist of a plot, 99.57 feet frontage by 100 feet in depth, presently vacant; that it is proposed to erect a modern gas station, which will be enhanced with landscaping; that the owner will comply with any conditions which the Board may impose; and

WHEREAS, the applicant states that the owner is a builder in this vicinity and has erected over 100 dwellings in this area, and a gas station is therefore needed with an area for parking of more than five motor vehicles; that the plot is bringing in nothing, except tax bills; that the area around this plot does not warrant dwellings, with three 5-story tenement houses adjacent to this property, and to erect more tenement houses would be too costly; and

WHEREAS, the applicant contends that a modern gasoline service station would enhance the area and would leave plenty of light for the windows in the adjoining houses, which would be lost by erecting a structure on this plot five or six stories in height; and

WHEREAS, the applicant states that the present owner has held title to the property since May 6, 1957 and that the assessed valuation of land is \$9,000; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board in connection with Cal. No. 98-58-BZ, which was denied as of this day, and the committee recommended that this application 622-58-BZ should not be granted; and

WHEREAS, the Board found that there was no justification for the exercise of discretion to grant a zoning variance under Section 7, Subdivision e of the Zoning Resolution.

Resolved, that the decision of the Borough Superintendent, acting on N.B. App. 1030-58, Objection No. One be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

633-58-BZ

APPLICANT—Henry Nordheim, for American Revolving Door Co., Inc., owner.

SUBJECT—Application November 6, 1958—decision of the Borough Superintendent, under Section 7c of the Zoning Resolution, to permit in a manufacturing use district, the use of power saws in the manufacture of revolving doors.

PREMISES AFFECTED—240-242 East 146th Street, south side, 250.13 feet west of Morris Avenue, Block 2335, Lot 23, Borough of The Bronx.

APPEARANCES—

For Applicant: Henry Nordheim.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Kleiner, Commissioner Foley, Commissioner Sleeper and Commissioner Fox

Negative

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on March 10, 1959 after due notice by publication in the

Bulletin; laid over to April 7, 1959, for applicant to file new decision of the Borough Superintendent and for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site and Park Avenue are in a manufacturing use, A area, class 1½ height district; East 146th Street and East 144th Street are in manufacturing and retail use, A area, class 1½ height districts; Morris Avenue is in a retail use, A area, class 1½ height district; and

WHEREAS, the decision of the Borough Superintendent, dated November 3, 1958 as amended by decision dated March 30, 1959 acting on amendment to Alt. Applic. No. 1151-57, reads:

"Proposed saw mill in a manufacturing use district is contrary to Art. 2, Sec. 4-f of the Zoning Resolution"; and

WHEREAS, the applicant states that the premise consist of a plot, 50 feet frontage by 100.42 feet in depth and was occupied as a junk paper depot, which business removed from the premises on November 1, 1957; that it is proposed to occupy the building for the manufacture of revolving doors and store fixtures; that most of such work is comprised of wood requiring power saws to cut to required forms; and

WHEREAS, the applicant states that the site is located in a manufacturing district, where the use of saw mill with a cutting saw and other power saws are prohibited; that such prohibited power use seems hardly reasonable as very little manufacturing is done without electrical power; that it also does not seem reasonable to single out power saws, and no other incidental power machines; that it may be that such power saw provision is, or was intended to prevent such use where lumber is manufactured from the rough timber, or in lumber yards, but in the instant case this is not proposed, as wood members for the doors and show cases are merely cut from finished board lumber; and

WHEREAS, the applicant further contends that the several types of machines all would be legal, except the five power saws, which are: radial saw, 2 hp, No. 1; jointer saw 5 hp, No. 2; tilt saw, 1½ hp, No. 3; band saw, 3 hp, No. 4 and circle saw, 3 hp, No. 5; that the total horse power is 14½; that this schedule of horse power is just a trifle more than one third of power used for illegal saws as compared with the balance of the machines also electrically driven but are legal; that the use of power saws driven by mere 14½ hp will not create any great disturbance to this district; that the change of use of this building from a junk collection depot to revolving door and show case factory is, by any comparison, a vast improvement—it is at least odorless; and

WHEREAS, the applicant states that the present owner has held title to the property since October 1, 1957; that the assessed valuation of land is \$8,000 and of the building \$13,000 making a total of \$21,000; that the building was erected July 1, 1935; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended that the application be granted under certain conditions; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision c of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7c, to permit a sawmill with woodworking machines, including a moving cut-off saw, as proposed and shown on plans filed with this application marked "Received November 6, 1958", 3 sheets and "February 5, 1959", 1 sheet, *on condition* that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that the building shall not be increased in height or area; and that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

MINUTES

666-58-BZ

APPLICANT—Boris W. Dorfman, for Mathilde and Francis Mortingeno, owners.

SUBJECT—Application November 19, 1958—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a business and residence use district, the use of the present building and open area as a machine shop in conjunction with tile, terrazzo and marble works.

PREMISES AFFECTED—6901-6923 Avenue X, north side, from East 69th to East 70th Streets, Block 8447, Lots 1 and 3, Borough of Brooklyn.

APPEARANCES—

For Applicant: Boris W. Dorfman.

For Opposition: Salvatore F. Sangiorgi and Anthony Curiale.

ACTION OF BOARD—Application granted on condition.
THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Kleintert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox 5

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on March 10, 1959 after due notice by publication in the Bulletin laid over to April 7, 1959, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site and Avenue X is in business and residence use, A and F-1 area, class 1 height districts; East 69th Street is in a business use, A area, class 1 height district; East 70th Street is in a residence use, F-1 area, class 1 height district; that as of July 25, 1916 the entire site was in undetermined use, A area, 1½ height district; that on December 12, 1930 the use was changed to unrestricted, with area and height unchanged; that on July 29, 1939 the use became undetermined and area A for 100 feet along East 69th Street, with the remainder in business use, D area, and 1 height district; that the present use, area and height became effective on July 22, 1954, after the entire plot was purchased by the owner; and

WHEREAS, the decision of the Borough Superintendent, dated November 14, 1958 acting on Alt. Applic. No. 3575-58, reads:

"1. Proposed use of entire premises for use as a machine shop, tile, terrazzo & marble works on premises located partly within a business A & partly within a Residential (F-1) area district violates Art. 2 Sect. 4a-39 & Art. 2 Sect. 3 of Zone Resolutions."

and

WHEREAS, the applicant states that the premises consist of a plot, 200 feet frontage by 100 feet in depth; that it is proposed to extend the present machine shop and to occupy the plot on the north side of Avenue X, from East 69th Street to East 70th Street for terrazzo, tile and marble works; that the works will consist of casting terrazzo treads, base, etc., planing and polishing marble, storing of materials and parking of owners' trucks; that the enlargement of the machine shop will enable the owners to do most of the above work within the building; and

WHEREAS, the applicant states that the west side of East 69th Street, north of Avenue X, for a frontage of over 500 feet, is occupied by a concern that stores cement, sand and broken stone, mixes these materials on the premises and distributes throughout the City in huge trucks; that the east side of East 69th Street, south of Avenue X, is used as a boat repair yard; that the streets in the entire area are almost impassible in inclement weather; that within the 500 foot radius, there is a usable area of over 350,000 square feet, and there are only three, one-story frame dwellings; and

WHEREAS, the applicant contends that because of lack of utility services, and of deficient means of passenger transportation, it will probably take a generation or two before this section will become fit for residential use; that the nearest bus line is on Island Avenue; and

WHEREAS, the applicant states that the present owners have held title to lot 3 since 1946 and 1953 and to lot 1 since 1953; that the assessed valuation of land is \$10,000 and of the building \$7,000 making a total of \$17,000; that the building was erected in 1916; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended that the application be granted under certain conditions; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision e of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is granted under Section 7e for a term of fifteen years, as proposed use of Lots 1 and 3 and to permit the proposed extension of the building, as indicated on plans filed with this application, marked "Received November 19, 1958", 2 sheets" and "February 5, 1959", 2 sheets, on condition that such building shall be used only in connection with the present machine shop building and not exceeding one story in height and the area indicated on such plans; that the building shall in all other respects comply with all laws, rules and regulations applicable thereto; and fences shall be maintained on the building lines; that all permits, including a new certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

690-58-BZ

APPLICANT—Lama, Proskauer and Prober, for Rebecca Rubin, owner.

SUBJECT—Application December 1, 1958—decision of the Borough Superintendent, under sections 7e and 7h of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubrication, car wash, office, minor auto repairs, sales room and the parking and storage of more than five (5) cars for a temporary term of fifteen (15) years.

PREMISES AFFECTED—666-670 Castle Hill Avenue and 2201-2207 Cincinnatus Avenue, Block 3575, Lots 28, 30 and 31, Borough of The Bronx.

APPEARANCES—

For Applicant: Alfred A. Lama, Reginald S. Hardy and Joseph Curio.

For Opposition: C. J. Cammorata, N. Y. C. H. A.

ACTION OF BOARD—Application granted on condition.
THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Kleintert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox 5

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on March 10, 1959 after due notice by publication in the Bulletin laid over to April 7, 1959, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site, Cincinnatus Avenue, Castle Hill Avenue and Seward Avenue are in a residence use, FF area, class ½ height district; that as of July 25, 1916 the premises were in a business use district, class C area district and class 1½ height district; that on April 26, 1945 the present residence use and ½ height designation became effective; that on April 26, 1945 the area designation was changed to D-1, and the present FF designation became effective May 24, 1956; and

WHEREAS, the decision of the Borough Superintendent, dated November 18, 1958 acting on N.B. Applic. No. 986-58, reads:

"1. Proposed use of gasoline and oil selling station, lubrication, car wash, sales room, office, minor auto repairs, parking & storage of more than five cars in a

MINUTES

residence use district is contrary to Art. II Sect. 3 of the Z. R."

and

WHEREAS, the applicant states that the premises consist of a plot, 100 feet frontage by 100 feet in depth, presently vacant; that it is proposed to erect and maintain a modern gasoline service station, for a temporary period of fifteen years, consisting of twelve 550 gallon gasoline tanks and three dispensing pumps; that the contemplated accessory building will be one story in height, of class 3 construction having a frontage of 60 feet, a depth of 26 feet 8 inches and will contain the conjunctive uses of lubrication, car wash, salesroom, office and minor auto repairs; that a portion of the open area will be reserved for parking and storage of more than five cars; and

WHEREAS, the applicant contends that Castle Hill Avenue is a heavily trafficked auto lane and also the new housing development now under construction within the affected area has created a need for the proposed gas station; that there are no other gas stations within the affected area; that although the land is high in assessed value, it could not be put to a profitable use by the previous owner and was lost to the City for back taxes; that the present owner purchased the site at a City tax sale; that the station as proposed will be modern in design and an asset to the community; that there are no windows in the rear wall, so that any noise that might emanate from the inside of the building will be strictly confined; that the pumps are proposed 15 feet back of the Castle Hill Avenue building line so as to promote an orderly flow of traffic in and out of the station; that the curb cuts will be restricted to two 30-foot cuts on Castle Hill Avenue and one 30-foot cut on Cincinnatus Avenue; that the proposed service station is an attractive and necessary facility to the motoring public and the community itself; and

WHEREAS, the applicant states that the present owner has held title to the property since July 22, 1958 and that the assessed valuation of land is \$11,000; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended that the application be granted under certain conditions; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivisions e and h of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7e for a term of fifteen years, to permit the premises to be occupied as a gasoline service station and uses lawfully accessory thereto, substantially as proposed and as indicated on plans filed with this application, marked "Received December 1, 1958", 3 sheets; that the plot shall be leveled substantially to the grade of the abutting streets, and arranged, constructed and designed as indicated on plans above cited; that the accessory building shall be faced with face brick on all sides, except the rear where it may be of block, painted; that there may be a stainless steel fascia as proposed; that there shall be no cellar in the accessory building and in all other respects the building shall comply with all laws, rules and regulations applicable thereto; that there shall be no windows opening in the rear wall on to the adjoining premises to the east; that along the interior lot lines there shall be erected woven wire fences of the chain link type on masonry bases, not less than 5 feet 6 inches in total height and with suitable terminating posts at the building line; that such fences may stop either side of the rear wall of the accessory building; that curb cuts shall be limited to two, each 30 feet in width to Castle Hill Avenue and one of similar width to Cincinnatus Avenue; that sidewalks and curbing abutting the site shall be constructed or repaired to the satisfaction of the Borough President; that pumps shall be of an approved low type, erected not nearer than 15 feet to the building line of Castle Hill Avenue; that the number of gasoline storage tanks shall be limited to twelve 550 gallon approved tanks; that the balance of the plot where unoccupied by accessory

building and pumps shall be paved with concrete or asphalt; that signs shall be restricted to permanent signs on the facade of the accessory building facing Castle Hill Avenue and the illuminated globes of pumps, excluding all roof and temporary signs and advertising devices, but permitting the erection within the intersection of a post standard for supporting a sign which may be illuminated advertising only the brand of gasoline on sale, which sign may extend at an angle of 45° beyond the street building line for a distance of not over four feet; that at such intersection there shall be installed a block of concrete not less than 12 inches in height, extending at least five feet along each street; that under Section 7e for a similar term there may be minor auto repairs with hand tools only for adjustments, maintained solely within the accessory building; and under Section 7h for a similar term there may be parking and storage of motor vehicles; that such portable fire-fighting appliances shall be maintained as the Fire Commissioner shall direct; and that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

727-58-BZ

APPLICANT—Arno Fischer, for James J. and Katherine Bartley, owners.

SUBJECT—Application December 10, 1958—decision of the Borough Superintendent, under Sections 7c, 7i and 7A of the Zoning Resolution, to permit in a business and residence use district, the reconstruction of an existing gasoline service station, eliminating the garage and extend the uses to include minor auto repairs, lubricatorium, non-automatic auto laundry, sale of accessories, state inspection service, parking of cars awaiting service with show window and curb cuts within 75 feet of a residence use district.

PREMISES AFFECTED—27-01 to 27-11 Newtown Avenue and 26-50 to 26-56 28th Street, northwest corner, Block 573, Lot 1, Long Island City, Borough of Queens.

APPEARANCES—

For Applicant: Arno Fischer and James Bartley.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Kleintert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox 5

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on March 3, 1959 after due notice by publication in the Bulletin; laid over to March 31, 1959, for inspection and decision; hearing closed; then to April 7, 1959, for applicant to file revised plans showing entrance only on Newtown Avenue; also to show retaining wall as may be necessary generally along the building line of 28th Street and also along the interior lot line; also to show 28th Street graded down to the curb and with trees planted along that bank; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site, Crescent Street and 28th Street are in business and residence use, B area, class 1½ height districts; Astoria Boulevard and Newtown Avenue are in a business use, B area, class 1½ height district; and

WHEREAS, the decision of the Borough Superintendent, dated November 17, 1958 acting on N. B. Applic. No. 1703-58, as amended December 12, 1958 reads:

"1. Proposed reconstruction of a gasoline service station and extend the uses to include lubricatorium, non-automatic car washing, sales office and storage of accessories, minor auto repairs, state safety inspection station and parking of more than five motor vehicles awaiting service, on a lot partly in a business use and partly in a residence use district is contrary to Art. 2 Sec. 3 and Sec. 4(a) items 46 and 49 of the Zoning Resolution.

MINUTES

2. Curb cuts and show windows within 75 feet of a Residence use district is contrary to Art. 2 Sec. 7A of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 136.06 feet frontage by 113.89 feet in depth, irregular, presently developed with a gasoline service station, repair shop, garage, stores and dwellings, operating under Certificate of Occupancy No. 1806, issued November 5, 1930; that it is proposed to reconstruct the site with a modern gasoline service station which will be totally confined to the business use portion of the plot and will improve the appearance of the area; that the entire portion of the premises used for the service station, except planting areas, will be suitably paved with asphaltic or concrete paving and drained; that it is also proposed to remove the existing pump island within 7 feet 8 inches of the building line of Newtown Avenue, and setting all pump islands at least 15 feet back from the building line will do much toward protecting pedestrian travel passing the gas station; that it is further proposed to remove the six existing pumps and to construct nine new pumps on three stands of three pumps each, to discontinue use of all existing gasoline and waste oil tanks and to install a maximum of twelve new 550 gallon gasoline tanks and one new 550 gallon waste oil tank; that it is also proposed to reconstruct the existing curb cuts and to construct additional new curb cuts; and

WHEREAS, the applicant states that it is further proposed to create more desirable working conditions for the employees and to render a better service to the community by demolishing the existing obsolete and partially vacant three story dwelling and store building of class 4 construction, and by demolishing the existing obsolete one story accessory building, also of class 4 construction, and by replacing the present outdoor facilities for servicing vehicles exposed to the elements with a modern one story service station building, surfaced with face brick, of class 3 construction, having a frontage of 76 feet 1½ inches and a depth of 35 feet 9½ inches, having an indoor lubritorium, non-automatic auto laundry, sales office with show windows for accessories, storage facilities, employees' and patrons' laboratory facilities, space for minor auto repairs and safety inspection; that it is also proposed to extend the present uses to include parking for more than five motor vehicles awaiting service, curb cuts within 75 feet of a residence district, and a new relocated ground sign in a business use district at the intersection of Newtown Avenue and 28th Street that will project a maximum of four feet beyond the building line; that all other signs and legends will consist of individual letters mounted to the building facia; and

WHEREAS, the applicant states that Fire Department records show that the existing gasoline station has been in continuous operation since November 19, 1920 as per approved Plan No. 1094-1920; that Cal. No. 80-32-A, previously before the Board, established the premises as a gasoline service station prior to June 12, 1925; that at that time, such a use was a permissible use within a business use district; that the gas station, repair shop and garage includes one 550 gallon waste oil tank, five 550 gallon gasoline tanks and one 650 gallon gasoline tank feeding six dispensing pumps; that the existing accessory building is one story in height, of class 4 construction, having 18 feet 6 inches of frontage and 20 feet 4 inches in depth; that this building is used as an office for accessory sales and toilet; that immediately adjacent is an outdoor car washing area and three open grease pits used for lubrication and minor auto repairs; that also on the same premises are two other buildings—a three story dwelling and store building of class 4 construction, having 50 feet 6 inches frontage on Newtown Avenue and 30 feet 6 inches depth; a two story dwelling of class 4 construction, having 18 feet 4 inches frontage on 28th Street and 25 feet 3 inches depth; an authorized illuminated sign approved under Alt. Applic. No. 4816-1931 (Permit No. 136646 expires 12/31/58 advertising the brand name of the gasoline sold; that access to the existing service station is afforded by two existing curb cuts from Newtown Avenue, one of 17.5 feet and another

of 37 feet; that there is also a 46 foot curb cut, including splay, on 28th Street, of which there is no official record and which, due to an existing building line fence, is not used as access to the property; that both the existing two story frame dwelling and the three story frame dwelling and store building, the latter to be demolished, were both apparently erected before the turn of the century, as indicated on the "Sanborn Map of the year 1898" (Perris Map Co.), Volume 2, Page 16; and

WHEREAS, the applicant contends that there are several vacant stores in the area, including one in one of the buildings to be demolished, which indicates that there is little demand for the subject premises for a conforming business use; that the rear part of the site within the residence use district will continue to be used for a conforming use and will therefore act as a permanent buffer between the gas station and the adjoining plots to the north; that the existing 8 foot high concrete fire and retaining wall on the west and north; and the 5 foot high woven wire fence on the north—more than 7 feet south of the zoning line, will continue to confine all of the proposed service station to the business use portion of the premises; that the proposed structure would provide more light and ventilation for the adjoining properties than if a conforming use building were erected; that the continuous operation of this gas station since its inception in 1920 has proven that the owners have provided an essential and vital service to the community; that it is presently the only service station within the affected area; and

WHEREAS, the applicant states that the present owners have held title to the property since September 7, 1948; that the assessed valuation of land is \$24,000 and of the building \$12,000 making a total of \$36,000; that the buildings were erected prior to 1898 and in 1927; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application should be granted on condition; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision c of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7c to permit the existing premises to be extended and reconstructed substantially as proposed and as indicated on plans filed with this application marked "Received December 10, 1958", six sheets, as amended by revised plans marked "Received April 6, 1959", one sheet, excluding sheet marked "Received April 6, 1959" marked "Alternate", *on condition* that all buildings and uses not proposed to be retained shall be removed and the premises shall be leveled substantially to the grade of Newtown Avenue and shall be reconstructed and rearranged as indicated on such plans, particularly revised plans marked "Received April 6, 1959"; that the pumps shown parallel to 28th Street shall be discarded and the pumps shall be limited solely to the pumps parallel to Newtown Avenue, which shall be not nearer than fifteen feet to the street building line and shall be of a low approved type; that gasoline storage tanks shall be located where shown and shall not exceed a total of twelve 550 gallon approved tanks; that any existing tanks proposed to be reused shall be tested by the Fire Commissioner and discarded if found to be not in good structural condition and new tanks substituted; that the accessory building shall be of the location, design and arrangement as indicated and shall have no cellar and shall be faced on all sides with face brick; that windows proposed to open upon that portion of the premises in the residence use district shall be closed but openings may be permitted provided they are solidly filled with glass block as approved for exterior walls without openings therein; that the balance of the premises where not occupied by accessory building and pumps and the existing two-story dwelling proposed to be retained shall be paved with concrete or asphaltic pavement; that the portion toward 28th Street

MINUTES

shall have a retaining wall as may be necessary, up to street grade, and on the interior side of the plot from such retaining wall easterly, there may be a bank for a distance of not less than six feet in width, with concrete curbing at the base not less than one foot in height; that such banked area shall be planted with shrubs and with trees maintained where shown; that on the westerly lot line where existing masonry walls do not occur there shall be a woven wire fence of the chain link type from the building line of Newtown Avenue to the accessory building; that such fence shall be not less than five feet six inches in height including concrete base; that a similar fence shall be constructed on the lot line to the north from the easterly lot line to the wall of the existing frame dwelling; that suitable terminal posts shall be erected at street lines for such fences; that under Section 7i there may be minor repairing with hand tools for adjustments maintained solely within the accessory building and to include such repairing as may be necessary for the maintenance of a State inspection service; that under Section 7c there may be parking of cars awaiting service; that under Section 7A any curb cut or show window deemed to be contrary thereto may be permitted provided the requirements of this resolution are complied with; that such portable fire-fighting appliances shall be maintained as the Fire Commissioner shall direct; that sidewalks and curbing abutting the premises on Newtown Avenue and 28th Street shall be reconstructed or repaired to the satisfaction of the Borough President; that curb cuts may be as shown on such revised plans marked "Received April 6, 1959" consisting of the curb cut to the west 17 feet 5 inches in width and two curb cuts each 30 feet in width; that such curb cuts shall be so arranged as to not endanger the existing tree on the sidewalk of Newtown Avenue and such tree shall be properly protected against damage; and that all permits shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

759-58-BZ

APPLICANT—Leonard F. Rothkrug for Berkeley Plaza Corporation, owner.

SUBJECT—Application December 24, 1958—decision of the Borough Superintendent, under Sections 9A and 21 of the Zoning Resolution, to permit in a class one height district, the erection of a multiple dwelling of a height in excess of that permitted within two miles of a designated airport.

PREMISES AFFECTED—2111 Brown Street, southeast corner of Avenue U, Block 7365, Lot 1, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug and Harry Finkelstein.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Kleintert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox 5

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on March 3, 1959 after due notice by publication in the Bulletin; laid over to March 31, 1959, for inspection and decision; hearing closed; then to April 7, 1959, for decision; applicant to file additional plan showing a sectional elevation toward the rear of the building; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site, Brown Street and Batchelder Street are in local retail and residence use, D area, class 1 height districts; Avenue U is in a local retail use, D area, class 1 height district; that on July 25, 1916 the use zoning was business and residence, and the use zone was changed to its present designation on April 8, 1954; that the height district has not been changed, and there is no petition pending at the City Planning Commission; and

WHEREAS, the decision of the Borough Superintendent,

dated December 23, 1958 acting on N.B. Applic. No. 2395-58, reads:

"1. Proposed building exceeds height allowed for a Class One District under Article 3 Section 9A subdiv. (a) of the Zoning Resolution. (Within 2 miles of Airport)."

and

WHEREAS, the applicant states that the premises consist of a plot, 200 feet frontage by 100 feet in depth, regular in area, presently vacant; that it is proposed to erect a six story multiple dwelling, with 78 apartments and an accessory garage for 37 cars, 164 feet by 69.5 feet, irregular in area, 60 feet in height; and

WHEREAS, the applicant states that the proposed multiple dwelling conforms to both the use district and the area district provisions of the Zoning Resolution; that an apartment house is legally permitted in a class one height district, and the only question involved in this application is one of excess height; that the arrangement and number of apartments may be changed without changing the height of the building; that Avenue U is 80 feet in width, so that an apartment house frontage on Avenue U can be erected to a height of 70 feet without any variance and without any question as to the distance from the airport; that the height of the proposed apartment house conforms to the height restrictions for 100 feet along Brown Street, south of Avenue U, and in fact, this portion of the building is 8 feet 11¼ inches less than the permitted height; that Brown Street is 60 feet in width so that an apartment house can be erected to a height of 52.5 feet; that the proposed building is set back five feet from Brown Street, so that ordinarily the increased height permitted would be 7.5 feet, for a total permitted height of 60 feet; that however, since the premises is approximately 9600 feet from Floyd Bennett Field—1.7 miles—Article III, Section 9A of the Zoning Resolution provides that no increase in height based on setback from the building line shall be permitted; that a portion of the proposed building is in excess of the height permitted; and

WHEREAS, the applicant contends that a grant of the variance would not be contrary to the spirit of Article III Section 9A of the Zoning Resolution and would not adversely affect surrounding owners; that this Section of the law intends to limit the height of buildings within two miles of the airport; that since the owner is permitted to build to a height of 70 feet on the north one-half of his property, and is building more than 8 feet less than the permitted height, he is doing more than merely complying with the intention of the law; that the law inflicts an unnecessary hardship on this owner by limiting him to building a lopsided building on a comparatively small site; that it would be uneconomic and aesthetically undesirable to build in accordance with the limitations of the law; and

WHEREAS, the applicant states that the present owner has held title to the property since January 18, 1952 and that the assessed valuation of land is \$19,000; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 9, Subdivision A of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the height district regulations of the Zoning Resolution and that the application be and it hereby is granted under Section 9A, to permit the existing building as proposed and as indicated on plans filed with this application marked, "Received December 24, 1958," 4 sheets, "January 6, 1959," 1 sheet, "February 4, 1959," 1 sheet, "March 20, 1959," 4 sheets, and revised plans marked "Received April 6, 1959," 2 sheets, on condition that the building in all other respects shall comply with all laws, rules and regulations applicable thereto; that any requirements of the Federal Aviation Agency as to roof lights shall be met to its satisfaction; and that all permits shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution

MINUTES

764-58-BZ

APPLICANT—Lama, Proskauer & Prober for Ann Turso, owner.

SUBJECT—Application December 30, 1958—decision of the Borough Superintendent under section 21 of the Zoning Resolution to permit in a retail use, C area district, the erection of a one story retail store for the sales, storage, loading and unloading of fruits and vegetables, the proposed building to cover the entire lot, exceeds the permitted area coverage.

PREMISES AFFECTED—1889-1893 Fulton Street north side, 103 feet 2¼ inches east of McDougal Street and 14-18 McDougal Street, Block 1530, Lot 19, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Kleinert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox 5

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on March 10, 1959 after due notice by publication in the Bulletin; laid over to April 7, 1959, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site, Fulton Street, McDougal Street and Howard Avenue are in a retail use, C area, class 1 height district; Ralph Avenue is in a local retail use, C area, class 1 height district; that as of July 25, 1916 the premises were in a business use district and the present use designation became effective March 17, 1953; and

WHEREAS, the decision of the Borough Superintendent, dated December 3, 1958 acting on N.B. Applic. No. 1347-58, reads:

"1. In a lot located in a "C" area district the proposed bldg. occupying the entire lot is contrary to Art. IV Sec. 13(b) of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 68 feet 1 inch frontage by 37 feet 7 inches in depth, irregular, presently developed with a one story frame building having a frontage of 67 feet 5 inches and an irregular depth of 12 feet, erected without a permit; that this building is being used for the retail sales of fruit and vegetables and is to be demolished; that it is proposed to erect a new one story, non-fireproof building of class 3 construction, having a height of 12 feet, a frontage of 68 feet 1 inch, and an irregular depth of 37 feet 7 inches; that the building will be used as a retail store for the sales, storage, loading and unloading of fruits and vegetables; that the proposed use is a permissible one in a retail zone; and

WHEREAS, the applicant states that the entire site has an area of 1993 square feet and as the proposed building will occupy the entire site, the building has an area of 1993 square feet; that the permissible coverage in a C retail zone for a non-residence building on an interior lot is 60% or 1195 square feet and the proposed building will therefore exceed the allowable coverage by 795 square feet; and

WHEREAS, the applicant contends that the entire block is triangular in shape, of small depth, and therefore all of the building in said block runs entirely through the block from street to street without any rear yards, courts or open areas, and the proposal only seeks to create the identical conditions; that the leaving of an open area on the site would be of no benefit to the proposed retail store or any of the other buildings now on the block; and

WHEREAS, the applicant states that the present owner has held title to the property since December 12, 1956; that the assessed valuation of land is \$4,000 and of the building \$1,000 making a total of \$5,000; that the building was erected in 1958; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended that the application be granted under certain conditions; that the plot is unique as and of insufficient depth to permit leaving any yard which would be of no benefit; and

WHEREAS, the Board found that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21 of the Zoning Resolution, and is therefore entitled to relief as to area on the grounds of practical difficulty and unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the area district regulations of the Zoning Resolution and that the application be and it hereby is granted under Section 21 as to area, to permit the construction of the proposed building on the lot for the uses proposed, as indicated on plans filed with this application, "Received December 30, 1958", 4 sheets, on condition that the existing buildings and structures shall be entirely removed and the premises leveled substantially to the grade of Fulton Street and constructed for store purposes, as proposed and shown on plans above cited; that the building shall not be further increased in height or area and in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; and that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

774-58-BZ

APPLICANT—Leonard F. Rothkrug for Takabe Corporation, owner.

SUBJECT—Application December 31, 1958—decision of the Borough Superintendent, under section 9A of the Zoning Resolution, to permit in a class 1 height district, the erection of a multiple dwelling of a height in excess of that permitted area within two miles of La Guardia Airport.

PREMISES AFFECTED—36-25 Parsons Boulevard, northeast corner of 37th Avenue, Block 5014, Lot 1, Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: Ralph J. Calabrese.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Kleinert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox 5

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on March 10, 1959 after due notice by publication in the Bulletin; laid over to April 7, 1959, for inspection and decision; applicant to file revised plan; hearing closed; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site and 37th Avenue are in a residence use, C area, class 1 height district; Parsons Boulevard is in residence and local retail use, C area, class 1 height districts; Northern Boulevard is in a local retail use, C area, class 1 height district; that there has been no change in designation since July 25, 1916 and no petition is pending at the City Planning Commission; and

WHEREAS, the decision of the Borough Superintendent, dated December 30, 1958 acting on N.B. Applic. No. 4167-58, reads:

"1M. Proposed six story & cellar multiple dwelling exceeds the height limit permitted beyond the 100' line of the narrower street (37th Ave.). Sec. 9A Zone Res."

and

WHEREAS, the applicant states that the premises consist of a plot, 75 feet frontage by 178.33 feet in depth, on which is located a two story and attic frame dwelling, proposed to be demolished; that it is proposed to erect a multiple dwelling, six story apartment house, 50 feet by 160 feet 10 inches, irregular in area, 59 feet 8 inches in height; and

MINUTES

WHEREAS, the applicant states that the premises is in a class one height district; that Parsons Boulevard is 80 feet in width, so that the permitted height for 100 feet along 37th Avenue is 70 feet; that 37th Avenue is 60 feet in width, so that the permitted height along the rear portion of the site is 52½ feet in height; that the proposed building is set back five feet from Parsons Boulevard and five feet from 37th Avenue; that ordinarily this setback from the building line would increase the permitted height on Parsons Boulevard to 77.5 feet, and the permitted height along 37th Avenue to 60 feet; that however, since the site is within two miles of LaGuardia Airport, no increase in height results from the setbacks; and

WHEREAS, the applicant contends that the proposed building complies in all respects with both the use district and area district provisions of the Zoning Resolution; that further, the height of the building on Parsons Boulevard complies completely with the height district provisions; that the sole question involved in this application is the height of the rear 65.83 feet of the building; that it would be economically and architecturally impractical and undesirable to build a lopsided building to conform with the Zoning Resolution; that along Parsons Boulevard there could be apartment houses considerably higher than proposed, as shown above; that further, Northern Boulevard is the next street north of the site, and it is 100 feet in width, so that a building could be erected to a height of 87.5 feet without any variance; and

WHEREAS, the applicant further contends that Section 9A of the Zoning Resolution apparently seeks to offer protection for airplanes using LaGuardia Airport by limiting the heights of buildings within two miles; that however, Northern Boulevard extends to within a few hundred feet of the airport and buildings could be erected several stories higher than as proposed; that in fact, there are apartment buildings nearer to the airport of greater height than proposed; that the proposed building is 59 feet 8 inches in height; that it is 10 feet 4 inches less than the permitted height on Parsons Boulevard and 7 feet 2 inches more in height than that permitted more than 100 feet back from Parsons Boulevard along 37th Avenue; that the reduction in the permissible height on Parsons Boulevard will benefit the airport to a greater extent than the Zoning Resolution requirements; and

WHEREAS, the applicant states that the present owner has held title to the property since October 29, 1958; that the assessed valuation of land is \$18,000 and of the building \$5,000 making a total of \$23,000; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which noted that the higher portion of the building is nearer the Airport than the lower portion; against which the objection was raised, and recommended that the application be granted under certain conditions; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 9A of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the height district regulations of the Zoning Resolution and that the application be and it hereby is granted under Section 9A, to permit the building to be constructed of the height proposed and indicated on plans filed with this application, marked "Received December 31, 1958," 4 sheets, "January 16, 1959," 1 sheet and "April 3, 1959," 1 sheet, on condition that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that any requirements of the Federal Aviation Agency having jurisdiction over the height of the proposed building and which has interposed no objection to the construction shall be complied with including a signal light on the roof as such organization may require; and that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

Adjourned: 4:35 P.M.

JOSEPH J. DOYLE, Chief Clerk

REGULAR MEETING

TUESDAY AFTERNOON, APRIL 7, 1959, 2 P.M.

Present: Chairman Murdock, Vice Chairman Kleinert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox.

98-56-SM

APPLICANT—J. H. Thorp & Company, Inc., owner.
SUBJECT—Application January 24, 1956—48 Inch Saravel, Model 2926, approval of.

APPEARANCES—

For Applicant: Clifford L. Heaslip.

ACTION OF BOARD—Material approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Kleinert, Commissioner Foley and Commissioner Sleeper. 4

Negative: 0

Absent: Commissioner Fox 1

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Calendar Number 98-56-SM.

Subject: 48 Inch Saravel, Model 2926.

J. H. Thorp & Company, New York, N. Y., filed January 24, 1956, an application with the Board of Standards and Appeals for approval of 48 Inch Saravel, Model No. 2926, for use in New York City, under the provisions of C19.161.1, Administrative Code.

Purpose

For use as window draperies.

Description

Material is woven of Velon Yarns in the warp and Spun Saran Yarns in the filling, woven 48 inches wide, non-combustible, mildew proof and moth proof.

Fabric is identified as:

Pattern 2926, 48 inch Saravel Casement.

(Velon warp-Saran Filling).

Inspection and Test

Samples of the material were tested at the Better Fabrics Testing Bureau in the presence of Ass't. Engr. J. A. Darts, Committee on Test, and W. H. Masterson, representing the applicant.

The complete report is on file and is part of the record.

Recommendation

On the basis of the inspection and test and data filed by the applicant, the Committee on Test concludes that the material known as 48 inch Saravel, Model 2926, Calendar Number 98-56-SM, possesses inherent flameproofing properties and accordingly recommends the approval of the material for use as a flame resistant fabric for drapes as window draperies. The Committee further recommends that this material shall not be used in locations wherein an approved opening protective assembly is required.

Test on each specific installation or any retest thereof shall be made by the Fire Commissioner or in a Laboratory approved by him in accordance with the requirements of the Flameproofing Rules of the Board.

The Committee further recommends that all cartons or containers in which this material is marketed shall be tagged, stamped or labeled "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 98-56-SM".

(Sgd.) SAMUEL L. BECKER,

Director,

JOHN A. DARTS,

Asst. Engr.,

GEORGE F. SKLENARIK,

Asst. Engr.,

Committee on Test.

MINUTES

Resolved, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

900-56-SA

APPLICANT—Pyrotronics, Division of Baker Industries, Inc., owner.

SUBJECT—Application reopened June 3, 1958 for amendment of resolution—re Pyr-A-Larm, Type C-A Fire Detector & Alarm with Controls; previously approved.

APPEARANCES—

For Applicant: Richard J. Durkin.

ACTION OF BOARD—Resolution amended in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Klei-
ert, Commissioner Foley, Commissioner Sleeper and
Commissioner Fox 5
Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Calendar Number 900-56-SA.

Subject: Amendment to resolution.

Pyrotronics, Division of Baker Industries, Inc., requested by letter dated May 15, 1958, that the resolution adopted by the Board, December 17, 1957, under Calendar Number 900-56-SA be amended so as to permit the installation of the Pyr-A-Larm Type C-A Fire Detector in accordance with C26-661.0 in addition to C26-259.0 and C26-664.1 Administrative Building Code. This application was reopened by vote of the Board on June 3, 1958.

Recommendation

The Committee on Test recommends that the resolution adopted December 17, 1957 under Calendar Number 900-56-SA be amended to permit the installation of the Pyr-A-Larm Type CA Fire Detector and Alarm with Controls in accordance with C26-661.0 in addition to C26-259.0 and C26-664.1 Administrative Building Code on condition that the other requirements of the resolution adopted December 17, 1957 under Calendar Number 900-56-SA be complied with.

(Sgd.) SAMUEL L. BECKER,
Director,
JOHN A. DARTS,
Asst. Engr.,
GEORGE F. SKLENARIK,
Asst. Engr.,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *amend* the above cited resolution in accordance with the above report.

125-38-SM

APPLICANT—Republic Steel Corporation, Truscon Division, owner.

SUBJECT—Application for consideration—reopening for test and report as to additional sizes—re Truscon Ferrobord Steeldeck; previously approved.

APPEARANCES—

For Applicant: J. T. Angotti and B. H. Wilson.

ACTION OF BOARD—Application reopened for test and report to include approval of Steeldeck roof and Ferrobord Steeldeck to consider the inclusion of additional sizes.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Klei-
ert, Commissioner Foley, Commissioner Sleeper and
Commissioner Fox 5
Negative 0

390-38-SM

APPLICANT—Republic Steel Corporation, Truscon Division, owner.

SUBJECT—Application for consideration—reopening for test and report as to additional sizes—re Truscon O-T Open Truss Steel Joists; previously approved.

APPEARANCES—

For Applicant: J. T. Angotti and B. H. Wilson.

ACTION OF BOARD—Application reopened for test and report as to steel joists of greater carrying capacity.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Klei-
ert, Commissioner Foley, Commissioner Sleeper and
Commissioner Fox 5
Negative: 0

500-49-SA

APPLICANT—Metromatic Mfg. Company, Inc., owner.

SUBJECT—Application for consideration—reopening for amendment of resolution as to trade name—re Metropac Oil Burner, Model 1-B; previously approved.

APPEARANCES—

For Applicant: Fred D'Angelo.

ACTION OF BOARD—Application reopened for report to consider change of brand name.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Klei-
ert, Commissioner Foley, Commissioner Sleeper and
Commissioner Fox 5
Negative 0

105-55-SA—Vol. II

APPLICANT—Thatcher Furnace Company, owner.

SUBJECT—Application for consideration—reopening for report as to use in garages—re Thatcher Oil Burner, Models 532-70, 532-100, 532-140 and 532-187, for heating homes, garages, filling stations or similar spaces; previously approved.

APPEARANCES—

For Applicant: D. J. Buckley.

ACTION OF BOARD—Application reopened for test and report to permit consideration of change of use for installation in garages and similar spaces.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Klei-
ert, Commissioner Foley, Commissioner Sleeper and
Commissioner Fox 5
Negative: 0

442-57-SM

APPLICANT—B. F. Goodrich Flooring Company, owner.

SUBJECT—Application May 28, 1957—B. F. Goodrich Koroseal Vinyl Floor Tile, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Laid over; date to be set; applicant to be notified.

586-58-A

APPLICANT—Abraham Grossman, for Seymour Nathan, owner.

SUBJECT—Application October 10, 1958—Appeal from a decision of the Borough Superintendent, re egress, fire escape, etc.

PREMISES AFFECTED—101-103 Wooster Street, west side, 125 feet north of Spring Street, Block 501, Lot 28, Borough of Manhattan.

APPEARANCES—

For Applicant: Abraham Grossman.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Klei-
ert, Commissioner Foley, Commissioner Sleeper and
Commissioner Fox 5
Negative: 0

MINUTES

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated September 11, 1958, on Alt Applic. 825/57, reads:

"1. Provide two legal means of egress from all floors in accordance with Section 271 of the Labor Law.

2. Present rear fire escape in a building seven stories in height does not meet exit requirements of Section 271 of the Labor Law."

and

WHEREAS, the applicant states that the building is 7 stories, 85 feet 6 inches in height, 50 feet by 92 feet in area, class 3 construction, erected 1893, located on a lot 50 feet front by 100 feet in depth, in an unrestricted use, B area, class 1½ height district, and used and occupied since erection: Cellar—boiler room and storage, 1 person; 1st floor—manufacturing of office furniture, 4 persons; 2nd floor—manufacturing wood novelties, 9 persons; 3rd floor—manufacturing coats, 12 persons; 4th floor—manufacturing cards, 15 persons; 5th floor—manufacturing leather goods, 12 persons; 6th floor—factory (now vacant), 12 persons; 7th floor—manufacturing embroidery, 12 persons; that no change in use or occupancy is now proposed; that the building is equipped with an approved two-source sprinkler system throughout with central station alarm; and an approved fire alarm system and regular monthly fire drills are maintained; that there is one 3 foot 6 inch wide interior stair, enclosed in one hour partitions, equipped with fireproof self-closing doors, leading from roof bulkhead direct to street; that there is one fire escape on the rear, extending to street by stair and to yard by stair, with egress to street through an adjoining building in the rear, window and door openings on the course of the fire escape are fireproof self-closing; and

WHEREAS, the applicant states that the building was subject to variances acted upon by the Board, under Calendar Number 774-17-S and Calendar Number 149-20-A; that the building has not been altered or changed since last application was filed with the Board; that the exits consists of an enclosed stairway leading direct to the street, with a bulkhead on the roof; that on the rear of the building there is a Labor Law fire escape, connected at the 2nd floor level to a fire escape on the adjoining building; that all windows on the course of the fire escape on all floors are fireproof self-closing; that egress from the cellar consists of a stationary iron ladder from the rear yard to the roof of the adjoining building, engineer's exit from cellar to street, and an enclosed interior stair to the 1st floor; and

WHEREAS, the applicant contends that the building is 100% sprinklered with a two-source system, equipped with a mechanical alarm valve connected to a central station; that in addition to this, there is a fire alarm system and monthly drills are maintained; that the ceiling of all floors, throughout, are covered with metal; that it is proposed to enclose the interior stairs at the cellar level, leading to the 1st floor; that all exterior doors on the 1st floor leading to street will be relung to swing out; and

WHEREAS, the premises was inspected by a committee of the Board.

Resolved, that the decision of the Borough Superintendent, dated September 11, 1958, acting on Alt. Applic. 825/57 be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the fire escapes connected with the building in question and the buildings at the rear shall be maintained with exits to the street as indicated on revised plans marked, "Received April 3, 1959," 3 sheets with passage way to street between the buildings at 421 and 423 West Broadway as now shown and shall be repaired and painted to the satisfaction of the Fire Commissioner; that the buildings shall not be increased in height or area and in all other respects the buildings and occupancy shall comply with all laws, rules and regulations applicable thereto; that the additional proposal as indicated on plans marked, "Received October 10, 1958," 8 sheets, will enclose the interior stairs to the cellar level and to relung the exit doors on the first floor as proposed by the applicant shall be complied with.

299-44-A—Vol. II

APPLICANT—Henry Nordheim, for Stamatis Glikos, owner.

SUBJECT—Application for consideration—reopening for amendment of resolution—re Application, decision of the Borough Superintendent; previously granted on condition.

PREMISES AFFECTED—356 Castle Hill Avenue and 2200 Norton Avenue, southeast corner, Block 3486, Lot 24, Borough of The Bronx.

APPEARANCES—

For Applicant: Henry Nordheim.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Kleintert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox

Negative: 5

0

THE RESOLUTION—

WHEREAS, this application was amended by the Board as Vol. II, on December 20, 1949 on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 11, 1944, by adding thereto:

"this building, as permitted to be used for summer purposes only and as *amended* through resolution adopted through December 20, 1949, may be permitted to be used in part or in whole during the entire season, provided an approved heating system is installed and the building shall not be increased in height or area and that the exterior of the building shall be improved so as to be more presentable." (Alt 704/58)

281-58-A—Vol. II

APPLICANT—Burke, Green & Groh, for Sidney W. Saks, owner.

SUBJECT—Application for consideration—reopening as Vol. II subject to regular procedure—re Appeal from a decision of the Borough Superintendent—re conversion of from building to school, stairways, etc.; previously denied.

PREMISES AFFECTED—84-01 Midland Parkway, east side, 257.07 feet north side of Henley Road, Block 9948, Lot 14, Jamaica Estates, Borough of Queens.

APPEARANCES—

For Applicant: R. S. Hardy.

ACTION OF BOARD—Application reopened as Vol. II subject to the regular procedure to consider new use.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Kleintert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox

Negative: 5

0

86-55-A—Vol. II

APPLICANT—Reuben Rappaport for Netzach Israel Jewish Center, Inc., owner; Beth Jacob School for Girls of East Bronx, Lessee.

SUBJECT—Application reopened February 3, 1959 as Volume II—Appeal from a decision of the Borough Superintendent, re construction and egress.

PREMISES AFFECTED—1078 Kelly Street, east side, 89.32 feet south of East 167th Street, Block 2716, Lot 29, Borough of The Bronx.

APPEARANCES—

For Applicant: Reuben Rappaport.

ACTION OF BOARD—Laid over to April 21, 1959, at 2 P.M.; referred to Examiner for revised drawings; hearing previously closed.

419-58-A

APPLICANT—Swingline Inc., owner.

SUBJECT—Application July 10, 1958—Appeal from an

MINUTES

order of the Fire Commissioner, re use of Spraying Equipment, not approved type.
PREMISES AFFECTED—32-01 Queens Boulevard, north side, 32-00 Skillman Avenue, south side, entire block bounded by Queens Boulevard, Skillman Avenue, Van Dam Street and 32nd Place, Block 245, Lot 9, Long Island City, Borough of Queens.
APPEARANCES—
For Applicant: Irving Feldman.
ACTION OF BOARD—Laid over to April 28, 1959, at 2 P.M. for inspection and decision; hearing closed.

430-58-A

APPLICANT—Edwiene Schmitt, for Kentbrook Realty Company, owner.
SUBJECT—Application July 11, 1958—Appeal from a decision of the Borough Superintendent, re exits.
PREMISES AFFECTED—429-431 Kent Avenue, east side, 92 feet north of South 9th Street, Block 2135, Lot 5, Borough of Brooklyn.
APPEARANCES—
For Applicant: Edwiene Schmitt and Ignatus Lanzarone.
ACTION OF BOARD—Laid over to April 21, 1959, at 2 P.M.; applicant to file revised plans; hearing previously closed.

2-59-A

APPLICANT—Ross and Atkin for Joseph Rentershan, owner.
SUBJECT—Application January 2, 1959—filed pursuant to section 35, General City Law re proposed alteration in the bed of a mapped street—William Avenue.
PREMISES AFFECTED—62 Hawkins Street, south side, 533.48 feet west of City Island Avenue, Block 5629, Lot 200, Borough of The Bronx.
APPEARANCES—
For Applicant: Harry Atkin.
ACTION OF BOARD—Laid over to April 28, 1959, at 2 P.M. for inspection and decision; hearing closed.

453-20-BZ—Vol. III

APPLICANT—Herman Kron, for Philip Tarter and Leon Ingel, owners; Stratford Garage, Inc., lessee.
SUBJECT—Application for consideration—reopening for amendment of resolution—re Application, decision of the Borough Superintendent; previously granted on condition, under section 7c of the Zoning Resolution, permitting in a business use district, the change in penthouse and extension of same as new 4th story to be used as storage garage for more than 5 cars, which proposed extension is within 200 feet of Riverside Parkway and within 200 feet of a school.
PREMISES AFFECTED—323-325 West 96th Street, north side, 50 feet 6 inches east of Riverside Drive, Block 1887, Lot 3, Borough of Manhattan.
APPEARANCES—
For Applicant: Herman Kron.
ACTION OF BOARD—Application reopened and resolution amended.
THE VOTE—
Affirmative: Chairman Murdock, Vice Chairman Kleintert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox 5
Negative: 0
THE RESOLUTION—
WHEREAS, this application was amended by the Board as Vol. III, on April 24, 1951 on certain conditions; and
WHEREAS, time to obtain permits and complete the work was last extended on September 13, 1955; and
WHEREAS, the resolution was last amended on October 15, 1958; and
WHEREAS, the applicant requested a further amendment of the resolution.
Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted April 24, 1951, as

amended thereafter by resolutions adopted through October 15, 1958, so that the resolution last adopted by the Board on October 15, 1958 shall read in part as follows:

“that the rearrangement of the toilets may be in accordance with revised plan marked “Received March 13, 1959” one sheet, as passed on by the Borough Superintendent under BN App. 2105-58, as denied March 11, 1959; that a new opening as permitted by resolution adopted October 15, 1958 to the building as thereon shown may be permitted with curb cut opposite not over 20 feet in width; and that in all other respects the resolution above cited shall be complied with.”

564-41-BZ—Vol. II

APPLICANT—Gulf Oil Corporation, lessee; Tremarco Corp., new owner.
SUBJECT—Application for consideration—reopening for extension of time to complete and change of ownership which has expired March 25, 1959—re Application, decision of the Borough Superintendent; previously granted on condition, under sections 7c and 7A of the Zoning Resolution, to permit in a business and residence use district, the reconstruction of the existing legal gasoline service station to be used as a lubricatorium, car washing, non-automatic, minor repairs with hand tools only, office, sales and storage of auto accessories, parking of more than five (5) cars waiting to be serviced with show windows within seventy-five (75) feet of the residence use district.
PREMISES AFFECTED—521-531 Coney Island Avenue and 39-49 Hinckley Place, northeast corner, Block 5113, Lot 24, Borough of Brooklyn.
APPEARANCES—
For Applicant: Joseph B. Lynch.
ACTION OF BOARD—Application reopened and time to complete work extended.
THE VOTE—
Affirmative: Chairman Murdock, Vice Chairman Kleintert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox 5
Negative: 0
WHEREAS, this application was granted by the Board as Vol. II, on March 25, 1958 on certain conditions; and
WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.
Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on March 25, 1958 only as to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:
“that all permits required, including a certificate of occupancy, shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution.”
(N. B. App. 1117/57)

592-41-BZ

APPLICANT—Max Horn, for Agnes Anastasio, owner.
SUBJECT—Application for consideration—reopening for extension of term of variance—re Application, decision of the Borough Superintendent; previously granted on condition, under section 7h of the Zoning Resolution, permitting in a residence and business use district, for a term of years, the parking and storage of motor vehicles.
PREMISES AFFECTED—135-51 Beach 5th Street, west side, 80 feet south of Seagirt Avenue, Block 140, part of Lot 5, Far Rockaway, Borough of Queens.
APPEARANCES—
For Applicant: Leonard F. Rothkrug.
ACTION OF BOARD—Application reopened and term of variance extended.
THE VOTE—
Affirmative: Chairman Murdock, Vice Chairman Kleintert, Commissioner Sleeper and Commissioner Fox... 4
Negative: 0
Absent: Commissioner Foley 1

MINUTES

THE RESOLUTION—

WHEREAS, this application was granted by the Board on July 17, 1941, on certain conditions; and

WHEREAS, the term of variance was last extended on May 14, 1957; and

WHEREAS, the applicant requested a further extension of the term of variance; and

WHEREAS, the size of the plot is stated in Certificate of Occupancy No. 116705, issued June 21, 1957 as 280 feet by 80 feet plus 40 feet by 10 feet plus 160 feet by 10 feet plus 100 feet by 80 feet, and referred to in the decision of the Borough Superintendent under Misc. Application 472-41 as Block 140, Lot 5.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 17, 1941, as thereafter *amended* by resolutions adopted through May 14, 1957 only so far as it refers to the term of variance, so that as *amended* this portion of the resolution shall read:

"... granted under Section 7, Subdivision h for a term of two years from the date of this *amended* resolution, to permit; that other than as herein *amended* the resolution above cited shall be complied with in all respects; that this variance is for a portion of Lot 5 in Block 140 reputed to be now known as Lots 15, 19 and 22; and that all permits, including a new Certificate of Occupancy, shall be obtained and all work completed within six months from the date of this *amended* resolution." (Misc. 472/41)

359-53-BZ

APPLICANT—Herman Rosenthal, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired March 24, 1959—re Application, decision of the Borough Superintendent; previously granted on condition, under section 7h of the Zoning Resolution, to permit in a residence use district, the parking and storage of motor vehicles.

PREMISES AFFECTED—130 Beach 37th Street, east side, 80 feet north of Sprayview Avenue, Block 317, Lot 5, Edgemere, Borough of Queens.

APPEARANCES—

For Applicant: Herman Rosenthal.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Kleintert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox 5

Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on July 21, 1953 on certain conditions; and

WHEREAS, the term of variance was last extended on April 24, 1957; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 21, 1953, as thereafter *amended* by resolutions adopted through April 24, 1957 only so far as it refers to the term of variance, so that as *amended* this portion of the resolution shall read:

"... granted under Section 7, Subdivision h for a term of two years from the date of this *amended* resolution, to permit; that other than as herein *amended* the resolution above cited shall be complied with in all respects; and that all permits, including a new Certificate of Occupancy, shall be obtained and all work completed within six months from the date of this *amended* resolution." (Alt. Applic. 859/53)

887-54-BZ—Vol. II

APPLICANT—Lama, Proskauer & Prober, for Julia Gambeski and Herbert F. Saul, owners.

SUBJECT—Application for consideration—reopening for

extension of time to complete which has expired March 18, 1959—re Application, decision of the Borough Superintendent; previously granted on condition, under sections 7f, 7i, 7h, 7A of the Zoning Resolution, to permit in a retail and residence use district, the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs, car washing, office, sales, storage and parking of motor vehicles with a ground sign on the retail portion of the plot and show windows and signs within 75 feet of the residence use district.

PREMISES AFFECTED: 218-01 to 218-19 (218-15 official) Northern Boulevard, north side, from 218th to 219th Street, 43-31 to 43-39 218th Street and 43-32 to 43-40 219th Street, Block 6321, Lots 21 and 25, Bayside, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Kleintert, Commissioner Sleeper and Commissioner Fox.. 4

Negative: 0

Absent: Commissioner Foley 1

THE RESOLUTION—

WHEREAS, this application was amended by the Board as Vol. II, on March 18, 1958 on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on May 3, 1955, as thereafter amended by resolutions adopted through March 18, 1958 only as to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that all permits required, including a certificate of occupancy, shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution." (NB App 2939/57)

263-56-BZ

APPLICANT—Esso Standard Oil Company, new owner; A. Paul Tochi, former owner.

SUBJECT—Application for consideration—reopening for amendment of resolution and change of ownership—re Application, decision of the Borough Superintendent; previously granted on condition, under sections 7f, 7i and 7h of the Zoning Resolution, permitting in a business use district, the erection of a gasoline service station, lubritorium, car washing, auto sales and parking of patrons' cars.

PREMISES AFFECTED—3490-3498 Boston Road and 3375-3381 Eastchester Road, southwest corner, Block 4743, Lot 5, Borough of The Bronx.

APPEARANCES—

For Applicant: Joseph B. Lynch.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Kleintert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox 5

Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on December 18, 1956 on certain conditions; and

WHEREAS, time to obtain permits and complete the work was last extended on November 18, 1958; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on December 18, 1956, as thereafter *amended* by resolutions adopted through November 18, 1958, by adding thereto:

MINUTES

"that the requirements of the resolution as adopted December 18, 1956 may be changed in minor particulars as requested by the owner in the following respects: the accessory building may be changed in size to 61 feet by 30 feet, with no openings in the walls to the south and west; that there may be three low approved gasoline dispensing pumps on each island instead of two pumps on each island as formerly shown, all pumps to be set back fifteen feet from any street line; that the wall twelve inches high in front of such pumps may be omitted; to permit the installation of a steel State Highway type guard rail along the south lot line from the proposed accessory building to the Eastchester Road lot line; to provide a planted area with a protecting curb eight inches in height and six inches in width from the proposed building to the lot line of Boston Road along and adjacent to the existing reinforced concrete retaining wall and chain link fence adjoining the westerly lot line; to permit two 30 ft. curb cuts on Eastchester Road and two curb cuts of similar width on Boston Road, as shown on revised plans marked "Received March 20, 1959", 2 sheets, and as passed by the Borough Superintendent under NB App. 6-56, disapproved February 24, 1959; that in all other respects the resolutions as cited above shall be complied with."

302-29-BZ—Vol. V

APPLICANT—Reginald S. Hardy, for Max Mintz, owner.
SUBJECT—Application for consideration—reopening as Vol. V. subject to regular procedure—re Application, decision of the Borough Superintendent; previously granted on condition, under section 7c of the Zoning Resolution, to permit in a business and residence use district, the extension of an auto showroom in a building used for a garage for more than 5 cars and motor vehicle repairs with hand tools only in conjunction with the present automobile showroom.

PREMISES AFFECTED—146-156 East 98th Street and 1159-1171 Winthrop Street, northwest corner, Block 4616, Lot 38, Borough of Brooklyn.

APPEARANCES—

For Applicant: R. S. Hardy.

ACTION OF BOARD—Application reopened as Vol. V, subject to the regular procedure.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Kleintert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox 5
Negative 0

13-33-BZ—Vol. III

APPLICANT—Henry J. Nurick, for Carjack Petroleum Corp., owner.

SUBJECT—Application for consideration—reopening as Vol. III subject to regular procedure—re Application, decision of the Borough Superintendent; previously granted on condition, under section 7h of the Zoning Resolution, to permit in a business use district, for a term of 2 years, the parking and storage of more than 5 motor vehicles upon an existing gasoline service station.

PREMISES AFFECTED—116-124 Kings Highway and 1652-1658 Stillwell Avenue, southwest corner, Block 6253, Lot 29, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard Rothkrug.

ACTION OF BOARD—Application reopened as Vol. III, subject to the regular procedure.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Kleintert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox 5
Negative 0

469-41-BZ—Vol. II

APPLICANT—Albert Melniker, for Frank L. Grennie, owner.

SUBJECT—Application for consideration—reopening as Vol. II subject to regular procedure—re Application, decision of the Borough Superintendent; previously denied, under section 7h of the Zoning Resolution, to permit in a business use district, for a temporary period of not more than 2 years, the parking and storage of more than 5 motor vehicles (used car sales lot).

PREMISES AFFECTED—595 Forest Avenue, and Pelton Avenue, northeast corner of 169 Regan Avenue, Block 154, Lot 140, West Brighton, Borough of Richmond.

APPEARANCES—

For Applicant: Albert Melniker.

ACTION OF BOARD—Application reopened as Vol. II, subject to the regular procedure.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Kleintert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox 5
Negative 0

895-47-BZ—Vol. II

APPLICANT—Goldwater & Flynn, for H.A.M. Realty Corp., owner; The New York Riverside Memorial Chapel, Inc., lessee.

SUBJECT—Application for consideration—reopening as Vol. II subject to regular procedure—re Application, decision of the Borough Superintendent; previously withdrawn, under sections 7a and 7c of the Zoning Resolution, to permit in a residence use district, the extension of existing funeral chapel and the conversion of existing residence building into a funeral chapel.

PREMISES AFFECTED—1963-1967 Grand Concourse and 160 East 179th Street, southwest corner, Block 2808, Lots 42, 44 and 46, Borough of The Bronx.

APPEARANCES—

For Applicant: Blossom Rinzler.

ACTION OF BOARD—Application reopened as Vol. II, subject to the regular procedure.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Kleintert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox 5
Negative: 0

1049-47-BZ—Vol. II

APPLICANT—Joseph Krendel, for Pelran Realty Corp., owner.

SUBJECT—Application for consideration—reopening as Vol. II subject to regular procedure—re Application, decision of the Borough Superintendent; previously denied, under sections 7f and 7i of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry, office and motor vehicle repair shop.

PREMISES AFFECTED—3775 East Tremont Avenue and Edison Avenue, east side, 179.79 feet of Randall Avenue, Block 5435, Lot 14, 19 and 45, Borough of The Bronx.

APPEARANCES—

For Applicant: Joseph Krendel.

ACTION OF BOARD—Application reopened as Vol. II, subject to the regular procedure.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Kleintert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox 5
Negative: 0

447-48-BZ—Vol. II

APPLICANT—Frederick A. Ketcher, for Hamax Holding Corporation, owner; Rayco Auto Seat Covers, Inc., lessee.

SUBJECT—Application for consideration—reopening for amendment of resolution—re Application, decision of the

MINUTES

Borough Superintendent; previously granted on condition—under sections 7c, 7i and 7h of the Zoning Resolution, permitting in a local retail and residence use district, a one story extension to an existing one-story building used for sales display, storage and installation of auto seat covers, the extension is to be used for minor motor vehicle repairs limited to the installation and service of mufflers and to use the unbuilt upon portion of the premises for patron parking.

PREMISES AFFECTED: 233-20 Northern Boulevard, southwest corner, Northern Boulevard and 234th Street, Block 8166, Lot 25, Douglaston, Borough of Queens.

APPEARANCES—

For Applicant: Frederick A. Ketcher.

ACTION OF BOARD—Application reopened, subject to the regular procedure, waiving all requirements except revised plan and new decision of the Borough Superintendent and two publications in the Bulletin as notice, to amend as to the size of lot and arrangement of building.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Kleinert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox 5
Negative: 0

160-52-BZ—Vol. III

APPLICANT—Gulf Oil Corp., lessee; Tremarco Corporation, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete and new owner—re Application, decision of the Borough Superintendent; previously granted on condition, under section 7f of the Zoning Resolution, to permit in a business and residence use district, the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs, car wash, storage room, office and sales and the parking and storage of motor vehicles.

PREMISES AFFECTED—760-778 East 189th Street, south side from Southern Boulevard to Prospect Avenue, 2455-2479 Southern Boulevard and 2450-2480 Prospect Avenue, Block 3115, Lot 21, Borough of The Bronx.

APPEARANCES—

For Applicant: Joseph B. Lynch.

ACTION OF BOARD—Application reopened and set for hearing on May 5, 1959, at 10 A.M., in view of expiration of time to complete on February 25, 1959, subject to the regular procedure, waiving all requirements except new decision of the Borough Superintendent, which has been filed, and two publications in the Bulletin as notice.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Kleinert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox 5
Negative: 0

722-52-BZ—Vol. III

APPLICANT—Herman Kron, for 146 Centre Street Corporation, owner.

SUBJECT—Application for consideration—reopening for amendment of resolution and extension of time to complete which expired July 23, 1958—re Application, decision of the Borough Superintendent; previously granted on condition, under sections 7f and 7i of the Zoning Resolution, to permit in a business use district, the erection of a two-story structure of Class 1 construction for use as a public storage garage for the storage of more than 5 motor vehicles on the 1st and 2nd floors and roof and a gasoline service station, lubritorium, car wash and motor vehicle repairs, office and storage of accessory parts.

PREMISES AFFECTED—Entire block bounded by Baxter, Walker and Centre Streets; 96-98 Baxter Street and 125 Walker Street, Block 198, Lots 5, 8, 10, 11 and 12, Borough of Manhattan.

APPEARANCES—

For Applicant: Herman Kron.

ACTION OF BOARD—Application reopened and set for

hearing on May 12, 1959 at 10 A.M., in view of time to complete having expired on July 23, 1958, subject to the regular procedure waiving all requirements except a new decision of the Borough Superintendent, which has been filed, and two publications in the Bulletin as notice.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Kleinert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox 5
Negative: 0

784-53-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for F.R.V. Holding Corp., owner.

SUBJECT—Application for consideration—reopening as Vol. II subject to regular procedure—re Application, decision of the Borough Superintendent; previously granted on condition, under section 7c of the Zoning Resolution, to permit in the residence use portion, the maintenance of existing Class 5 building used for the manufacture and the storage of cut stone, in the open portion of the lot; and to permit new curb cuts in the residence use district portion of lot (lot in residence and unrestricted use districts).

PREMISES AFFECTED—2266-2284 59th Street and 5902-5912 23rd Avenue, southwest corner, Block 6548, Lot 34, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

ACTION OF BOARD—Application reopened as Vol. II, subject to the regular procedure.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Kleinert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox 5
Negative: 0

785-53-A—Vol. II

APPLICANT—Lama, Proskauer and Prober, for F.R.V. Holding Corp., owner.

SUBJECT—Application for consideration—reopening as Vol. II subject to regular procedure—re Appeal from a decision of the Borough Superintendent; previously granted on condition.

PREMISES AFFECTED—2266-2284 59th Street and 5902-5912 23rd Avenue, southwest corner, Block 6548, Lot 34, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

ACTION OF BOARD—Application reopened as Vol. II, subject to the regular procedure.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Kleinert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox 5
Negative: 0

738-55-BZ—Vol. II

APPLICANT—Latham C. Squire, for 333 West 46th Street Corp., owner.

SUBJECT—Application for consideration—reopening as Vol. II subject to regular procedure—re Application, decision of the Borough Superintendent; previously granted on condition, under section 7h of the Zoning Resolution, to permit in a residence use district, a parking lot for more than 5 motor vehicles.

PREMISES AFFECTED—333-337 West 46th Street, north side, 378 ft. west of 8th Avenue, Block 1037, Lots 16, 116 and 117, Borough of Manhattan.

APPEARANCES—

For Applicant: Latham C. Squire.

ACTION OF BOARD—Application reopened as Vol. II, subject to the regular procedure, to consider extension of area, certificate of present lot to be filed.

MINUTES

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Kleinert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox 5
Negative: 0

Adjourned: 6:00 P.M.

JOSEPH J. DOYLE, *Chief Clerk.*

*CORRECTION

The minutes of the meeting of the Board of Standards and Appeals held on March 17, 1959, as they appeared in Bulletin No. 12, Vol. 44, hereby corrected to read as follows:

703-56-BZ—Vol. II

APPLICANT—Lama, Proskauer & Prober, for Barbara Ann Gropman and Norma Siegel, owners.

SUBJECT—Application for consideration—reopening for amendment of resolution—re Application, decision of the Borough Superintendent; previously granted on condition, under sections 7e and 7h of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, non-automatic, motor vehicle repairs, sale of accessories, office and parking of more than five (5) motor vehicles awaiting service; for a stated term of fifteen (15) years; previously denied.

PREMISES AFFECTED—144-27 to 144-35 Farmers Boulevard, east side, from 144th Road to North Conduit Avenue, 179-12 to 179-20 144th Road and 179-01 to 179-13 North Conduit Avenue, Block 13090, Lots 4 and 94, South Ozone Park, Borough of Queens.

APPEARANCES—

For Applicant: James E. Vassalotti and Gilbert Lazerus.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Kleinert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox 5
Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on November 18, 1958 on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution; and

WHEREAS, the applicant states that the proposed lessee will be the Texas Company.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on November 18, 1958, by adding thereto:

“that in the event the owner desires to rearrange the gas station as now shown on plans marked ‘Received February 18, 1859’, two sheets such changes may be permitted and the dimensions of the accessory building may be changed from 46 feet 4 inches by 30 feet 8 inches to 62 feet by 28 feet; that there may be three curb cuts to North Conduit Avenue, each not over 30 feet in width; and that in all other respects, where not inconsistent with this amendment, the resolution above cited shall be complied with.” (N.B. 2869/56)

* Correction—In the resolution, the size of the accessory building changed from 62 feet by “26 feet” to 62 feet by “28 feet” as indicated in italics.

*CORRECTION

The minutes of the meeting of the Board of Standards and Appeals held on February 17, 1959, as they appeared in Bulletin No. 8, Vol. 44, hereby corrected to read as follows:

474-58-BZ

APPLICANT—Harry A. Yarish, for 98 Sterling Place Realty Corp., owner.

SUBJECT—Application July 31, 1958—decision of the Borough Superintendent, under Section 7c of the Zoning Resolution, to permit in a residence use district, the extension in use of an existing one story building, occupied as a garage for more than five (5) cars, to include auto repair shop and gasoline selling facilities by the installation of twelve tanks and six pumps.

PREMISES AFFECTED—98-114 Sterling Place, south side, 235 feet, 5 inches west of 7th Avenue, Block 945, Lot 21, Borough of Brooklyn.

APPEARANCES—

For Applicant: Harry A. Yarish.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Kleinert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox 5
Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on January 13, 1959 after due notice by publication in the Bulletin; laid over to February 17, 1959, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site is in a residence use, B area, class 1½ height district; Sterling Place, Sixth Avenue and St. Johns Place are in residence and business use, B area, class 1½ height districts; Seventh Avenue is in a business use, B area, class 1½ height district; that the said premises were in an unrestricted area from July 25, 1916 to July 1, 1924 at which time it was changed to residence use, and has remained so up to the present time; and

WHEREAS, the decision of the Borough Superintendent, dated July 27, 1958 acting on Alt. Applic. No. 1172-58, reads:

“1. Proposed change of occupancy, in a Residence zone, to office, boiler room, storage garage for more than 5 motor vehicles, motor vehicle repair shop with hand tools only, is contrary to Article II, PP. 3 of the Zoning Resolution.”

and

WHEREAS, the applicant states that the premises consist of a plot, 200 feet frontage by 100 feet in depth, occupied with a building 200 feet wide, 97 feet deep, of class 3 construction, one story in height with no cellar; that part of this building, 50 feet front, 30 feet deep and two stories high, was erected in 1876 under N.B. Applic. No. 151 of 1876 as a stable for 18 horses; that in 1924, under Alt. Applic. No. 5642-24, the building was increased in height as a milk distributing station and one family, for which Certificate of Occupancy No. 62799 was issued; that in 1938, under Alt. Applic. No. 5979-38, the second and third floors were removed and the use was changed to milk distribution station, office, garage for more than five cars, with two 550 gallon buried gas tanks and one pump, for which Certificate of Occupancy No. 89590 was issued; that in 1953, under Alt. Applic. No. 4139-52, the use was changed to office and garage for more than five cars; that the gas pump was removed and the gas tanks were purged and sealed, for which Certificate of Occupancy No. 136181 was issued; that it is proposed to install twelve buried 550 gallon gas tanks, six dispensing pumps and auto repairs with hand tools only, as accessory uses; that the accessory uses referred to will be limited to servicing the cars in the subject garage only; and

WHEREAS, the applicant state that under Section 6b and pursuant to Certificate of Occupancy No. 13681 the present use, office and garage for more than five cars, is a legal non-conforming use; and

WHEREAS, the applicant contends that in 1938 and in accordance with Certificate of Occupancy No. 89590, the subject building was provided with two 550 gallon buried gas tanks and one dispensing pump; that such accessory uses are vital necessities for the proper conduct of the primary use—garage for more than five motor vehicles in an area

MINUTES

approximately 20,000 square feet; that in order to obtain a fair return on the investment, it is vital and necessary to install the accessory uses requested in order to attract customers for renting car space; that directly opposite the subject building there are three storage garages and pumps in block 942, lot 61, 44 feet front; lot 58—56 feet front and lot 55—63 feet front; that the buildings cannot be economically used for any conforming use; and

WHEREAS, the applicant states that the present owner has held title to the property since April 25, 1957; that the assessed valuation of land is \$40,000 and of the building \$50,000 making a total of \$90,000; that the building was erected in 1876; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision c of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variance* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7c, to permit the extension of use to include auto repair shop and gasoline selling facilities as proposed and indicated on plans filed with this application marked, "Received July 31, 1958," 6 sheets, *on condition* that the building shall not be increased in height or area; that the premises shall be maintained and used only as proposed on such plans; that gasoline selling equipment shall be restricted to one set of pumps and tanks to the east, as shown, the other set of pumps and tanks shall not be installed; that in addition to the existing curb cuts there may be an additional curb cut 18 feet in width opposite the proposed middle entrance to the building, as shown; that such gasoline selling equipment shall not exceed 3 pumps and 6 tanks of the approved 550 gallon type near the *east* doorway; that repairing under Section 7c may be with hand tools only for adjustments, maintained solely within the building; that in all other respects the building and occupancy shall comply with all laws and rules relating thereto; and that all permits shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

*Correction—In the resolution, in relation to the location of the gasoline storage tanks, the words "west" doorway changed to "east" doorway, as indicated in italics.

*CORRECTION

The minutes of the meeting of the Board of Standards and Appeals held on December 16, 1958, as they appeared in Bulletin No. 51, Vol. 43, hereby corrected to read as follows:

543-58-BZ

APPLICANT—Boris W. Dorfman, for Big Bow Wow Corp., owner.

SUBJECT—Application September 19, 1958—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a residence and business use district, the parking and storage of more than five (5) motor vehicles for patrons and employees of an adjoining restaurant.

PREMISES AFFECTED—92-05 163rd Avenue, northeast corner of 92nd Street, Block 14066, Lot 32 and 41, Howard Beach, Borough of Queens.

APPEARANCES—

For Applicant: Boris W. Dorfman.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Foley and Commissioner Sleeper.. 4

Negative: 0

Absent: Vice Chairman Keating 1

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on December 2, 1958 after due notice by publication in the Bulletin; laid over to December 16, 1958, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site, 162nd Avenue and 163rd Avenue are in residence and business use, D and G-1 area, class 1 height district; 92nd Street is in a residence use, G-1 area, class 1 height district; Cross Bay Boulevard is in a business use, D area, class 1 height district; and

WHEREAS, the decision of the Borough Superintendent, dated September 17, 1958 acting on Alt. Applic. No. 2236-58, reads:

"1. The parking storage of motor vehicles in a residence use district and extending into a business use district is contrary to the Zoning Resolution. Article II Sections #3(9) & 4(15)."

and

WHEREAS, the applicant states that the premises consist of a plot, 76.26 feet frontage by 293.98 feet in depth; and

WHEREAS, the applicant states that parking of cars on Cross Bay Boulevard is not permitted, and the restaurant, having an official seating capacity for 154 people, located on an important highway and having no local clientele, requires considerable area for parking of its travelling patronage; and

WHEREAS, the applicant contends that due to failure to provide parking accommodations, this restaurant is subjected to great hardship; and

WHEREAS, the applicant states that the present owner has held title to the property since February 26, 1956 and that the assessed valuation of land is \$5,250; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which found that the street was not open, but felt that the application should be granted under certain conditions, to permit more parking facilities for the restaurant; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision h of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7h for a term of five years, to permit the premises to be occupied for the parking of motor vehicles solely for the employees and patrons of the adjoining restaurant on Lot No. 23, as proposed and indicated on plans filed with this application, marked "Received September 19, 1958", 2 sheets, *on condition* that the plot shall be leveled substantially to the grade of 163rd Avenue; surfaced with clean gravel or steam cinders, treated with a binder and properly rolled; that there shall be erected on the street line of the proposed 92nd Street a woven wire fence of the chain link type, not less than 5 feet, 6 inches in height, and continuing on the lot line between Lots 45 and 41 and *between Lots 41 and 14 and* a curbing in lieu of a fence along the lot line of Lot 23, for the full length to 163rd Avenue and returning on 163rd Avenue, with no entrance therein except from the restaurant yard to the parking area and a *similar fence with a gate* from the parking area to 163rd Avenue of similar construction as the fence *along 92nd Street* and shall be kept closed when the parking lot is not in operation; that there may be a curb cut to 163rd Avenue not over 15 feet in width, as shown; that during the term of this variance the premises shall be occupied for no other use; that such portable fire fighting appliances shall be maintained as the Fire Commissioner shall direct; and that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

* Correction—Resolution corrected relative to an opening from the restaurant yard to the parking area and the fence along 92nd Street and the correction of certain lot numbers, as indicated in italics.

BOARD OF STANDARDS AND APPEALS
80 LAFAYETTE STREET
NEW YORK 13, N. Y.

Bulk Rate
U. S. POSTAGE
PAID
Permit No. 4875
New York, N. Y.

3
University of Illinois Library
Serials Dept.
Urbana, Ill.

NOTICE

APPEALS AS TO MULTIPLE DWELLINGS

The Legislature, under Chapter 333 of 1948, has clarified Section 60 of the Multiple Dwelling Law by describing the agency authorized to grant variances under this Section, so as clearly to mean in New York City—the Board of Standards and Appeals.

Chapter 508 of 1948 has also been adopted by the Legislature, amending the Multiple Dwelling Law to provide, under new Section 310, for a Board of Appeals. By description the Board of Appeals means in New York City—the Board of Standards and Appeals. Section 310 provides as follows as to appeals:

LAWS OF NEW YORK—By Authority Chapter 508 of 1948

§ 310. **Board of appeals.** 1. As used in this section "board" shall mean the agency of a city constituted as a board and authorized by law both to grant variances of the zoning resolution and to make rules supplemental to laws regulating construction, maintenance, use and area of buildings.

2. Where the compliance with the strict letter of this chapter causes any practical difficulties or any unnecessary hardships the board shall have the power, on satisfactory proof at a public hearing, provided the spirit and intent of this chapter are maintained and public health, safety and welfare preserved, and substantial justice done, to vary or modify any provision or requirement of this chapter, or any rule, regulation, supplementary regulation, ruling or order of the department with respect to the provisions of this chapter, as follows:

a. For multiple dwellings and buildings existing on July first, nineteen hundred forty-eight, provisions relating to:

- (1) Height and bulk;
- (2) Required open spaces;
- (3) Minimum dimensions of yards or courts; or
- (4) Means of egress.

b. For multiple dwellings and buildings erected or to be erected after July first, nineteen hundred forty-eight, and

such dwellings thereafter altered or to be altered, provisions relating to:

- (1) Required open spaces; or
- (2) Minimum dimensions of yards or courts.

Variations or modifications may be granted pursuant to this paragraph b only on condition that open areas for light and air are provided which are at least equivalent in area to those required by the applicable provisions of this chapter.

3. An application for such a variance or modification may be made by any person aggrieved or by the head of any public agency, within such time and under such procedure, conditions and rules as may be prescribed by the board. The board shall fix a reasonable time for the hearing of an application and shall require that due notice be given of the time and place of such hearing to the applicant and to the department. Any person or a duly authorized representative of any public agency may appear at any such hearing and be heard on any such application.

4. In every case the board shall state the reason or reasons for its decision. All decisions of the board shall be subject to review in the same manner as is provided by law for review of decisions of such board respecting variances of the zoning resolution.

5. A record of all decisions of the board, indexed according to the section or sections of this chapter affected thereby, shall be kept in the office of the board. Such record shall be open to public inspection at all times during business hours.

352.05
JEW
287

BULLETIN

OF THE

BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

Issued under authority of Chapter 27, Section 665 of the Charter of the City of New York

Published weekly by the Board of Standards and Appeals at its office, 80 Lafayette Street, 9th Floor, Manhattan, New York 13, N. Y.

Vol. XLIV

Subscription
\$15.00 a year

April 21, 1959

Single Copies, 25 cents
By Mail, 30 cents

No. 16

DIRECTORY

BOARD OF STANDARDS AND APPEALS

HARRIS H. MURDOCK, Chairman

EDWIN W. KLEINERT, Vice Chairman

MAX H. FOLEY

HAROLD R. SLEEPER

HUGH P. FOX

SAMUEL L. BECKER, Director

JOSEPH J. DOYLE, Chief Clerk

OFFICE—80 Lafayette Street, 9th Floor, Manhattan, New York 13, N. Y.

TELEPHONE—WHitehall 3-3600, Extensions 2600-2609, 2769-2770 and 3020-3024.

CONTENTS

Docket.

Notice of Hearing Calendar.

Minutes of Regular Meeting, Tuesday Morning, April 14, 1959, Affecting Calendar Numbers 172-16-BZ—Vol. II, 486-25-BZ—Vol. II, 137-27-BZ—Vol. II, 962-28-BZ—Vol. II, 42-32-BZ—Vol. II, 24-34-BZ—Vol. II, 68-36-BZ—Vol. IV, 29-59-A, 676-42-BZ—Vol. IV, 164-46-BZ—Vol. II, 515-47-BZ—Vol. II, 169-49-BZ—Vol. II, 17-59-A, 247-56-BZ—Vol. II, 19-57-BZ, 25-57-BZ—Vol. II, 565-57-BZ, 738-57-BZ, 135-58-BZ, 665-58-A, 345-58-BZ, 455-58-BZ, 593-58-BZ, 618-58-BZ, 735-58-BZ, 736-58-BZ, 743-58-BZ, 744-58-A, 754-58-BZ, 769-58-BZ, 775-58-BZ, 43-59-BZ, 320-33-BZ Vol. II, 683-58-A, 514-55-BZ, 589-58-BZ, 60-59-A, 634-58-BZ, 645-58-BZ, 678-58-BZ, 726-58-BZ, 753-58-BZ and 49-59-BZ.

Minutes of Regular Meeting, Tuesday Afternoon, April 14, 1959, Affecting Calendar Numbers 122-56-A, 51-59-A, 242-28-A—Vol. II, 651-46-A—Vol. II, 603-56-A, 305-58-A, 403-58-A, 104-59-A, 110-59-A, 291-52-BZ, 343-55-BZ, 648-58-BZ, 842-26-BZ—Vol. II, 633-29-BZ, 165-31-BZ—Vol. II, 928-48-BZ—Vol. III, 223-31-BZ—

HOURS OF CONSULTATION

10 A.M. to 1 P.M.

Any person desiring to consult the Chairman, the Commissioners, Director or the Engineers, pertaining to the work of the board, will be seen only between the hours of ten in the morning and one in the afternoon—Saturdays excepted.

PUBLIC HEARINGS

Tuesdays at 10 a.m. and 2 p.m.

Special meetings as published in this Bulletin.

All hearings are held at 80 Lafayette Street, 9th Floor, Borough of Manhattan.

NOTICE TO APPELLANTS AND APPLICANTS

No appeal or application will be entertained in connection with which court proceedings are pending or in progress, unless exception is granted by the chairman, nor accepted which is not filed within thirty days from the date of the action of the Administrative Official.

Any communication purporting to be an appeal or application shall be regarded as a mere notice of intention to seek relief until it is filed on the form required by the rules of this board.

Upon receipt of any such communication the writer will be supplied with the official forms for presenting his appeal or application.

At the time of filing an appeal or application, the appellant or applicant shall forward a signed notice of appeal addressed to the Administrative Official either Borough Superintendent of Buildings or Fire Commissioner and file with this board a duplicate of said notice.

Appellants and applicants are advised that their plans must indicate the points of the compass so as to establish the true location and position of the property, the subject of the appeal or application.

Appeals and applications will be simplified and disposition of same expedited by conforming to these directions.

HARRIS H. MURDOCK, *Chairman.*

Vol. II, 351-58-BZ, 465-55-BZ—Vol. II, 466-55-A—Vol. II, 253-58-BZ, 420-58-BZ, 479-58-BZ, 597-58-BZ and 598-58-A.

Corrections Affecting Calendar Numbers 606-58-BZ, 572-58-BZ and 112-56-A.

CALENDAR

DOCKET

New Cases filed up to April 14, 1959

Cal. No. Dept. Premises Affected

229-59-BZ—B.M.—720-734 3rd Avenue, west side, from East 45th to East 46th Streets, 153-157 East 45th Street and 162-170 East 46th Street, Block 1300, Lot 33, Borough of Manhattan, Amendment to N.B. 102-56—re area of tower excessive, etc.—retail use, B area district.

230-59-BZ—B.Q.—129-01 to 129-19 (129-09 official) Jamaica Avenue and 86-45 to 86-57 127th Street, northeast corner, Block 9281, Lot 52, Richmond Hill, Borough of Queens, Alt. 2729-58—re extension of existing laundry, storage and offices, etc.—unrestricted, business and residence use district.

231-59-SM—Disco Aluminum Window, Models D-300, MA-400, MA-401, MA-402, M-400, MLR-450, MHR-450, MF-400 and MI-500, manufactured by Decatur Iron and Steel Co., Inc., Material.

232-59-A—B.M.—116 Edgecomb Avenue, southeast corner of West 140th Street, Block 2042, Lot 27, Borough of Manhattan, Alt. 95-59—re egress, legal hood and vent for kitchen range and additional occupancy as day nursery.

233-59-A—F.D.—124-14 22nd Avenue, southeast corner of 125th Street, Block 4200, Lot 21, College Point, Borough of Queens, Decision re Order No. 4241-7—re bars on windows.

234-59-SA—Triangle Infra Red Ovens, manufactured by Triangle Equipment Co., Inc., Appliance.

235-59-SM—Williamsburg Sliding Hollow Metal Doors, Model S/SL-23P-CO, manufactured by Williamsburg Steel Products Co., Material.

236-59-SM—Norway Cement Export Ltd. Portland Cement, manufactured by Norway Cement Export Ltd., Material.

237-59-SA—Kenmore Gas Heaters, Models 179.518535T11, 179.518555T11 and 179.518575T11, manufactured by The Stiglitz Corp., Appliance.

Restored to Docket

242-28-A—Vol. II—B.M.—565-567 Broadway and 82-86 Prince Street, southwest corner, Block 498, Lot 5, Borough of Manhattan, (Alt. 1877-58—re egress.)

842-26-BZ—Vol. II—B.B.—1525 Avenue H, north side, 160 feet west of East 17th Street, Block 6691, Lots 54, 57 and 60, Borough of Brooklyn, N.B. 576-59—re area excessive, etc.—residence use E-1 area district.

928-48-BZ—Vol. III—B.Q.—249-20 Northern Boulevard, southwest corner of Marathon Parkway, Block 8215, Lot 24, Little Neck, Borough of Queens, N.B. 826-59—re retail food market with patron parking and loading area—retail, restricted retail and residence use district.

165-31-BZ—Vol. II—B.M.—660-672 Academy Street and 4799-4805 Broadway, northwest corner, Block 2237, Lot 49, Borough of Manhattan, Alt. 239-59—re parking lot for

parking and storage of more than five (5) motor vehicles—residence use district.

633-29-BZ—Vol. II—B.Bx.—465 East 188th Street, northwest corner of Washington Avenue, Block 3042, Lot 4, Borough of The Bronx, N.B. 26-59—re gasoline service station, lubritorium, minor auto repairs, car washing, parking of motor vehicles, etc.—portion of which is in unrestricted retail and residence use district.

DESIGNATIONS: B.—Department of Buildings; B.B.—Department of Buildings, Brooklyn; B.M.—Department of Buildings, Manhattan; B.Q.—Department of Buildings, Queens; B.R.—Department of Buildings, Richmond; B.Bx.—Department of Buildings, Bronx; H.D.—Health Department; F.D.—Fire Department, and M. and A.—Dept. of Marine and Aviation.

RULES

Last Publication

Arc and Gas Welding and Oxygen Cutting	Nov. 27, 1956.
Carbon Dioxide Liquefier, Rules..	Mar. 18, 1947—Vol. 32, No. 11
Cements, Air Entraining Portland, Rules for Approval and Use of.	April 12, 1955.
Cements, Blended, Rules for Testing and Use of	Mar. 15, 1955—Vol. 40, No. 11
Certificate of Occupancy, approved form	Dec. 28, 1943—Vol. 28, No. 52A
Concrete Flat Slabs, Rules	July 13, 1937—Vol. 22, No. 28
Concrete Masonry Units, Rules for Manufacture, Testing and Use of	April 24, 1951—Vol. 36, No. 7A
Dry Cleaning Establishments, Rules Covering	Sept. 15, 1955.
Concrete Rules (Hydrated Lime)..	Aug. 3, 1937—Vol. 22, No. 31
Elevator Rules	Mar. 3, 1936—Vol. 21, No. 9
Erection, Alteration, Repair, Excavation for and Demolition of Buildings	Feb. 1, 1956.
Exit Rules (Revolving Doors) ...	June 15, 1937—Vol. 22, No. 24
Exterior Veneering Materials, Rules for	Mar. 11, 1952—Vol. 37, No. 11A
Factory Exit Rules	Feb. 22, 1955.
Fire Alarm Rules (Interior).....	April 15, 1958.
Fire Drill Rules	April 15, 1958.
Fire Resistive, Flameproof Materials, etc., Rules for Testing of Fire Retarding Rules for Garages, Motor Vehicle Repair Shops and Oil Selling Stations	Jan. 8, 1957.
Fireproof Wood, Testing of.....	Apr. 22, 1952—Vol. 37, No. 17
Gas Shut-Off Rules	Apr. 13, 1937—Vol. 22, No. 15
Hatchway Protection	Apr. 7, 1925—Vol. 10, No. 14
Insulating Fibre Board Rules ...	June 5, 1928—Vol. 13, No. 23
Methyl Chloride Rules for Class B and C Refrigerating Systems...	Mar. 25, 1952—Vol. 37, No. 13A
Oil Burner Rules	Feb. 11, 1947—Vol. 32, No. 6
Opening Protective Assemblies, Rules for Inspection of	Nov. 20, 1956.
Parking and Storage of Motor Vehicles—Rules of Commissioner of Housing and Buildings	May 27, 1954.
Plumbing Rules	Sept. 7, 1948—Vol. 33, No. 36
Plumbing Rules (Submerged Inlets; Protective Methods to Prevent Contamination of Water Supply) Procedure, Rules of	Aug. 3, 1937—Vol. 22, No. 31
Smoking in Factories, Rules for..	Nov. 13, 1956.
Spraying and Drying of Paints, Varnishes, Lacquers, etc.	Sept. 7, 1937—Vol. 22, No. 36
Sprinkler, Rules	April 15, 1958.
Standpipe Fireline Rules	Mar. 4, 1958.
Structural Alterations, Reporting.	June 29, 1937—Vol. 22, No. 26
Wire Glass Rules (Amendment to Rule 505 of Industrial Code)...	June 8, 1937—Vol. 22, No. 23
Zoning Resolution, Rule to Supplement Section 19-A—July 11, 1958.	June 7, 1932—Vol. 17, No. 23

Section I, List of Approved Gas Fired Heating Equipment, Gas Burner and Heater Accessories. Oil Fired Heating Equipment and Oil Burner and Heater Accessories, issued June 1, 1955, listing all approvals through May 24, 1955.

Section II, List of Approved Concrete and Clay Products, issued June 27, 1958, listing all approvals through July 2, 1957.

These pamphlets may be purchased at 80 Lafayette Street, Manhattan. Single Copies \$1.25; By Mail—\$1.50.

Further Sections will be published, containing other approved materials and appliances.

CALENDAR

APRIL 21, 1959, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning April 21, 1959, at 10 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:

757-58-BZ

APPLICANT—Leonard F. Rothkrug for Doody Holding Corp., owner.

SUBJECT—Application December 24, 1958—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a manufacturing and residence use district the extension of an existing building used for the storage of building materials to be used for retail sales and storage of building materials, equipment and tools with accessory lumber storage and power saws of low horsepower and accessory customer and employee parking, no fee to be charged.

PREMISES AFFECTED—2475-2483 East 17th Street and 1701-1717 Avenue Y, northeast corner, Block 7419, Lot 45, Borough of Brooklyn.

Laid over from April 7, 1959, to April 21, 1959, at the request of the objector; no further requests for adjournments and no notices sent out.

691-58-BZ

APPLICANT—Burke, Green and Groh, for James Newell, Dominick Miranda and Frederick M. Silva, owners; Research Shopping Centers, Inc., vendee.

SUBJECT—Application November 26, 1958—decision of the Borough Superintendent, under sections 7e and 7h of the Zoning Resolution, to permit in a business and residence use district, the erection and maintenance of a gasoline service station, auto washing, non-automatic, lubrication, office, sales, minor repairs with hand tools only and the parking and storage of cars awaiting service.

PREMISES AFFECTED—131-25 20th Avenue, northwest corner of 132nd Street, Block 4137, Lot 55, College Point, Borough of Queens.

Laid over from April 7, 1959, to April 21, 1959, for hearing; applicant to send out notices to affected property owners and file required receipts and proof of service with the Board.

692-58-A

APPLICANT—Burke, Green and Groh, for Dominick Miranda and Frederick M. Silva, owners; Research Shopping Centers, Inc., vendee.

SUBJECT—Application November 26, 1958—filed pursuant to section 35, General City Law re utilization of portion or lot in bed of a mapped street—20th Avenue.

PREMISES AFFECTED—131-25 20th Avenue, northwest corner of 132nd Street, Block 4137, Lot 55, College Point, Borough of Queens.

693-58-BZ

APPLICANT—Burke, Green and Groh, for James Newell, Dominick Miranda and Frederick M. Silva, owners; Research Shopping Centers, Inc., vendee.

SUBJECT—Application November 26, 1958—decision of the Borough Superintendent, under sections 7e and 7h of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubricatorium, minor repairs with hand tools only, auto washing, office and sales and the parking of cars awaiting service.

PREMISES AFFECTED—132-08 20th Avenue, southeast corner of 132nd Street, Block 4178, Lot 22, College Point, Borough of Queens.

Laid over from April 7, 1959, to April 21, 1959, for hearing; applicant to send out new notices by registered mail to affected property owners and file proof of service and receipts with the Board.

694-58-A

APPLICANT—Burke, Green and Groh, for James Newell, Dominick Miranda and Frederick M. Silva, owners; Research Shopping Centers, Inc., vendee.

SUBJECT—Application November 26, 1958—filed pursuant to section 35, General City Law re utilization of portion of lot in bed of a mapped street—20th Avenue.

PREMISES AFFECTED—132-08 20th Avenue, southeast corner of 132nd Street, Block 4178, Lot 22, College Point, Borough of Queens.

754-58-BZ

APPLICANT—Leonard F. Rothkrug for Clemente and A. Sgarlato, owners, Plushed Stuffed Toys, lessee.

SUBJECT—Application December 23, 1958—decision of the Borough Superintendent, under sections 7c and 21 of the Zoning Resolution, to permit in a business use, C area district, the erection of a one-story extension to a one and two story building that exceeds the permitted area coverage and change the occupancy from storage of fruits and garage for two trucks to toy manufacturing, the floor area used for manufacturing exceeds that permitted.

PREMISES AFFECTED—280-282 Baltic Street, south side, 152 feet, 11 inches east of Court Street, Block 402, Lot 13, Borough of Brooklyn.

Laid over from April 14, 1959, to April 21, 1959, for hearing at request of objector, applicant concurring.

195-57-BZ

APPLICANT—Harry A. Yarish, for Ethel Weissman, owner.

SUBJECT—Application March 18, 1957—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a residence use district, the change in occupancy of a two car garage to a one (1) family dwelling.

PREMISES AFFECTED—3844 Laurel Avenue, south side, 120 feet east of Highland Avenue, Block 6976, Lot 13, Borough of Brooklyn.

756-20-BZ—Vol. III

APPLICANT—Frederick A. Ketcher for Loretta M. Ryan, James J. and Arthur C. Bergen, owners; S. M. Rose Corporation, lessee.

SUBJECT—Application reopened December 2, 1958 as Vol. III—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a business use district, the maintenance of the existing legal uses of storage garage on first floor, and non-storage garage in the cellar and on the second floor for more than 5 cars, motor vehicle repair shop stores; and for the additional uses of automobile showroom in the southerly store on the first floor; and for additional garage storage area for more than 5 cars on the second floor, in that portion presently occupied as a bowling alley.

PREMISES AFFECTED—4741-4751 Park Avenue, 2494-2500 Webster Avenue, northwest corner and east side of Webster Avenue, 49 feet north of East 189th Street, Block 3033, Lot 4, Borough of The Bronx.

324-25-BZ—Vol. II

APPLICANT—Leonard F. Rothkrug, for Roosevelt Corona Corporation, owner.

SUBJECT—Application reopened April 10, 1956 as Vol. II—re decision of the Borough Superintendent under sections 7c and 7a of the Zoning Resolution, to permit in a retail and residence use district, the change in use from theatre to bowling alleys and restaurant with business exits within 75 feet of the residence use district.

PREMISES AFFECTED—37-78 to 37-80 Junction Boulevard, west side, 88 feet 8½ inches north of Roosevelt Avenue; 95-45A Roosevelt Avenue and 37-71 to 37-75 Warren Street, Block 1484, Lot 44, Borough of Queens.

CALENDAR

281-56-A

APPLICANT—Leonard F. Rothkrug, for Roosevelt Corona Corporation, owner.

SUBJECT—Application March 13, 1956—Appeal from a decision of the borough superintendent, re stairways.

PREMISES AFFECTED—37-78 to 37-80 Junction Boulevard, west side, 88 feet 8½ inches north of Roosevelt Avenue; 95-45A Roosevelt Avenue and 37-71 to 37-75 Warren Street, Block 1484, Lot 44, Corona, Borough of Queens.

706-58-BZ

APPLICANT—De Rose and Cavalieri, for Simon Belitz, owner.

SUBJECT—Application December 5, 1958—decision of the Borough Superintendent, under sections 7h and 7e of the Zoning Resolution, to permit in a residence and business use district, the maintenance of a parking lot for more than five motor vehicles and to provide a loading and unloading area for the adjoining building to the east.

PREMISES AFFECTED—307-309 East 148th Street, north side, 370.25 feet east of Morris Avenue, Block 2330, Lots 64 and 65, Borough of The Bronx.

871-46-BZ—Vol. II

APPLICANT—Reginald S. Hardy for Boulevard Leasing Corporation, owner.

SUBJECT—Application reopened January 13, 1959 as Vol. II—decision of the Borough Superintendent, under sections 7c, 19A (J) and 21 of the Zoning Resolution, to permit in a business and residence use C and D area and class 1 height district, the erection of a twelve story office building with non-storage garage and loading berth, the proposed building exceed the permitted area coverage encroaches on the required side yards, exceed the permitted height and has curb cuts located in the residence portion of the premises.

PREMISES AFFECTED—97-45 Queens Boulevard, northwest corner of 64th Road, Block 2091, Lot 1, Rego Park, Borough of Queens.

767-58-BZ

APPLICANT—Elliot Saltzman for Roclou Realty Corp., owner.

SUBJECT—Application December 30, 1958—decision of the Borough Superintendent, under sections 7c, 7i and 7A of the Zoning Resolution, to permit in a retail use district, at an existing gasoline service station, the erection of a one story extension to the store and auto accessory building and to extend the uses to include lubritorium, minor auto repairs with hand tools, office and the parking and storage of more than five (5) motor vehicles; it is also proposed to add additional gasoline tanks and new curb cuts and business signs within 75 feet of the residence use district.

PREMISES AFFECTED—4102-4110 Avenue U and 2201-2211 Coleman Street, southeast corner, Block 8558, Lot 36, Borough of Brooklyn.

35-59-BZ

APPLICANT—Max Siegel Associates for 23 West 57th Corporation, owner.

SUBJECT—Application January 19, 1959—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a restricted retail use district, the maintenance of a parking lot for the parking and storage of more than five (5) motor vehicles for a stated term of ten (10) years.

PREMISES AFFECTED—23-25 West 57th Street, north side, 400 feet west of Fifth Avenue and 30 West 58th Street, Block 1273, Lots 19, 20 and 54, Borough of Manhattan.

640-58-BZ

APPLICANT—Norman Lederer and Leonard, for Denis S. O'Connor, Inc.; owner.

SUBJECT—Application November 10, 1958—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the erection of a two story building for use as a funeral home and accessory uses with parking of more than five (5) cars and to provide on the second floor a storage room and an apartment.

PREMISES AFFECTED—91-05 Beach Channel Drive and 355 Beach 91st Street, southwest corner, Block 576, Lot 64, Rockaway Beach, Borough of Queens.

145-59-BZ

APPLICANT—George J. Regan for Ellen de Gange, owner.

SUBJECT—Application March 5, 1959—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a G-1 area district a one family dwelling with less than the required setback.

PREMISES AFFECTED—7-24 Clintonville Street, northwest corner of Eighth Avenue, Block 4512, Lot 35, White-stone, Borough of Queens.

76-59-A

APPLICANT—John T. Kelleher, Borough Superintendent Department of Buildings, Borough of Queens.

OWNER OF PREMISES: Ellen de Gange.

SUBJECT—Application filed February 9, 1959—Revocation of Certificate of Occupancy Q-103582 issued on July 5, 1955 re NB 459/53.

PREMISES AFFECTED—7-24 Clintonville Street, northwest corner of 8th Avenue, Block 4512, Lot 35, White-stone, Borough of Queens.

283-52-BZ—Vol. II

APPLICANT—A. H. Salkowitz for Hillside Queens Corp., owner.

SUBJECT—Application reopened February 3, 1959 as Volume II—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a local retail and residence use district on a plot presently occupied with a gasoline service station, stores and parking, the extension of the present parking area by the addition of an adjoining lot located in the residence portion of the premises and to provide an additional curb cut.

PREMISES AFFECTED—272-06-272-10 Union Turnpike, southeast corner of Langdale Street, Block 8675, Lots 55, 57, 59 and 61, Bellerose, Borough of Queens.

326-53-BZ

APPLICANT—Ludwig P. Bono, for Emil Fabrello, owner.

SUBJECT—Application reopened October 7, 1958 as Vol. II—decision of the Borough Superintendent, under section 7f of the Zoning Resolution, to permit in a business use district, at an existing gasoline service station previously granted by the board, the enlargement in area by the addition of four vacant lots and the extension of the uses to include parking of more than five motor vehicles, it is proposed to install additional gasoline pumps and tanks and curb cuts.

PREMISES AFFECTED—1975 White Plains Road, 653 Sagamore Street, northwest corner and 1980 Birchall Street, Block 4256, Lots 42, 43, 44, 45, 46 and 51, Borough of The Bronx.

581-58-BZ

APPLICANT—Kelly and Schwartz, for Giroloma Le Brutto, owner.

SUBJECT—Application October 8, 1958—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a business and residence use district, the continuance of a three car, non-accessory, garage located on the residence portion of the premises.

PREMISES AFFECTED—23-13 Broadway, north side, 125.31 feet east of 23rd Street, Block 567, Lot 19, Long Island City, Borough of Queens.

Laid over from April 7, 1959, to April 21, 1959, for continuation of hearing, applicant to report as to easement.

CALENDAR

148-56-BZ

APPLICANT—William A. Giesen, for Octavio Barrios, owner.

SUBJECT—Application reopened March 10, 1959 for consideration as to extension of time to complete, expired December 18, 1957—decision of the Borough Superintendent, previously granted on condition under section 7h of the Zoning Resolution, permitting in a residence use district, the maintenance of a parking lot for the parking and storage of more than five (5) motor vehicles, for a stated term of ten (10) years.

PREMISES AFFECTED—1437 Longfellow Avenue, west side, 150 feet south of Jennings Street, Block 2999, Lots 31 and 32, Borough of The Bronx.

492-27-BZ—Vols. II and III

APPLICANT—Ingram S. Carner, for Halward Realty Corporation, owner.

SUBJECT—Applications reopened March 17, 1959 for consideration as to extension of time to complete and amendment of resolution—decision of the Borough Superintendent, previously granted on condition, under sections 7c and 21 of the Zoning Resolution, permitting in a business and residence use district, the change in occupancy from gasoline station, to gasoline station, sales, office, lubritorium, brake testing, wheel aligning and extension of existing structure.

PREMISES AFFECTED—1120-1144 East New York Avenue, south side, from East 98th Street to Rockaway Parkway; 2-12 East 98th Street and 5-21 Rockaway Parkway, Block 4600, Lots 1 and 7, Borough of Brooklyn.

1161-39-BZ—Vol. II

APPLICANT—M. Martin Elkind, for Goldstein and Ferreri, owner.

SUBJECT—Application reopened February 17, 1959 for consideration as to extension of time to complete and change of ownership—decision of the Borough Superintendent, previously granted on condition under section 7f of the Zoning Resolution, permitting in a business use district, the extension to the accessory building and extend the present use of the gasoline service station, office, two (2) car garage, laundry, auto repair and paint shop to include lubritorium and storage of auto accessories and parts and arrangement of gasoline pumps.

PREMISES AFFECTED—4302-4313 Farragut Road and 745-755 East 43rd Street, southeast corner, Block 5018, Lots 38 and 43, Borough of Brooklyn.

135-49-BZ—Vol. II

APPLICANT—Leonard A. Swarthe, for Krekor and Pauline Selian, owners.

SUBJECT—Application reopened February 10, 1959—re extension of time to complete, and amendment to resolution—decision of the Borough Superintendent, previously granted on condition, under sections 7c, 7e, 7f and 7i of the Zoning Resolution, permitting in a business use district, the proposed extension of an existing gasoline and oil service station.

PREMISES AFFECTED—1773 East Gun Hill Road, north side, 125 feet east of Wickham Avenue, Block 4806, Lot 44, Borough of The Bronx.

280-58-BZ

APPLICANT—James E. Vassalotti, for L. L. F. Realty Co., Inc., owner.

SUBJECT—Application May 5, 1958—decision of the Borough Superintendent, under sections 7e and 7h of the Zoning Resolution, to permit in a residence use district, the erection of two (2) one-story buildings to be used as public market and stores with loading and unloading and the parking of patrons cars—no fee to be charged.

PREMISES AFFECTED—1555-1581 Rockaway Parkway, east side, 379 feet south of Flatlands Avenue and 1162-1174 East 98th Street, Block 8205, Lot 11, Borough of Brooklyn.

Laid over from December 9, 1958, to January 20, 1959, for inspection and decision; hearing closed; then to March 3, 1959, for further consideration after applicant advises the Board as to the proposed tenant who shall have signed an agreement to occupy the premises; then to April 21, 1959, applicant to furnish Board with information as to road crossing the property.

222-57-BZ—Vol. II

APPLICANT—J. G. L. Molloy, for Park Drive East Holding Corp., owner.

SUBJECT—Application reopened November 12, 1958 as Vol. II—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in a residence use, F area district, the erection of a six (6) story multiple dwelling that exceeds the permitted area coverage.

PREMISES AFFECTED—87-01 to 87-11 Midland Parkway and 180-02 to 180-16 Wexford Terrace, southeast corner, Block 9944, Lot 1, Jamaica, Borough of Queens.

Laid over from March 10, 1959, to March 31, 1959, for hearing, at request of objector; no further requests for adjournments; then to April 21, 1959, for inspection and decision; hearing closed.

684-58-BZ

APPLICANT—Frederick A. Ketcher, for Jack Treulieb, owner; Rayco Auto Seat Covers, Inc., lessee.

SUBJECT—Application November 24, 1958—decision of the Borough Superintendent, under section 7c and 7i of the Zoning Resolution, to permit in a business and residence use district, a permanent variance to maintain the legal conforming use of store, storage and installation of auto seat covers and for the additional use of minor motor vehicle repairs limited to the installation and service of mufflers with the use of acetylene torch, the parking of more than five (5) motor vehicles for patrons only and the erection of a roof sign.

PREMISES AFFECTED—81-15 Queens Boulevard, northwest corner 51st Avenue, Block 1540, Lots 3 and 6, Elmhurst, Borough of Queens.

Laid over from March 31, 1959, to April 21, 1959, for inspection and decision; hearing closed.

717-58-BZ

APPLICANT—Lama, Proskauer and Prober, for Virver Atlantic Realty Corp., owner.

SUBJECT—Application December 8, 1958—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot for more than five (5) motor vehicles for a temporary term of ten (10) years.

PREMISES AFFECTED—244-262 Hendrix Street, west side, 105 feet, 11 inches south of Atlantic Avenue, Block 3962, Lot 24, Borough of Brooklyn.

Laid over from March 31, 1959, to April 21, 1959, for inspection and decision; hearing closed.

698-58-BZ

APPLICANT—George H. Colin, for Cities Service Oil Co., owner.

SUBJECT—Application December 1, 1958—decision of the Borough Superintendent, under sections 7c and 21 of the Zoning Resolution, to permit in a business use district, the reconstruction of an existing gasoline service station, lubritorium, car wash, accessory sales, minor motor repairs and parking and storage of more than five (5) motor vehicles, the proposed reconstruction to provide a new accessory building, additional gasoline tanks and eliminate two existing curb-cuts.

PREMISES AFFECTED—457 Southern Boulevard, northeast corner of Tinton Avenue, Block 2582, Lot 1, Borough of The Bronx.

Laid over from March 31, 1959, to April 21, 1959, for inspection and decision; applicant to file three sets of plans; hearing closed.

CALENDAR

745-58-BZ

APPLICANT—Leonard F. Rothkrug for Joseph and Edna Ragozini, owner.

SUBJECT—Application December 19, 1958—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot with accessory caretaker's dwelling for a temporary term of five (5) years.

PREMISES AFFECTED—2556-2558 East 14th Street west side, 125 feet north of Avenue Z, Block 7434, Lots 30, 31 and 32, Borough of Brooklyn.

Laid over from March 31, 1959, to April 21, 1959, for inspection and decision; applicant to file plan showing proposed storage of cars on the lot, operation with signs of entrance and exits and the spaces involved; hearing closed.

670-58-BZ

APPLICANT—Gustave Goldman, for James Nugent, owner.

SUBJECT—Application November 20, 1958—decision of the Borough Superintendent under sections 7e, 19A (i) and 21 of the Zoning Resolution, to permit in a local retail use C area district, the construction of a one story extension to the rear of an existing building, use the first and second floors as funeral chapels as an extension to the funeral chapel in the adjoining building and use the third floor for caretaker's apartment, the proposed extension to occupy more than the permitted area and the elimination of the required loading and unloading berth.

PREMISES AFFECTED—2721 Avenue D, north side, 20 feet west of East 28th Street, Block 5193, Lot 41, Borough of Brooklyn.

Laid over from March 31, 1959, to April 21, 1959, for inspection and decision; applicant to obtain new Certificate of Occupancy from Building Dept.; hearing closed.

685-58-A

APPLICANT—Gustave Goldman, for James Nugent, owner.

SUBJECT—Application December 1, 1958—Appeal from a decision of the Borough Superintendent, re construction.

PREMISES AFFECTED—2721-2723 Avenue D, north side, 20 feet west of East 28th Street, 1st floor; Block 5193, Lots 40 and 41, Borough of Brooklyn.

627-58-BZ

APPLICANT—Morris Kwellner, for East Park Realty Co., owner.

SUBJECT—Application October 30, 1958—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the erection of two buildings for use as gasoline service station and diner, the gasoline service station will include lubritorium, car wash, minor repairs with hand tools, sale of accessories and parking of cars awaiting service, the diner will have kitchen facilities, office and patron parking.

PREMISES AFFECTED—2347-2369 Linden Boulevard, northeast corner of Shepherd Avenue, Block 4476, Lot 22, Borough of Brooklyn.

Laid over from March 31, 1959, to April 21, 1959, for inspection and decision; hearing closed.

724-58-BZ

APPLICANT—Paul Friedman, for Peter J. Houser, owner; Houser Buick, Inc., lessee.

SUBJECT—Application December 9, 1958—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit for a term of ten (10) years the outdoor display and sale of more than five (5) motor vehicles, office, parking of more than five (5) motor vehicles for tenants or its employees, customers and patrons and business ground sign in a local retail use district.

PREMISES AFFECTED—218-18 Hempstead Avenue, south side, 150.16 feet west of 218th Place, Block 11106, Lots 43, 46 and 49, Queens Village, Borough of Queens.

Laid over from March 31, 1959, to April 21, 1959, for inspection and decision; hearing closed.

56-59-BZ

APPLICANT—Reginald S. Hardy for Stockman Holding Corporation, owner; H. C. Bohack Company, Inc., lessee.

SUBJECT—Application January 30, 1959—Appeal from a decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a D area district, the extension of the cellar and first floor of an existing two story building occupying more than the permitted area and without the required rear yard.

PREMISES AFFECTED—72-50 Austin St., south side, 101.17 feet west of Ascan Avenue, Block 3255, Lot 65, Forest Hills, Borough of Queens.

Laid over from March 31, 1959, to April 21, 1959, for inspection and decision; hearing closed.

95-59-A

APPLICANT—Reginald S. Hardy for Stockman Holding Corporation, owner; H. C. Bohack Company, Incorporated, lessee.

SUBJECT—Application February 17, 1959—Appeal from a decision of the Borough Superintendent re Egress; provide two means of egress from cellar area.

PREMISES AFFECTED—72-50 Austin Street, south side, 100.17 feet west of Ascan Avenue, Block 3255, Lot 65, Forest Hills, Borough of Queens.

697-58-BZ

APPLICANT—Frederick A. Ketcher, for Charles E. Fletcher, owner.

SUBJECT—Application December 1, 1958—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a local retail use D area district, the erection of a one story building for use as seven (7) stores, the proposed structure exceeds the permitted area coverage.

PREMISES AFFECTED—285 West 231st Street, and 3103 Corlear Avenue, northwest corner, Block 3406, Lot 83, Borough of The Bronx.

Laid over from March 31, 1959, to April 21, 1959, for inspection and decision; hearing closed.

1283-18-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober for Socony Mobil Oil Company, owner.

SUBJECT—Application reopened July 22, 1958 as Vol. II—decision of the Borough Superintendent under section 7c of the Zoning Resolution to permit in a business, residence and local retail use district, the reconstruction of the present gasoline service station and extend the uses to include lubritorium, minor auto repairs, car washing, store utility room, parking and storage of motor vehicles and discontinue the uses of public garage, repair shop and brake repairs.

PREMISES AFFECTED—1702-1714 Neptune Avenue and 2802-2814 West 17th Street, southwest corner, Block 7020, Lot 6, Borough of Brooklyn.

Laid over from March 31, 1959, to April 21, 1959, for inspection and decision; hearing closed.

374-37-BZ—Vol. III

APPLICANT—James J. Lyons, Jr. and John J. Lynch, for Lucie Blaesius, owner; Kesbec, Inc., Lessee.

SUBJECT—Application reopened November 25, 1958 as Vol. III—re decision of the Borough Superintendent under sections 7f, 7e and 7i of the Zoning Resolution, to permit in a business use district the erection and maintenance of a gasoline and oil service station, lubritorium, facilities for car washing and minor repairs, an office and salesroom, and the parking and storage of more than five (5) motor vehicles.

PREMISES AFFECTED—2165-2175 Southern Boulevard and 820 East 182nd Street, southwest corner, Block 3111, Lot 59, Borough of The Bronx.

Laid over from March 31, 1959, to April 21, 1959, for inspection and decision; applicant to submit additional copies of Commissioner Moses' letter; hearing closed.

CALENDAR

707-58-BZ

APPLICANT—Leonard F. Rothkrug, for George and Witali Federow, doing business as Four Brothers Repair Shop, owners.

SUBJECT—Application December 2, 1958—decision of the Borough Superintendent, under sections 7e, 7f and 7i of the Zoning Resolution, to permit in a business use district the rebuilding and extension of a motor vehicle repair shop (completely destroyed by fire) with accessory welding, painting and spraying and the additions of gasoline pumps and tanks (not for sale), car washing (non-automatic) parking and used car sales, all for a temporary term of ten (10) years.

PREMISES AFFECTED—858-862 Bedford Avenue, west side, 232 feet, 9 inches north of Myrtle Avenue, Block 1900, Lots 53 and 54, Borough of Brooklyn.

Laid over from March 31, 1959, to April 21, 1959, for inspection and decision; applicant to submit new photograph and corrected plans as to gasoline pump; hearing closed.

673-58-BZ

APPLICANT—Hurley and Hughes, for Beverly Management Corp., owner; A. and P. Tea Co., lessee.

SUBJECT—Application November 21, 1958—decision of the Borough Superintendent, under sections 7c and 7A of the Zoning Resolution, to permit in a retail and residence use district, the erection of a one story and cellar structure for use as a retail supermarket and to provide, in the residence portion of the premises, a business entrance into the rear yard for an unloading area.

PREMISES AFFECTED—300-304 West 20th Street and 189-195 8th Avenue, southwest corner, Block 743, Lots 44, 45, 47 and 49, Borough of Manhattan.

Laid over from March 31, 1959, to April 21, 1959, for inspection and decision; hearing closed.

707-56-BZ Vol. II

APPLICANT—Charles M. Spindler, for William Galvin, owner.

SUBJECT—Application reopened November 18, 1958 as Vol. II—decision of the Borough Superintendent, under sections 7f and 7i of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubrication, auto washing—non automatic, office, sale of accessories, minor repairs with hand tools only, safety inspection station and the parking and storage of motor vehicles, all for a temporary term of fifteen (15) years.

PREMISES AFFECTED—1500-1510 Williamsbridge Road and 1601-1611 Eastchester Road, northeast corner, Block 4082, Lots 5 and 10, Borough of The Bronx.

Laid over from February 3, 1959, to March 3, 1959, for inspection and decision; hearing closed; then to March 31, 1959, for further inspection and decision; then to April 21, 1959, for further inspection and decision.

702-58-A

APPLICANT—Charles M. Spindler, for William Galvin, owner.

SUBJECT—Application October 23, 1958—filed pursuant to section 35, General City Law proposed sign within bed of a mapped street—proposed widening of Williamsbridge Road.

PREMISES AFFECTED—1500-1510 Williamsbridge Road, northeast corner of Eastchester Road, Block 4082, Lots 5 and 10, Borough of The Bronx.

712-58-BZ

APPLICANT—Carl H. Salminen, for Ida Cacciatore, owner.

SUBJECT—Application December 5, 1958—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit on a plot partly in a G-1 area and partly in a D area district, the conversion of a one family dwelling to a two family dwelling.

PREMISES AFFECTED—190-17 33rd Avenue and 32-66

191st Street, northwest corner, Block 4941, Lot 5, Flushing, Borough of Queens.

Laid over from March 10, 1959, to April 7, 1959, for inspection and decision; hearing closed; then to April 21, 1959, for further inspection and decision.

713-58-A

APPLICANT—Carl H. Salminen, for Ida Cacciatore, owner.

SUBJECT—Application December 5, 1958—Appeal from a decision of the Borough Superintendent, re frame construction.

PREMISES AFFECTED—190-17 33rd Avenue and 32-66 191st Street, northwest corner, Block 4941, Lot 5, Flushing, Borough of Queens.

644-58-BZ

APPLICANT—Lama, Proskauer and Prober, for Abraham H. Spilky, owner.

SUBJECT—Application November 10, 1958—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a business, retail and residence use district, the erection and maintenance of a one story building extending from the business portion into the residence portion of the plot and used for bowling alleys, snack bar, and dining room, kitchen, cocktail lounge, offices, sport shop, locker room and parking of patrons cars on the unbuilt upon portion of the plot—no fee to be charged.

PREMISES AFFECTED—878 Bay Street, 1-27 Greenfield Avenue, southwest corner and 16-24 Townsend Avenue, Block 2840, Lot 93, St. George, Borough of Richmond.

Laid over from February 3, 1959, date to be set; for inspection and decision; hearing closed; then set for April 7, 1959; then to April 21, 1959, for decision; applicant to consider filing revised plans; the premises were inspected by a Committee of the Board which recommends revised plans showing a different location for the proposed bowling alley for consideration.

782-56-BZ Vol. II

APPLICANT—Lama, Proskauer and Prober, for David Minkin, Sigmund S. Briger and Elias Thall, owners.

SUBJECT—Application reopened April 22, 1958 as Vol. II—decision of the Borough Superintendent, under sections 7f, 7i, 7e and 7A of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubricatorium, minor auto repairs, car washing, storage, office and sales, parking and storage of motor vehicles with show window and sign less than 75 feet from a residence use district for a stated term of fifteen (15) years.

PREMISES AFFECTED—195-06 to 195-24 (195-20 official) Northern Boulevard, south side, from 195th to 196th Streets, 43-01 to 43-09 195th Street and 43-02 to 43-10 196th Street, Block 5519, Lot 1, Flushing, Borough of Queens.

Laid over from February 3, 1959, to February 25, 1959, at the request of the applicant to permit attendance of owner; no further requests for adjournment; then to March 17, 1959, for inspection and decision; hearing closed; then to April 7, 1959, for applicant to furnish information requested at meeting of February 25th and decision; then to April 21, 1959, for applicant to furnish revised plans showing the space to the right and left and back of the accessory building planted and with wall from the front of the accessory building going east and west to the building line; and for decision.

486-25-BZ—Vol. II

APPLICANT—Herman Kron, for Washgert Garage Corp., owner.

SUBJECT—Application reopened January 19, 1954 as Vol. II—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a business use district the use of roof for more than five motor vehicles,

CALENDAR

in building used as a garage for more than five motor vehicles.

PREMISES AFFECTED—113-117 Chrystie Street, west side, 100 feet north of Grand Street, Block 423, Lots 22, 23 and 24, Borough of Manhattan.

Laid over from April 14, 1959, to April 21, 1959, for applicant to report to Board as to roof load.

19-57-BZ

APPLICANT—Reginald S. Hardy, for Frances P. Headley and Seena Prastien, owners.

SUBJECT—Application January 15, 1957—decision of the Borough Superintendent, under sections 7f, 7i and 7A of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry (non-automatic), motor vehicle repair shop, for minor repairs (hand tools only), and with show windows within 75 feet of residence use district.

PREMISES AFFECTED—1790-1820 Utica Avenue and 4914-4924 Avenue J, southwest corner, Block 7797, Lots 47, 49, 50 and 51, Borough of Brooklyn.

Laid over from July 16, 1957, to July 23, 1957, for inspection and decision; hearing closed; then to December 17, 1957, for further consideration by the Board after community building has been developed; then to May 20, 1958, for report at that time as to the condition in connection with the proposed community house in Block 7775 opposite the proposed gasoline station; and for determination by the Board as to procedure thereafter; then to June 17, 1958, for inspection and decision; hearing closed; also for applicant to advise the Board the status of the construction of proposed Community House; then to July 8, 1958, at request of the applicant to permit him to examine plans filed for the nearby Community House and to report to the Board what such plans call for and the status of proposed structure and for decision; then to September 23, 1958, for applicant to report to the Board as to his examination of plan and the status of the proposed structure under the building now planned to be located in similar location; then to October 28, 1958, for information as to status of Community Center opposite and as to ownership; then to November 25, 1958, at the request of the applicant to furnish the Board with information as to the proposed community center; then to January 27, 1959, for further consideration and decision; then to March 10, 1959, for decision; at request of applicant; then to April 14, 1959, at request of the applicant, for full report to the Board as to proposed Community building on the other side of Avenue J; then to April 21, 1959, for decision.

618-58-BZ

APPLICANT—Michael A. Cardo, for Gasper Guzzetta, owner.

SUBJECT—Application October 28, 1958—decision of the Borough Superintendent, under sections 7c and 21 of the Zoning Resolution, to permit in a retail use district, the erection of a second floor addition to an existing one story building for use as a factory using a greater floor area for manufacturing than permitted.

PREMISES AFFECTED—582 East 188th Street and 2429-2431 Arthur Avenue, southwest corner, Block 3066, Lot 18, Borough of The Bronx.

Laid over from March 17, 1959, to April 14, 1959, for inspection and decision and study of the record; hearing closed; then to April 21, 1959, for decision; applicant to file plans of the first and second floors.

769-58-BZ

APPLICANT—Lama, Proskauer and Prober, for Vidia Land Corp., owner.

SUBJECT—Application December 30, 1958—decision of the Borough Superintendent, under sections 7e, 7f and 7i of the Zoning Resolution, to permit in a retail and residence use district, the erection and maintenance of a gasoline

service station, lubritorium, car wash, minor auto repairs, office and sales, parking and storage of motor vehicles for a stated term of fifteen (15) years.

PREMISES AFFECTED—8001-8023 Flatlands Avenue, north side, from East 80th to East 81st Streets, 765-775 East 80th Street and 766-776 East 81st Street, Block 8001, Lots 1, 3 and 9, Borough of Brooklyn.

Laid over from March 17, 1959, to April 14, 1959, for inspection and decision; applicant to furnish evidence as to correct ownership of the property; hearing closed; then to April 21, 1959, for decision; applicant to report to Board as to new house owners in the area and status of gasoline station opposite.

736-58-BZ

APPLICANT—De Rose and Cavalieri, for Vincent J. Vella and Dr. Frank A. Manzella, owners.

SUBJECT—Application December 16, 1958—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, for a stated term of five (5) years, the parking and storage of more than five (5) pleasure-type motor vehicles.

PREMISES AFFECTED—414 East 120th Street, south side, 175 feet east of First Avenue, Block 1807, Lot 42, Borough of Manhattan.

Laid over from March 17, 1959, to April 14, 1959, for inspection and decision; hearing closed; then to April 21, 1959, for further consideration and decision; applicant to advise Board as to possibility of control of parking lot.

68-36-BZ—Vol. IV

APPLICANT—Lama, Proskauer and Prober, for 10 Brighton 11th Street Corp. and New York City Transit Authority, owners; Waldbaum 21, Inc., lessee.

SUBJECT—Application reopened January 6, 1959 as Vol. IV—re decision of the Borough Superintendent, under Section 7c of the Zoning Resolution, to permit in a business and residence use district, the change in use of an existing public garage, motor repairs, lubritorium, and parking in the open area to a supermarket, stores, loading and unloading area, parking of patrons and employees cars—no fee to be charged, and a sign in the residential portion of the plot.

PREMISES AFFECTED—14-48 Brighton 11th Street, west side, 59 feet, 9½ inches south of Neptune Avenue, Block 7516, Lots 2375 and part of 2370, Borough of Brooklyn.

Laid over from February 17, 1959, to February 25, 1959, for hearing, at the request of one objector for additional objectors to be present; then to March 17, 1959, for inspection and decision and for consideration of an Administrative Appeal in connection therewith; which has been filed; hearing closed; then to April 14, 1959, with Calendar Number 29-59-A; then to April 21, 1959, for applicant to file revised plans showing removal of signs on Brighton 11th Street and no entrances on such street except in the business use portion.

29-59-A

APPLICANT—Lama, Proskauer and Prober for 10 Brighton 11th Street Corporation and New York City Transit Authority, owners; Waldbaum 21 Incorporated, lessee.

SUBJECT—Application December 12, 1958—Appeal from a decision of the Borough Superintendent re excessive area of building.

PREMISES AFFECTED—14-48 Brighton 11th Street, west side, 59 feet 9½ inches south of Neptune Avenue, Block 7516, Lot 2375 and part of 2370, Borough of Brooklyn.

345-58-BZ

APPLICANT—Leo Kornblath, for Geray Comp, and Ethel Latt, owners.

SUBJECT—Application May 27, 1958, decision of the Borough Superintendent, under Sections 7c and 7f of the

CALENDAR

Zoning Resolution, to permit in a business use district, on a plot presently used for the parking of more than five (5) motor vehicles, the installation of gasoline tanks and pumps to be used in conjunction with the existing gasoline service station located on the adjoining lot.

PREMISES AFFECTED—2125 Jerome Avenue, west side, 70.65 feet, south of West 181st Street, Block 3192, Lots 46 and 42, Borough of Bronx.

Laid over from March 3, 1959, to March 31, 1959, for inspection and decision; hearing closed; then to April 14, 1959, for further study with report and decision; then to April 21, 1959, for applicant to consult examiner as to Borough Superintendent's decision with the examiner.

HARRIS H. MURDOCK, *Chairman.*

APRIL 21, 1959, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, April 21, 1959, at 2 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:

611-58-SM

APPLICANT—F. Schumacher & Company, owner.
SUBJECT—Application October 20, 1958—Dynel Woven and Printed Upholstery and Drapery Fabrics (flame-proof), for hotels, theatres and places of Public Assembly, approval of.

1507-39-SM

APPLICANT—Porete Manufacturing Co., owner.
SUBJECT—Application reopened December 2, 1958—Porete Precast Roof and Floor Slabs, previously approved.

228-39-SM

APPLICANT—Porete Manufacturing Co., owner.
SUBJECT—Application reopened December 2, 1958—Porete Precast Roof and Floor Channel Slabs, previously approved.

740-58-SA

APPLICANT—Gilbert & Barker Mfg. Co., owner.
SUBJECT—Application December 16, 1958—Gilbarco Two-some Gasoline Dispensers—Models 1124, 1124RC, 1114, 1114RC, 1134 and 1134RC, approval of.

733-58-SA

APPLICANT—Gilbert & Barker Mfg. Co., owner.
SUBJECT—Application December 15, 1958—Gilbarco and Esso Conversion Oil Burners, Models BD-30-10 and CD-30-30, high pressure Atomizing Oil Burners, approval of.

728-58-SM

APPLICANT—Charles E. Manning Co., owner.
SUBJECT—Application December 12, 1958—Alumiron, grooved type Couplings, Standard Series 1000 and Lightweight Series 500, approval of.

1006-54-SA

APPLICANT—Linde Air Products Co., Div. of Union Carbide and Carbon Corp., owner.
SUBJECT—Application reopened December 2, 1958—Linde Liquid Storage Tank with Pumping Unit for Oxygen, Nitrogen and Argon, Models LO-300, LO-600, LO-1500, previously approved.

1005-54-SA

APPLICANT—Linde Air Products Co., Div. of Union Carbide and Carbon Corp., owner.
SUBJECT—Application reopened December 2, 1958—Linde Liquid Storage Tank for Oxygen, Nitrogen and Argon, Models 150 VST, 250 VST and 500 VST, previously approved.

760-56-SM

APPLICANT—The Lincoln Electric Company, owner.
SUBJECT—Application September 21, 1956—Jetweld No. 1 & No. 2, LH-70 & 47, Welding Electrodes, approval of.

392-58-SA

APPLICANT—Ingersoll-Rand Company, owner.
SUBJECT—Application June 26, 1958—Consolidated Edison Company of New York, Inc., Vertical Centrifugal Pumps for Fuel Oil, Models VP and VHTB, approval of.

200-49-SM

APPLICANT—Febco Inc., owner.
SUBJECT—Application reopened July 10, 1953—Backflow Prevention Units #710 & #740, approved of.

425-53-A—Vol. II

APPLICANT—John F. Fitzsimons, for Anthony E. and Mary C. Schneider, owners.
SUBJECT—Application reopened November 18, 1958—as Vol. II—Appeal from a decision of the Borough Superintendent, extension and increase in area of frame building for business purposes.

PREMISES AFFECTED—103-45 Lefferts Boulevard, east side, 132.59 feet north of Liberty Avenue, 1st floor; Block 9557, Lot 48, Richmond Hill, Borough of Queens.

654-58-A

APPLICANT—Hyman H. Smith, for Shelbert Homes Realty Corp., owner; Shore Front Taxpayers, Association, Inc.; lessee.

SUBJECT—Application November 17, 1958—Appeal from a decision of the Borough Superintendent, re frame construction, public use.

PREMISES AFFECTED—2924-2926 West 22nd Street, west side, 210 feet, 7 inches south of Mermaid Avenue, Block 7057, Lot 20, Borough of Brooklyn.

86-55-A—Vol. II

APPLICANT—Reuben Rappaport for Netzach Isreal Jewish Center, Inc., owner; Beth Jacob School for Girls of East Bronx, Lessee.

SUBJECT—Application reopened February 3, 1959 as Volume II—Appeal from a decision of the Borough Superintendent, re construction and egress.

PREMISES AFFECTED—1078 Kelly Street, east side, 89.32 feet south of East 167th Street, Block 2716, Lot 29, Borough of the Bronx.

430-58-A

APPLICANT—Edwiese Schmitt, for Kostbrook Realty Company, owner.

SUBJECT—Application July 11, 1958—Appeal from a decision of the Borough Superintendent, re exists.

PREMISES AFFECTED—429-431 Kent Avenue, east side, 92 feet north of South 9th Street, Block 2135, Lot 5, Borough of Brooklyn.

104-59-A

APPLICANT—Charles M. Spindler for Pierce J. Gerety, owner.

SUBJECT—Application filed February 19, 1959—Appeal from a decision of the Borough Superintendent, re installation of six 5000-gallon tanks in a concrete vault.

PREMISES AFFECTED—126-142 Flatbush Avenue Extension, southwest corner of Duffield Street, Block 132, Lots 23, 24, 27, 31, Borough of Brooklyn.

110-59-A

APPLICANT—Leonard F. Rothkrug for Harte and Company, Incorporated, owner.

SUBJECT—Application February 20, 1959—Appeal from a decision of the Borough Superintendent re Floor construction, live load and exit stairs.

PREMISES AFFECTED—49-51 Dupont Street, northeast corner of Franklin Street, Block 2487, Lots 1, 10, 12, 72, 78, Borough of Brooklyn.

CALENDAR

938-55-A

APPLICANT—Morris Kweller, for C. H. and R. Realty Corp., owner.

SUBJECT—Application November 2, 1955—Appeal from an order and a decision of the Fire Commissioner—re barred windows.

PREMISES AFFECTED—1733-1753 McDonald Avenue, east side, 245.6 feet south of Avenue O, Block 6608, Lot 77, Borough of Brooklyn.

281-45-A—Vol. II

APPLICANT—Sirof & Sivertsen, for 608 East 133rd Street Corp. and Helen J. Hirschhorn, Executrix, for the trust of Richard S. Hirschhorn and Stewart A. Hirschhorn, owners.

SUBJECT—Application reopened November 12, 1958 as Vol. II—appeal from a decision of the Borough Superintendent re non-fireproof buildings, construction, area, etc.

PREMISES AFFECTED—608 East 133rd Street, south side 325 feet west of Cypress Avenue and 160 Bruckner Boulevard, Block 2546, Lots 19, 23 and 24, Borough of The Bronx.

655-58-A

APPLICANT—Robert J. Crinnion and Lesser and Lesser, for Harry Hinrichsen, owner.

SUBJECT—Application November 17, 1958—Appeal from an order of the Borough Superintendent; re erection of legal retaining wall.

PREMISES AFFECTED—2119 Edenwald Avenue, north side, 30 feet west of Monticello Avenue, Block 5027, Lots 33 and 34, Borough of The Bronx.

656-58-A

APPLICANT—Robert J. Crinnion, and Lesser and Lesser, for Saverio Grasso, owner.

SUBJECT—Application November 17, 1958—Appeal from an order of the Borough Superintendent, re erection of legal retaining wall.

PREMISES AFFECTED—4111 Monticello Avenue, west side, 100 feet north of Edenwald Avenue, Block 5027, Lot 29, Borough of The Bronx.

738-58-A

APPLICANT—Robert J. Crinnion and Harry Lesser, for Harry Lesser owner.

SUBJECT—Appeal from a decision of the Borough Superintendent, re dismissal of violation—illegal retaining wall.

PREMISES AFFECTED—4114 Hill Avenue, east side, 100 feet north of Edenwald Avenue, Block 5027, Lot 41, Borough of The Bronx.

HARRIS H. MURDOCK, *Chairman.*

APRIL 28, 1959, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, April 28, 1959, at 10 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:

149-57-BZ—Vol. II

APPLICANT—Jerome W. Perlstein for Butcher Knitting Mills, Inc., owner.

SUBJECT—Application reopened October 28, 1958 as Vol. II—decision of the Borough Superintendent, under sections 7c and 21 of the Zoning Resolution, to permit in a business and residence use, D area district, the erection of a one and two story structure occupying more than the permitted area and used for the manufacture of knitwear, retail sales, office and parking of employees and customers cars.

PREMISES AFFECTED—71-45 Metropolitan Avenue, north side, 69.74 feet west of Pleasantview Street, Block 3055, Lot 16, Middle Village, Borough of Queens.

Laid over from April 7, 1959, to April 28, 1959, at the request of the objector; no further adjournments and no notices sent out.

150-57-A—Vol. II

APPLICANT—Jerome W. Perlstein, for Butcher Knitting Mills, Inc., owner.

SUBJECT—Application reopened October 28, 1958 as Vol. II—filed pursuant to section 35, General City Law re proposed parking lot in bed of mapped street—proposed widening of Metropolitan Avenue.

PREMISES AFFECTED—71-45 Metropolitan Avenue, north side, 69.74 feet west of Pleasantview Street, Block 3055, Lot 16, Middle Village, Borough of Queens.

125-59-BZ

APPLICANT—Julius S. Rapson for The Society of St. Vincent de Paul in the Diocese of Brooklyn, owner.

SUBJECT—Application February 27, 1959—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a business and residence use district, the change in occupancy from an existing moving picture theatre to a retail store, office for the retail sales of used furniture and clothing, light manufacturing for repair work and storage of five trucks and open parking area for more than five cars for patrons use, for that part of the plot that is in a residential district.

PREMISES AFFECTED—100-20 Northern Boulevard, southwest corner of 101st Street, Block 1715, Lot 10, Corona, Borough of Queens.

126-59-A

APPLICANT—Julius S. Rapson for The Society of St. Vincent de Paul, owner.

SUBJECT—Application February 27, 1959—filed pursuant to Section 35, General City Law re alteration of building partially in the bed of a mapped street—proposed widening of 101st Street.

PREMISES AFFECTED—100-20 Northern Boulevard, southwest corner of 101st Street, Block 1715, Lot 10, Corona, Borough of Queens.

328-32-BZ—Vol. III

APPLICANT—John L. Crisona for Wexford Arms Realty Corp., owner.

SUBJECT—Application reopened January 27, 1959 as Volume III—decision of the Borough Superintendent, under sections 7e and 21 of the Zoning Resolution, to permit in a local retail use district, the erection and maintenance of a gasoline service station, lubrication, car washing (non-automatic), office, sale of accessories, minor repairs with hand tools only, safety inspection station and the parking and storage of motor vehicles.

PREMISES AFFECTED—28-05 to 28-21 Bayside Lane, (official 28-11 Bayside Lane) and 162-05 to 162-19 29th Avenue, northeast corner, Block 4890, Lot 80, Whitestone, Borough of Queens.

200-58-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Naneld Realty Corp., owner.

SUBJECT—Application reopened March 3rd, 1959 as Volume II—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the change in use of the rear portion of the basement from doctor's office to an ethical pharmacy.

PREMISES AFFECTED—10-16 162nd Street and 160-35 to 160-39 11th Avenue, northwest corner, Block 4579, Lot 1, Beechhurst, Borough of Queens.

746-58-BZ

APPLICANT—Stuart Mitchell, for Gladys Stein, owner.

SUBJECT—Application December 19, 1958—decision of the Borough Superintendent, under sections 7f and 7c of the Zoning Resolution, to permit in a business use district,

CALENDAR

the erection and maintenance of a gasoline service station, auto laundry, lubritorium, office, salesroom, parking and storage of more than five (5) motor vehicles and minor auto repairs.

PREMISES AFFECTED—2411 Beach Channel Drive, southwest corner of Beach 74th Street, Block 543, Lot 1, Arverne, Borough of Queens.

773-58-BZ

APPLICANT—Leonard F. Rothkrug, for Angela Colucci, owner.

SUBJECT—Application December 31, 1958—decision of the Borough Superintendent, under sections 7e and 21 of the Zoning Resolution, to permit in a residence use, D area district the erection and maintenance of a retail store and a restaurant occupying more than the permitted area for a temporary term of 10 years and the relocating of a two family frame dwelling on the same tax lot.

PREMISES AFFECTED—2727-2729 Cropsey Avenue, and 217-31 Bay 46th Street, northeast corner, Block 6914, Lot 84, Borough of Brooklyn.

545-44-BZ—Vol. III

APPLICANT—Max Siegel Associates for All States Holding Corp., owner.

SUBJECT—Application reopened October 7, 1958 as Vol. III—decision of the Borough Superintendent, under sections 7a and 7c of the Zoning Resolution, to permit in a residence use district, the construction of a penthouse on the roof of the present building for use as offices and showrooms.

PREMISES AFFECTED—410-416 East 54th Street, south side, 194 feet east of 1st Avenue, and 415-423 East 53rd Street, Block 1365, Lot 9, Borough of Manhattan.

577-58-BZ

APPLICANT—Ludwig P. Bono, for Theresa Stanzione, owner; Anthony Palma and Harry Weinberg, lessees.

SUBJECT—Application October 7, 1958—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a business and residence use district, the maintenance of a parking lot on the residence portion of the plot in conjunction with the existing parking lot located in the business portion.

PREMISES AFFECTED—1935 Boston Road, west side, 226.47 feet northeast of Bryant Avenue and 1936 Bryant Avenue, Block 3005, Lots 72, 75, 87 and 89, Borough of The Bronx.

870-55-BZ—Vol. II

APPLICANT—Lama, Proskauer & Prober, for Joseph Stumer, owner.

SUBJECT—Application reopened March 10, 1959 as Volume II—decision of the Borough Superintendent, under sections 7f, 7i, and 7e of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of an auto showroom, gasoline service station, lubritorium, car wash, minor auto repairs, hand tools only, office and sales, storage room, parking and storage of motor vehicles.

PREMISES AFFECTED—5402-5412 Church Avenue and 261-271 East 54th Street, southeast corner, Block 4702, Lot 1, Borough of Brooklyn.

325-52-BZ—Vol. II

APPLICANT—James J. Lyons Jr., and John J. Lynch, for Maurice and Bernard Epstein, owners.

SUBJECT—Application reopened October 7, 1958 as Vol. II—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a residence use, G-1 area district, the conversion of an existing two family home into two (2) one family homes, the buildings as proposed will encroach on the required rear yards and the building facing Beach 136th Street will exceed the permitted area coverage.

PREMISES AFFECTED—126 Beach 136th Street, east side, 676-42 feet south of Rockaway Beach Boulevard and

125 Beach 135th Street, west side, 712.22 feet south of Rockaway Beach Boulevard, Block 775, Lots 43 and 61, Belle Harbor, Borough of Queens.

10-59-BZ

APPLICANT—George Edward Beatty for R. C. Church of St. Joseph, owner.

SUBJECT—Application January 6, 1959—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a class 1¼ height district, the erection of a fourth floor to an existing three story school building which will exceed the permitted height.

PREMISES AFFECTED—28-38 44th Street and northeast corner of 43rd Street and 30th Avenue, Block 699, Lot 1, Astoria, Borough of Queens.

756-58-BZ

APPLICANT—Leonard F. Rothkrug for Jacob Morrow and Nat Chanelis, owner.

SUBJECT—Application December 24, 1958—decision of the Borough Superintendent under sections 9A and 21 of the Zoning Resolution, to permit in a class ½ height district, the erection of a multiple dwelling the height of a portion of which is in excess of that permitted within two miles of a designated airport.

PREMISES AFFECTED—3291-3323 Nostrand Avenue, northeast corner of Avenue T, Block 7365, Lot 71, Borough of Brooklyn.

701-52-BZ—Vol. III

APPLICANT—Samuel Carr, for Franshir Realty Co., Inc., owner.

SUBJECT—Application reopened December 9, 1958 as Vol. III—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a business and residence use district, the maintenance of a parking lot for the parking of more than five (5) motor vehicles accessory to existing factory buildings.

PREMISES AFFECTED—47-55 37th Street, 37-05 to 37-19 48th Avenue, northeast corner and 47-42 to 47-60 38th Street, Block 228, Lot 1 (formerly Lots 1 and 11), Long Island City, Borough of Queens.

93-48-BZ

APPLICANT—M. Martin Elkind, for K. and L. Auto Electric Service, owner.

SUBJECT—Application reopened January 6, 1959 for consideration as to extension of term of variance—expired July 14, 1958—decision of the Borough Superintendent, previously granted on condition, under sections 7c and 7i of the Zoning Resolution, permitting in a business use district, the extension to existing building on 1st floor, to be used for extension to existing battery and ignition service.

PREMISES AFFECTED—49-08 to 49-10 Queens Boulevard, south side, 60 feet east of 49th Street, Block 2282, Lots 26 and 27, Sunnyside, Borough of Queens.

192-24-BZ—Vol. II

APPLICANT—Frederick A. Ketcher, for Jerome Evander Corp., owner; Jack Grotzky, lessee.

SUBJECT—Application reopened December 9, 1958 as Vol. II—decision of the Borough Superintendent, under sections 7c and 7i of the Zoning Resolution, to permit in a business use district, in an existing two story building occupied as a Public garage, the use of the store area on the first floor as a motor vehicle repair shop with hand tools only and incidental welding.

PREMISES AFFECTED—2359-2369 Jerome Avenue, west side, 60.26 feet south of West 184th Street, Block 3198, Lot 18, Borough of The Bronx.

Laid over from April 7, 1959, to April 28, 1959, for inspection and decision; applicant to file revised plan showing extra exit; hearing closed.

CALENDAR

214-27-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Socony Mobil Oil Co., Inc., owner.

SUBJECT—Application reopened September 23, 1958 as Vol. II—decision of the Borough Superintendent, under sections 7c and 7a of the Zoning Resolution, to permit in a manufacturing and residence use district, the reconstruction of an existing gasoline service station with the additional accessory uses of lubritorium, minor auto repairs, car washing, utility room, store and parking and storage of more than five (5) motor vehicles with show windows and signs within 75 feet of a residence use district.

PREMISES AFFECTED—296 West Fordham Road, southeast corner of Major Deegan Expressway, Block 3233, Lot 65, Borough of The Bronx.

Laid over from April 7, 1959, to April 28, 1959, for inspection and decision; hearing closed.

777-58-BZ

APPLICANT—Charles M. Spindler for Louis C. Duro, owner.

SUBJECT—Application December 31, 1958—decision of the Borough Superintendent, under sections 7f, 7i, 7e and 21 of the Zoning Resolution, to permit in a retail and residence use, D and E-1 area district, the erection and maintenance of a gasoline service station, lubrication, non-automatic car wash, office, sale of accessories, minor repairs with hand tools only, safety inspection station and parking and storage of motor vehicles all for a temporary term of fifteen (15) years, the proposed building encroaches on the required rear yard.

PREMISES AFFECTED—180-06—180-14 (180-10 official) Linden Boulevard, south side, 125.42 feet west of Montauk Street, Block 12406, Lots 320 and 321, St. Albans, Borough of Queens.

Laid over from April 7, 1959, to April 28, 1959, for inspection and decision; applicant to inform the Board whether a portion of site is within the provisions of Section 21-A of the Zoning Resolution; hearing closed.

882-56-BZ—Vol. II

APPLICANT—Frederick A. Ketcher for John Poth, owner; Esso Standard Oil Company, lessee.

SUBJECT—Application reopened January 13, 1959 as Vol. II—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a retail use district, the extension of the open area of the existing gasoline service station by adding that portion occupied by a one story frame building, to be demolished and open the rear wall of the car wash bay, extend the east curb cut on East 101st Street and add an additional curb cut on First Avenue.

PREMISES AFFECTED—1962-1970 First Avenue and 401 East 101st Street, northeast corner, Block 1695, Lots 1 and 50, Borough of Manhattan.

Laid over from April 7, 1959, to April 28, 1959, for inspection and decision; applicant to file corrected decision of Department of Buildings, eliminating word "automatic automobile laundry" and to correct plans to show use of lot 14 on Block 1694 said as occupied by a factory; and omit curb cut opposite the location of the former chicken market on East 101st Street to be removed.

341-43-BZ—Vol. IV

APPLICANT—Leonard F. Rothkrug, for 3319 Realty Corp., owner and conditional vendee doing business as Riteway Laundry.

SUBJECT—Application reopened January 6, 1959 as Volume IV—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a residence use district the extension of a laundry with accessory dry cleaning previously granted by the Board into an existing public garage, the public garage use to be discontinued with the addition of accessory laundry truck storage use

and the extension of the garage building for accessory laundry storage use.

PREMISES AFFECTED—3319-3335 Atlantic Avenue, northeast corner of Euclid Avenue, Block 4145, Lot 1, 13 and 23, Borough of Brooklyn.

Laid over from April 7, 1959, to April 28, 1959, for inspection and decision; hearing closed.

630-58-BZ

APPLICANT—Milton P. Miller, for Brooklyn Jenapo Federal Credit Union, owner.

SUBJECT—Application November 3, 1958—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit retail and residence use district, the maintenance of a parking lot for use in conjunction with the federal credit union in an adjoining lot for a term of five years, no fee to be charged.

PREMISES AFFECTED—4904 Church Avenue, south side, 20 feet east of East 49th Street and 431 East 49th Street, Block 4697, Lots 2 and 56, Borough of Brooklyn.

Laid over from April 7, 1959, to April 28, 1959, for inspection and decision; hearing closed.

710-58-BZ

APPLICANT—Ziegler, Gill and Clabby, for 45th Street Realty Corp., owner, F. X. R., Inc., lessee.

SUBJECT—Application December 5, 1958—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot for employees of F. X. R. Inc.

PREMISES AFFECTED—25-70 Old Bowery Bay Road, 50th Street, west side, 170 feet north of 28th Avenue and 25-81 49th Street, Block 745, Lots 9, 22, 10, 65-70 inclusive and Lot 72, Woodside, Borough of Queens.

Laid over from April 7, 1959, to April 28, 1959, for inspection and decision; hearing closed.

711-58-A

APPLICANT—Ziegler, Gill and Clabby, for 45th Street Realty Corp., owner; F. X. R., Inc., lessee.

SUBJECT—Application December 5, 1958—filed pursuant to section 35, General City Law re use of part of premises within bed of a mapped street—50th Street.

PREMISES AFFECTED—25-70 Old Bowery Bay Road, 50th Street, west side, 170 feet north of 28th Avenue and 25-81 49th Street, Block 745, Lots 9, 10, 22, 65-70 and Lot 72, Woodside, Borough of Queens.

169-49-BZ—Vol. II

APPLICANT—Joshua Brown, for Staten Island Oil Co., Inc., owner.

SUBJECT—Application reopened April 15, 1958—as Vol. II—decision of the Borough Superintendent, under Section 7c of the Zoning Resolution, to permit in a residence use district, the reconstruction of a present gasoline service station and to continue the present uses such as office, lubritorium, sale of auto accessories, car wash—non automatic, minor auto repairs with hand tools only and the parking of more than five (5) motor vehicles waiting to be serviced.

PREMISES AFFECTED—5270 Amboy Road, southeast corner of Arbutus Avenue, Block 6523, Lot 80, Huguenot, Borough of Richmond.

Laid over from February 17, 1959, for inspection and decision; date to be determined; hearing closed; then set for April 14, 1959; then to April 28, 1959, for decision; applicant to file revised plan as to grades.

17-59-A

APPLICANT—Joshua Brown for Staten Island Oil Company, Incorporated, owner.

SUBJECT—Application January 9, 1959—filed pursuant to Section 35, General City Law re premises in bed of a mapped street—Proposed widening of Amboy Road.

PREMISES AFFECTED—5270 Amboy Road, southeast corner of Arbutus Avenue, Block 6523, Lot 80, Huguenot, Borough of Richmond.

CALENDAR

455-58-BZ

APPLICANT—Kenneth W. Milnes, for Gaetano Trubia, owner.

SUBJECT—Application July 24, 1958—decision of the Borough Superintendent, under sections 7c and 7A of the Zoning Resolution, to permit in a local retail use district, the reconstruction and rehabilitation of an existing gasoline service station, accessory building for a lubritorium, car wash, auto repairs—mainly with hand tools and to install one new pump, relocate the existing pumps and install three additional tanks and provide a business sign within 75 feet of a residence use district.

PREMISES AFFECTED—194 Brighton Avenue, southwest corner of Sumner Place, Block 117, Lot 20, New Brighton, Borough of Richmond.

Laid over from January 6, 1959, to February 10, 1959, for inspection and decision; hearing closed; then laid over for inspection and decision; date for decision to be determined; then set for April 14, 1959; then to April 28, 1959 for hearing at request of the applicant, to revise application based on new lessee's requirements.

743-58-BZ

APPLICANT—N. K. Winston Management Corp., owner.

SUBJECT—Application December 18, 1958—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the erection of a one-story non-storage garage of class 3 construction to accommodate 32 motor vehicles.

PREMISES AFFECTED—77-11 21st Avenue, northeast corner of 77th Street, Block 946, Lot 41, Jackson Heights, Borough of Queens.

Laid over from March 17, 1959, to April 14, 1959, for inspection and decision; applicant to file new design of proposed garage; applicant to stamp engineer's or architect's seal on plans; then to April 28, 1959, for decision; applicant to submit revised plan showing a differently designed exterior of face brick; hearing closed.

744-58-A

APPLICANT—N. K. Winston Management Corp., owner.

SUBJECT—Application December 18, 1958—appeal from a decision of the Borough Superintendent—re Class 3 construction, area excessive.

PREMISES AFFECTED—77-11 21st Avenue, northeast corner of 77th Street, Block 946, Lot 41, Jackson Heights, Borough of Queens.

735-58-BZ

APPLICANT—Leonard F. Rothkrug, for Orak Realty Corp., owner.

SUBJECT—Application December 16, 1958—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a business and residence use district, the extension of a retail supermarket with accessory patron and employee parking, loading and unloading.

PREMISES AFFECTED—1902 Mott Avenue, north side, 124 feet west of Beach 18th Street, 1111 Foam Place, south side, 93 feet west of Beach 18th Street, Block 40, Lots 8 and 62, Far Rockaway, Borough of Queens.

Laid over from March 17, 1959, to April 14, 1959, for applicant to file report from the Federal Aviation Agency and for inspection and decision; hearing closed; then to April 28, 1959, for decision; applicant to file revised plan showing no entrance from Foam Place but a driveway to the parking area through Lot 58 or Lot 12 from Smith Place.

HARRIS H. MURDOCK, *Chairman*.

APRIL 28, 1959, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, April 28, 1959, at 2 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:

617-58-A

APPLICANT—Leonard F. Rothkrug, for Angelo Santomartino, doing business as S and S Service Station, owner.

SUBJECT—Application October 28, 1958—filed pursuant to Section 35, General City Law re erection of building in bed of a mapped Street—West 19th Street.

PREMISES AFFECTED—2974-2984 Cropsey Avenue, west side, 25 feet south of Bay 53rd Street, Block 6947, Lot 301, Borough of Brooklyn.

419-58-A

APPLICANT—Swingline Inc., owner.

SUBJECT—Application July 10, 1958—Appeal from an order of the Fire Commissioner, re use of Spraying Equipment, not approved type.

PREMISES AFFECTED—32-01 Queens Boulevard, north side, 32-00 Skillman Avenue, south side, entire block bounded by Queens Boulevard, Skillman Avenue, Van Dam Street and 32nd Place, Block 245, Lot 9, Long Island City, Borough of Queens.

2-59-A

APPLICANT—Ross and Atkin for Joseph Reutershan, owner.

SUBJECT—Application January 2, 1959—filed pursuant to section 35, General City Law re proposed alteration in the bed of a mapped street—William Avenue.

PREMISES AFFECTED—62 Hawkins Street, south side, 533.48 feet west of City Island Avenue, Block 5629, Lot 200, Borough of The Bronx.

305-58-A

APPLICANT—Samuel Carr, for Willa Realty Co., owner.

SUBJECT—Application May 13, 1958—Appeal from a decision of the Borough Superintendent, re egress.

PREMISES AFFECTED—35 West 21st Street, north side, 372 feet east of Avenue of The Americas, Block 823, Lot 19, Borough of Manhattan.

306-48-A—Vol. III

APPLICANT—Maurice Nirenstein, for Al and Betty Hertz, owner.

SUBJECT—Application reopened February 17, 1959 as Volume III—appeal from a decision of the Borough Superintendent re frame structure within fire limits.

PREMISES AFFECTED—269-16 80th Avenue, south side, 120 feet east of 269th Street, Block 8725, Lot 7, New Hyde Park, Borough of Queens.

206-58-A—Vol. II

APPLICANT—Joshua Brown, for Ases Ayoub, owner.

SUBJECT—Application reopened February 25, 1959 as Volume II—filed pursuant to section 35, General City Law re proposed new building in bed of a mapped street—proposed widening of Victory Boulevard and Manor Road.

PREMISES AFFECTED—1756 Victory Boulevard, south side, 99.49 feet east of Manor Road, Block 707, Lot 6, Four Corners, Borough of Richmond.

829-56-A

APPLICANT—Lama, Proskauer and Prober, for Jenny Lazzaro, owner.

SUBJECT—Application November 26, 1956—Appeal from a decision of the Borough Superintendent—re egress.

PREMISES AFFECTED—84 University Place, west side, 48 feet north of East 11th Street, Block 569, Lot 26, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman*.

CALENDAR

MAY 5, 1959, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning*, May 5, 1959, at 10 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:

696-58-BZ

APPLICANT—Frederick A. Ketcher, for Maria De Palma, owner.

SUBJECT—Application December 1, 1958—decision of the Borough Superintendent, under sections 7e and 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of the premises for the sale of new and used cars with a frame office and for the parking of more than 5 motor vehicles.

PREMISES AFFECTED—964-970 65th Street, south side, 100 feet west of 10th Avenue, Block 5750, Lot 47, Borough of Brooklyn.

762-58-BZ

APPLICANT—Leonard F. Rothkrug for John R. Doody, owner.

SUBJECT—Application December 29, 1958—decision of the Borough Superintendent under section 21 of the Zoning Resolution, to permit in a D area district the erection of a retail store occupying more than the permitted area.

PREMISES AFFECTED—1514-1516 Avenue Z, south side, 50 feet west of East 16th Street, Block 7460, Lot 6, Borough of Brooklyn.

750-58-BZ

APPLICANT—Louis B. Santangelo for Ralph G. Ortiz, owner.

SUBJECT—Application December 19, 1958—decision of the Borough Superintendent, under sections 7c and 21 of the Zoning Resolution, to permit in a residence use district, in an existing two story and cellar building presently occupied as a Russian and Turkish bath with locker room, dormitory and caretakers apartment, the change in use of the first floor to a funeral home and loading area with a new curb cut.

PREMISES AFFECTED—797-801 Park Avenue, north side, 100 feet east of Throop Avenue, Block 1733, Lot 63, Borough of Brooklyn.

33-59-BZ

APPLICANT—Maxfield Blaufeux for Frank Dellasala, owner; Great Atlantic and Pacific Tea Company, lessee.

SUBJECT—Application January 16, 1959—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a business, local retail and residence use district, on a plot presently occupied with a one story building used as a retail supermarket with patron and employee parking confined to the business and local retail portions, the extension of the parking of cars into the residence use portion of the premises.

PREMISES AFFECTED—406-428 Crescent Street, west side, from Liberty Avenue to Hill Street, 1031-1041 Liberty Avenue and 46-62 Hill Street, Block 4166, Lot 18, Borough of Brooklyn.

924-17-BZ—Vol. II

APPLICANT—Herman Kron, for L. B. Auto Sales, Inc., owner.

SUBJECT—Application reopened November 25, 1958 as Vol. II—decision of the Borough Superintendent, under sections 7c and 7h of the Zoning Resolution, to permit in a manufacturing and residence use district, on a plot presently occupied with a public garage, auto laundry, auto repair shop and gasoline service station, the reconstruction of the lubricatorium and office portion of the building and the use of the adjoining vacant lot for the parking and storage of more than five (5) motor vehicles.

PREMISES AFFECTED—396-418 Coney Island Avenue, southwest corner of Caton Avenue, Block 5331, Lots 15, 22 and 28, Borough of Brooklyn.

760-58-BZ

APPLICANT—Victor E. Block and Robert E. Healey for Ogden Parking Corporation, owner.

SUBJECT—Application December 29, 1958—decision of the Borough Superintendent under section 7h of the Zoning Resolution, to permit in a local retail use district, the maintenance of a parking lot for the parking and storage of more than five (5) motor vehicles.

PREMISES AFFECTED—1332-1340 Ogden Avenue, east side, 138.80 feet south of West 170th Street, Block 2522, Lot 12, 13, 14 and 15, Borough of The Bronx.

420-58-BZ

APPLICANT—S. W. Gage, for Irving and Sam Robins, owners.

SUBJECT—Application July 11, 1958—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a residence use district, the extension of the existing laundry facilities by the erection of a two story and cellar structure on the adjoining vacant lot which connects with the existing building on the cellar and second floor.

PREMISES AFFECTED—335-337 East 75th Street, north side, 125 feet west of 1st Avenue, Block 1450, part of Lot 20, Borough of Manhattan.

701-58-BZ

APPLICANT—Maxfield Blaufeux, for Joseph Angelone, owner; Great Atlantic and Pacific Tea Co., lessee.

SUBJECT—Application December 2, 1958—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a local retail and residence use district, the erection of a one story and cellar building for use as a retail store and to provide accessory parking on the unbuilt upon portion of the premises with more than two curb cuts on the same street.

PREMISES AFFECTED—55-08 to 55-34 Metropolitan Avenue, 62-01 to 62-09 and 62-29 to 62-37 Tonsor Street, southeast corner, Block 3365, Lot 7, Ridgewood, Borough of Queens.

178-59-A

APPLICANT—Maxfield Blaufeux, for Joseph Angelone, owner; Great Atlantic & Pacific Tea Company, lessee.

SUBJECT—Application March 19, 1959—filed pursuant to Section 35, General City Law—re proposed utilization of the portion of lot in bed of mapped street.

PREMISES AFFECTED—55-08 to 55-34 Metropolitan Avenue, 62-01 to 62-09 and 62-29 to 62-37 Tonsor Street, southeast corner, Block 3365, Lot 7, Ridgewood, Borough of Queens.

1050-38-BZ—Vol. II

APPLICANT—Leonard F. Rothkrug for Sovereign Homes, Inc., owner.

SUBJECT—Application reopened June 3, 1958 as Vol. II—decision of the Borough Superintendent, under sections 7e and 21 of the Zoning Resolution, to permit in a local retail and residence use district the erection of a gasoline service station with accessory motor vehicle repair shop with hand tools only, auto laundry—non automatic and lubricatorium without the required rear yard all for a temporary term of 15 years.

PREMISES AFFECTED—1301-1319 65th Street and 6411-6423 13th Avenue, northeast corner, Block 5747, Lot 1, Borough of Brooklyn.

668-46-BZ—Vol. II

APPLICANT—Larry Meltzer for M.J.F. Realty Corporation, owner.

SUBJECT—Application reopened June 3, 1958 as Vol. II—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a business and residence use district, in an existing three story and basement building the change in occupancy from manufactur-

CALENDAR

ing (previously granted by the Board) to showroom, retail store and parking and storage for more than five (5) pleasure type motor vehicles for customers and employees only.

PREMISES AFFECTED—94-19 to 94-29 82nd Street and 82-01 to 82-15 Rockaway Boulevard, northeast corner, 82-13 to 82-19 95th Avenue, 94-20 to 94-40 83rd Street. Block 9011, Lot 14, Ozone Park, Borough of Queens.

729-58-BZ

APPLICANT—Louis B. Santangelo for Ralph G. Ortiz, owner.

SUBJECT—Application December 12, 1958—decision of the Borough Superintendent, under sections 7c, 7h and 21 of the Zoning Resolution, to permit in a residence and local retail use district, the erection of a funeral parlor and caretaker's apartment with parking and storage of motor vehicles of the employees and patrons only to be at the rear of the lot by means of ramp of the west end of building.

PREMISES AFFECTED—135-141 East 103rd Street, north side, 79 feet west of Lexington Avenue, Block 1631, Lots 111, 112 and 113, Borough of Manhattan.

63-59-BZ

APPLICANT—Goldwater and Flynn for Huntington Hartford doing business as Huntington Hartford Enterprises, owner.

SUBJECT—Application January 29, 1959—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a residence use district the change in use of the present building from factory and showroom to offices.

PREMISES AFFECTED—214 East 52nd Street, south side, 180 feet east of 3rd Avenue, Block 1325, Lot 45, Borough of Manhattan.

160-52-BZ—Vol. III

APPLICANT—Gulf Oil Corporation, for Tremarco Corp., owner.

SUBJECT—Application reopened April 7, 1959 for consideration of extension of time to complete—expired February 25, 1959 and new owner—decision of the Borough Superintendent, previously granted on condition, under section 7f of the Zoning Resolution, permitting in a business and residence use district, the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs, car wash, storage room, office and sales and the parking and storage of motor vehicles.

PREMISES AFFECTED—760-778 East 189th Street, south side, from Southern Boulevard to Prospect Avenue, 2455-2479 Southern Boulevard and 2450-2480 Prospect Avenue, Block 3115, Lot-21, Borough of The Bronx.

1017-55-BZ

APPLICANT—Robert Gottlieb, for Hermany Realty Corp., owner.

SUBJECT—Application reopened January 13, 1959 for amendment of resolution—decision of the Borough Superintendent, previously granted on condition under section 7f of the Zoning Resolution, permitting in a business use district, the erection and maintenance of a gasoline service station, lubritorium, car wash, motor vehicle repair shop and auto parking.

PREMISES AFFECTED—861-875 Zerega Avenue and 2361-2385 Hermany Avenue, northwest corner, Block 3698, Lot 47, Borough of The Bronx.

737-58-BZ

APPLICANT—Kenneth W. Milnes for F. D. Koehler Co., Inc., owner.

SUBJECT—Application December 16, 1958—decision of the Borough Superintendent, under section 7c and 7A of the Zoning Resolution, to permit in a retail and residence use district, the reconstruction of an existing gasoline service

station, lubritorium, sales room, minor auto repairs and car washing, the proposed reconstruction to provide a new accessory building, additional gasoline tanks and pumps, the relocation of the existing pumps and curb cuts within 75 feet of residence use district.

PREMISES AFFECTED—717 Richmond Road, northwest corner of Price Street, Block 631, Lot 1, Concord, Borough of Richmond.

Laid over from April 7, 1959, to May 5, 1959, for further consideration after applicant has furnished information as to grades of Expressway and service road adjoining the gas station.

623-58-BZ

APPLICANT—Carl H. Salminen, for Frank Reis, owner; Bari Construction Co., Inc., owner under contract.

SUBJECT—Application October 31, 1958—decision of the Borough Superintendent, under sections 7e and 21 of the Zoning Resolution, to permit in a residence use district, the erection of a one-story structure of Class 3 construction to be used for light manufacturing as permitted in a business use district, office, loading and unloading and parking of trucks used in conjunction with business, the structure to occupy more than the permitted area.

PREMISES AFFECTED—33-04 23rd Street and 21-04 33rd Avenue, southwest corner, Block 556, Lots 34-39 inclusive, Astoria, Borough of Queens.

Laid over from February 3, 1959, to March 3, 1959, for inspection and decision; hearing closed; then to April 7, 1959, for inspection and decision; for applicant to file revised plan as to entrances from 33rd Avenue, and for name and business of tenant; then to May 5, 1959, for decision; at the request of the applicant who desires additional time to locate a tenant.

144-19-BZ—Vol. IV

APPLICANT—Justin A. Rothstein, for David E. Meltzer and Alvin Greenstein, owners; Windowcraft Display Installation, lessee.

SUBJECT—Application reopened December 4, 1956 as Vol. IV—re decision of the Borough Superintendent, under Sections 7e and 21 of the Zoning Resolution to permit in a residence use district, the manufacture of display cards and posters in an existing building.

PREMISES AFFECTED—23-69 to 23-71 38th Street, east side, 162.21 feet north of Astoria Boulevard (Triboro Bridge Plaza), Block 803, Lot 13, Long Island City, Borough of Queens.

Laid over from March 10, 1959, to April 7, 1959, for inspection and decision; hearing closed; then to May 5, 1959, at recommendation of the Committee on Inspection and for reinspection by such committee and for continuation of the roll call.

450-58-BZ

APPLICANT—Sidney H. Kitzler, for Sardin Realty Corp., owner; Ralph Iron Works and Allen Peterson, lessee.

SUBJECT—Application July 21, 1958—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a local retail use district, the change in occupancy of an existing one story building from automobile salesroom and auto accessories to auto repair shop with spray booth, manufacturing of metal products with welding and parking for three (3) motor vehicles.

PREMISES AFFECTED—480-496 Ralph Avenue to 1626-1636 Prospect Place, south corner, Block 1369, Lot 39, Borough of Brooklyn.

Laid over from March 10, 1959, to April 7, 1959, for inspection and decision; hearing closed; then to May 5, 1959, for further consideration after building and yard have been cleaned up; applicant to file revised plans showing curb cuts, driveway and removal of pole.

CALENDAR

137-27-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Socony Mobil Oil Co., owner.

SUBJECT—Application reopened January 20, 1959—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a business district, the reconstruction of an existing gasoline service station and extend the uses to include lubricatory, minor auto repairs with hand tools only, utility room and store and the parking and storage of motor vehicles on the open area.

PREMISES AFFECTED—2103-2121 Webster Avenue, west side, 280 feet north of East 180th Street, Block 3143, Lot 113, Borough of The Bronx.

Laid over from April 7, 1959, to April 14, 1959, at the request of the objector; no further adjournments and no notices to be sent out; then to May 5, 1959, for inspection and decision; hearing closed.

24-34-BZ—Vol. II

APPLICANT—Anthony M. Salvati, for D and S Holding Corporation, owner.

SUBJECT—Application reopened November 5, 1958 as Vol. II—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a retail and residence use district, the erection and an extension to the second floor in an existing three story building and changing the use from theatre, stores and apartments for two families to bowling alleys, stores and apartments for two families.

PREMISES AFFECTED—3117-3127 Surf Avenue, northeast corner of West 32nd Street, Block 7049, Lot 51, Borough of Brooklyn.

Laid over from April 7, 1959, to April 14, 1959, for hearing; applicant to send out new notices by regular mail to affected owners, because of insufficient time for notices previously sent out; then to May 5, 1959, for inspection and decision; applicant to submit letter stating notices were sent to owners as previously instructed by the Board; hearing closed.

515-47-BZ—Vol. II

APPLICANT—Max Siegel Associates, for Sty Town Realty Inc., owner; Sty Town Service and Parking Station, lessee.

SUBJECT—Application reopened November 18, 1958 as Vol. II—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a local retail and residence use district, the reconstruction and extension of a gasoline service station and parking lot and extend the uses to include lubricatorium, minor auto repairs with hand tools only, auto washing (non-automatic), office and sales room.

PREMISES AFFECTED—197-201 Avenue C, 645-649 East 12th Street, northwest corner and 646-648 East 13th Street, Block 395, Lots 29, 36, 38 and 39, Borough of Manhattan.

Laid over from April 14, 1959, to May 5, 1959, for inspection and decision; hearing closed.

247-56-BZ—Vol. II

APPLICANT—Lama, Proskauer & Prober for John Stevens & Irene Stevens, owner.

SUBJECT—Application reopened October 21, 1958 as Vol. II—decision of the Borough Superintendent, under sections 7c and 21 of the Zoning Resolution, to permit in a business and residence use, D and G-1 area district, the erection of a class one building to be used as bowling alleys with less than the required setback for a G-1 area district with parking for patrons and employees.

PREMISES AFFECTED—160-30 Cross Bay Boulevard, west side, 80 feet north of 161st Avenue, Block 14030, Lot 1, Howard Beach, Borough of Queens.

Laid over from April 14, 1959, to May 5, 1959, for inspection and decision; hearing closed.

593-58-BZ

APPLICANT—Sidney H. Kitzler, for Petval Realty Corp., owner; Angelo Maurici, lessee.

SUBJECT—Application October 16, 1958—decision of the Borough Superintendent, under sections 7c and 7A of the Zoning Resolution, to permit in a retail and residence use district, the extension of the existing used car sales and parking lot into the residence portion of the premises with a business entrance within 75 feet of the residence use district.

PREMISES AFFECTED—273-279 68th Street, northside, 40 feet, 13/4 inches west of 3rd Avenue and 272-278 Senator Street, Block 5853, Lots 36, 38 and 49, Borough of Brooklyn.

Laid over from April 14, 1959, to May 5, 1959, for inspection and decision; hearing closed.

172-16-BZ—Vol. II

APPLICANT—Herman Kron, for Banner Oil Company, Inc., owner.

SUBJECT—Application reopened July 23, 1957 as Vol. II—decision of the Borough Superintendent, under sections 7c and 7h of the Zoning Resolution, to permit in a business and residence use district, the reconstruction of an existing gasoline service station, minor auto repairs with hand tools only, auto laundry, garage for more than five (5) cars and parking and storage of more than five (5) motor vehicles to be used in conjunction with the existing garage.

PREMISES AFFECTED—31-37 Church Avenue, north side, 100 feet east of Chester Avenue, Block 5313, Lots 34 and 38, Borough of Brooklyn.

Laid over from April 14, 1959, to May 5, 1959, for inspection and decision; hearing closed.

25-57-BZ—Vol. II

APPLICANT—Jerome W. Perlstein for Davemac Corporation, owner.

SUBJECT—Application reopened December 23, 1959 as Vol. II—decision of the Borough Superintendent, under sections 7c and 21 of the Zoning Resolution, to permit in a retail and residence use, D and E-1 area district, the erection of a one story extension in the residence portion of the plot to be used for the storage of tires and exceeding the area coverage for the E-1 area district portion of the plot.

PREMISES AFFECTED—221-18 Merrick Boulevard and 134-01 to 134-09 221st Street, southeast corner, Block 13100, Lot 26, Laurelton, Borough of Queens.

Laid over from April 14, 1959, to May 5, 1959, for inspection and decision; hearing closed.

42-32-BZ—Vol. II

APPLICANT—Haus and Bresin for Lawrence Florin, owner.

SUBJECT—Application reopened November 7, 1958 as Vol. II—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the modernization of the present gasoline service station by extending the service building and extend the uses to include minor repairs with hand tools only for an additional term of fifteen (15) years.

PREMISES AFFECTED—2263 Linden Boulevard and 786-794 Elton Street, northwest corner, Block 4336, Lot 27, Borough of Brooklyn.

Laid over from April 14, 1959, to May 5, 1959, for inspection and decision; hearing closed.

775-58-BZ

APPLICANT—Leonard F. Rothkrug, Herbst and Rusci-ano, for Baychester Operating Corporation, owner.

SUBJECT—Application December 31, 1958—decision of the Borough Superintendent, under sections 7c and 21 of the Zoning Resolution, to permit in a manufacturing and residence use, C area district, the erection of and ex-

CALENDAR

tension into the residence portion of the premises of a one story building for use as bowling alleys, restaurant and bar, storage and locker rooms and to provide accessory parking on the unbuilt upon portion of the premises, the proposed building exceeds the permitted area coverage. PREMISES AFFECTED—3490 Palmer Avenue, southeast corner of Boston Road, Block 5259, Lot 1, Borough of The Bronx.

Laid over from April 14, 1959, to May 5, 1959, for inspection and decision; hearing closed.

738-57-BZ

APPLICANT—Lama, Proskauer and Prober, for 644 Bushwick Avenue Corp., owner.

SUBJECT—Application October 16, 1957—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in an unrestricted and business use district, the erection and maintenance of a gasoline service station, lubritorium, car wash, office and sales, storage, minor auto repairs, parking and storage of motor vehicles, extending from the unrestricted to the business portion of the plot.

PREMISES AFFECTED—640-648 Bushwick Avenue, south side, 131 feet 8¾ inches west of Myrtle Avenue and 14-20 Troutman Street, Block 3182, Lot 18, Borough of Brooklyn.

Laid over from April 14, 1959, to May 5, 1959, for applicant to file plan showing nearby school and for inspection and decision; hearing closed.

962-28-BZ—Vol. II

APPLICANT—Unger and Unger, for Sinclair Refining Co., owner.

SUBJECT—Application reopened October 7, 1958—as Vol. II—decision of the Borough Superintendent, under sections 7c, 7i and 21 of the Zoning Resolution, to permit in a business and residence use district, at an existing gasoline service station with office, grease pits and auto laundry the extension of the uses to include sale of accessories, minor auto repairs and the parking and storage of motor vehicles and to have the present pump islands remain in their present location.

PREMISES AFFECTED—714 Jamaica Avenue, southwest corner of Richmond Street, Block 4102, Lot 27, Borough of Brooklyn.

Laid over from March 17, 1959, to April 14, 1959, for inspection and decision; hearing closed; then to May 5, 1959, for decision; applicant to file revised plan showing accessory building with enlargement toward Jamaica Avenue and rear not beyond present rear of the building and relocation of pumps with none nearer than 15 feet to a street building line and to show fences on side and rear lot lines of the station; that space to the south of use district line should remain vacant, but protected with hedge and fences; also to show new lift, with no open pit widened and a new front.

HARRIS H. MURDOCK, *Chairman*.

MAY 5, 1959, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, May 5, 1959, at 2 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:

718-58-A

APPLICANT—S. Walter Katz, for Twenty-Third Operating Corp., owner.

SUBJECT—Application December 8, 1958—filed pursuant to section 35, General City Law re extension of existing building in bed of a mapped street—approach to Queensboro Bridge.

PREMISES AFFECTED—244 East 60th Street, south side, 135 feet west of 2nd Avenue, Block 1414, Lot 30, Borough of Manhattan.

337-52-A—Vol II.

APPLICANT—Irving P. Marks, for Bernard, Hermand and Minnie Feuer, owners.

SUBJECT—Application reopened November 25, 1958 as Vol. II—Appeal from a decision of the Borough Superintendent—re erection of extension to existing nursing home, increase in area.

PREMISES AFFECTED—115-49 118th Street, east side, 240 feet north of Sutter Avenue, Block 11711, Lot 18 and 62, South Ozone Park, Borough of Queens.

403-58-A

APPLICANT—Elias K. Herzog, for Samuel Goodman, owner.

SUBJECT—Application June 26, 1958—Appeal from a decision of the Borough Superintendent re: egress, fire escape not an acceptable 2nd means, etc.

PREMISES AFFECTED—13 East 16th Street, north side, 250 feet west of Union Square West, Block 844, Lot 10, Borough of Manhattan.

283-54-A—Vol. II

APPLICANT—Arthur B. Lincoln, for Carmine Verdino, owner.

SUBJECT—Application reopened January 13, 1959 as Volume II—filed pursuant to section 35, General City Law re extension to existing building in bed of mapped street, 111th Avenue.

PREMISES AFFECTED—109-03 Rockaway Boulevard, north side, east side 109th Street in bed of mapped 111th Avenue, Block 11476, Lot 77, Ozone Park, Borough of Queens.

528-58-A

APPLICANT—Lama, Proskauer and Prober, for Anna Turso, owner.

SUBJECT—Application August 3, 1958—Appeal from a decision of the Borough Superintendent—re frame structure for commercial use within fire limits.

PREMISES AFFECTED—1889-1893 Fulton Street, north side, 103 feet 2¼ inches east of McDougal Street, Block 1530, Lot 19, Borough of Brooklyn.

117-59-A

APPLICANT—Albert E. Wheeler for Hiram Gray, owner.

SUBJECT—Application February 26, 1959—filed pursuant to Section 36 of the General City Law re erection of building not fronting on a legal street and a decision of the Borough Superintendent re ceiling below existing curb level.

PREMISES AFFECTED—2855 Palisade Avenue, north side of a private road, 435.12 feet west of Palisade Avenue, Block 3411, Lot 105, Borough of The Bronx.

163-59-A

APPLICANT—William B. Lichtner, for Markfel Construction Corp., owner.

SUBJECT—Application March 16, 1959—Appeal from a decision of the Borough Superintendent—re construction and under section 35, General City Law re driveway and curb cut in bed of mapped street—New Haven Avenue.

PREMISES AFFECTED—19-19 New Haven Avenue, south side, 190 feet east of Beach 20th Street, Block 86, Lot 28, Far Rockaway, Borough of Queens.

164-59-A

APPLICANT—William B. Lichtner, for Markfel Construction Corp., owner.

SUBJECT—Application March 16, 1959—Appeal from a decision of the Borough Superintendent—re construction and under section 35, General City Law re driveway and curb cut in bed of mapped street—New Haven Avenue.

PREMISES AFFECTED—19-15 New Haven Avenue, south side, 226.5 feet east of Beach 20th Street, Block 86, Lot 30, Far Rockaway, Borough of Queens.

HARRIS H. MURDOCK, *Chairman*.

CALENDAR

MAY 12, 1959, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, May 12, 1959, at 10 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:*

878-52-BZ—Vol. II

APPLICANT—Fred C. Dahlem, for Jack Starr, owner.

SUBJECT—Application reopened February 17, 1959 as Volume II—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot with suitable bumpers for the parking and storage of more than five (5) motor vehicles for the passenger car type.

PREMISES AFFECTED—1563-1565 Longfellow Avenue, west side, 75 feet south of East 173rd Street, Block 3001, Lots 28, 29 and 30, Borough of The Bronx.

7-59-BZ

APPLICANT—Gilbert Lazerus for Sterling Mortgage Company, Incorporated, owner.

SUBJECT—Application January 5, 1959—decision of the Borough Superintendent, under sections 7c and 21 of the Zoning Resolution, to permit in a business and residence use, C and D area district, the extension of a one story and cellar store building into the residence portion of the plot and occupying more than the permitted area.

PREMISES AFFECTED—101-19 to 101-21 Queens Boulevard, east side, 44.97 feet north of 67th Drive, Block 2135, Lot 3, Rego Park, Borough of Queens.

350-58-BZ

APPLICANT—Harry Mandell for Prescott Realty Corp., owner.

SUBJECT—Application May 23, 1958, decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the change in use of the present store building from stores and bakery to include hat factory.

PREMISES AFFECTED—1731 to 1739 East 172nd Street, and 1305 to 1313 Rosedale Avenue, northwest corner, Block 3873, Lot 1, Borough of The Bronx.

1-59-BZ

APPLICANT—Ingram S. Carner, for Shell Oil Company, owner.

SUBJECT—Application January 2, 1959—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a business use district, on a plot presently occupied with a public garage and gasoline service station, the reconstruction for use as gasoline service station, lubritorium, car washing—non automatic, auto repairs with hand tools only, office, sales and storage of auto accessories and the parking of more than five (5) motor vehicles waiting to be serviced.

PREMISES AFFECTED—112 Flatbush Avenue Extension, southwest corner of Tillary Street, Block 132, Lot 14, Borough of Brooklyn.

122-39-BZ—Vol. III

APPLICANT—Haus & Bresin, for The Cord Meyer Company, owner.

SUBJECT—Application reopened February 17, 1959 as Volume III—decision of the Borough Superintendent, under sections 7f and 7i of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station for a temporary term of fifteen (15) years.

PREMISES AFFECTED—88-20 Roosevelt Avenue, south side, 97.05 feet west of Case Street, Block 1510, Lot 1, Elmhurst, Borough of Queens.

63-44-BZ—Vol. II

APPLICANT—Casale and Newell, for Bavasi Realty Corp., owners.

SUBJECT—Application reopened February 25, 1959 as Volume II—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the change in use of an existing three story building of class 1 construction from storage and factory to storage of electrical, electronic and radio parts and equipment, offices and garage.

PREMISES AFFECTED—236-246 West 17th Street, south side, 256 feet 9 inches east of Eighth Avenue, Block 766, Lot 65, Borough of Manhattan.

28-59-BZ

APPLICANT—Henry J. Nurick for the 160 3rd Avenue Corporation, owner.

SUBJECT—Application January 15, 1959—decision of the Borough Superintendent under section 7h of the Zoning Resolution, to permit in a business use and local retail use district, the maintenance of a parking lot for the parking and storage of more than five (5) motor vehicles.

PREMISES AFFECTED—156-160 Third Avenue, west side, 25 feet 6 inches south of East 16th Street, Block 871, Lots 44 and 45, Borough of Manhattan.

562-58-BZ

APPLICANT—Manes, Sturim, Donovan and Laufer, for Henry Bender and Jacob Cohen, owners.

SUBJECT—Application filed September 26, 1958—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a residence use district, the reconstruction and extension in area of an existing gasoline service station for use as car wash—non automatic, office and accessory sales, minor repairs with hand tools only and parking and storage of motor vehicles.

PREMISES AFFECTED—70-02 to 70-20 (70-06 official) Eliot Avenue, south side, from 70th to 71st Streets, 61-01 to 61-13 70th Street and 61-02 to 61-14 71st Street, Block 2927, Lot 1, Elmhurst, Borough of Queens.

1010-55-BZ

APPLICANT—Albert Melniker, for Southcrest Realty Corp., owner.

SUBJECT—Application reopened March 31, 1959 for consideration as to extension of time to complete—expired July 2, 1958—decision of the Borough Superintendent, previously granted on condition, under sections 7f, 7i and 7A of the Zoning Resolution, permitting in a business use district, the erection and maintenance of a gasoline service station, car washing, lubritorium, sale of accessories, minor motor vehicle repairs, with hand tools and parking for more than five motor vehicles, with proposed curb cut within 75 feet of the residence use district.

PREMISES AFFECTED—4124 Arthur Kill Road and 600 Clay Pit Road, southeast corner, Block 7293, Lot 240, Prince Bay, Borough of Richmond.

722-52-BZ—Vol. III

APPLICANT—Herman Kron, for 146 Centre Street Corp., owner.

SUBJECT—Application reopened April 7, 1959 for consideration as to amendment to resolution and extension of time to complete—expired July 23, 1958—decision of the Borough Superintendent, previously granted on condition under sections 7f and 7i of the Zoning Resolution, permitting in a business use district, the erection of a two-story structure for the storage of more than 5 motor vehicles on the 1st and 2nd floors and roof, and a gasoline service station, lubritorium, car wash and motor vehicle repairs, office and storage of accessory parts.

PREMISES AFFECTED—Entire block bounded by Baxter Street, Walker Street and Centre Street; 96-98 Baxter Street and 125 Walker Street, Block 198, Lots 5, 8, 10, 11 and 12, Borough of Manhattan.

43-59-BZ

APPLICANT—Lama, Proskaner and Prober for Max Ackerman, owner.

CALENDAR

SUBJECT—Application January 23, 1959—decision of the Borough Superintendent, under sections 7e and 21 of the Zoning Resolution, to permit in a retail and residence use, C area district, the erection of a class one building to be used as a factory and office with two loading berths, occupying more than the permitted area and with the omission of the required rear yard for a C area district.

PREMISES AFFECTED—76-96 Rochester Avenue, 1802-1812 Pacific Street, southwest corner and 1793-1801 Dean Street, Block 1343, Lot 45, Borough of Brooklyn.

Laid over from April 14, 1959, to May 12, 1959, for inspection and decision; hearing closed.

565-57-BZ

APPLICANT—Charles M. Spindler, for Leopold Gerinsky and Thomas J. O'Brien, owners.

SUBJECT—Application July 26, 1957—decision of the Borough Superintendent, under sections 7e, 7f, 7i, and 7A of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, auto laundry—non automatic, lubricatorium, office, accessory sales, minor repairs with hand tools only, safety inspection station, parking and storage of more than five (5) motor vehicles with curb cuts within 75 feet of a residence use district for a stated term of fifteen (15) years.

PREMISES AFFECTED—5832-5848 Broadway and 196-198 West 239th Street, southeast corner, Block 3271, Lots 193, 194, 195, 196, 197 and 198, Borough of The Bronx.

Laid over from January 28, 1958, to February 18, 1958, for applicant to consult Department of Buildings with respect to Section 21A; then to March 18, 1958, for inspection and decision; hearing closed, then laid over pending Court action, reviewing denial by the Board of a similar application on property across the street from subject site, Block 3414, Lot 340, under Cal. No. 510-39-BZ; date for decision to be determined; then set for February 17, 1959; then to March 10, 1959, for further inspection and decision; then to April 14, 1959, at request of the applicant and for further inspection; hearing closed; then to May 12, 1959, at request of the applicant, due to change in ownership and proposed lessee.

HARRIS H. MURDOCK, *Chairman.*

MAY 12, 1959, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, May 12, 1959, at 2 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:

406-56-SA

APPLICANT—Bryant Industrial Products Corporation, owner.

SUBJECT—Application May 22, 1956—Bryant Gas Conversion Burner, Model 1400, approval of.

774-56-SM

APPLICANT—Speakman Company, owner.

SUBJECT—Application October 15, 1956—Speakman Back Syphon Preventer, Models K-9195-BSP; K-9196-BSP; K-9197-BSP; and K-9198-BSP, approval of.

436-57-SM

APPLICANT—Grand Haven Brass Foundry, owner.

SUBJECT—Application May 27, 1957—Grand Haven Brass Foundry Anti-Syphon Ballcock, Model G-730, approval of.

894-57-SM

APPLICANT—Sloan Valve Company, owner.

SUBJECT—Application November 6, 1957—Sloan Vacuum Breaker, Model V-188-A, approval of.

159-58-SM

APPLICANT—E. F. White, for Weatherguard Service, Inc., owner.

SUBJECT—Application March 20, 1958—Zinaloy Zinc Cavity Wall Tie, approval of.

185-58-SA

APPLICANT—Washburn and Granger, Inc., owner.

SUBJECT—Application March 11, 1958—Dean Automatic Washer and Dean Manual Washer for garbage and waste cans, Models CWA and CW, in three sizes, approval of.

224-58-SA

APPLICANT—National-U.S. Radiator Corporation, owner.

SUBJECT—Application February 21, 1958—National-U.S. Mark III Packet Boiler, gas-fired, Models GP-20-WE and GP-25-WE, approval of.

473-58-SM

APPLICANT—C. H. Baird, for Federal Cement Tile Company, owner.

SUBJECT—Application July 28, 1958—Castlite (precast perlite concrete slab), approval of.

480-58-SA

APPLICANT—Dunkirk Radiator Corp., owner. Vandewater Associates, Inc., Agent.

SUBJECT—Application July 30, 1958—Blue Circle Concord Gas Boiler, Models 1D-3, 4, 5, 6, 7, 2D-3, 4, 5, 6, 7, approval of.

680-58-SM

APPLICANT—Mearl Chemical Corporation, owner.

SUBJECT—Application November 25, 1958—Mearlcrete Structural Roof Deck and Insulation Deck, approval of.

1469-22-SA

APPLICANT—Wheelock Signals, Inc., owner.

SUBJECT—Application reopened February 25, 1959 for amendment of resolution as to change of corporate name—re Signal Single Stroke A.C. Bell; previously approved.

617-23-SA

APPLICANT—Wheelock Signals, Inc., owner.

SUBJECT—Application reopened February 25, 1959 for amendment of resolution as to change of corporate name—re Direct and alternating current control boards for vibrating bells; previously approved.

91-26-SA

APPLICANT—Wheelock Signals, Inc., owner.

SUBJECT—Application reopened February 25, 1959 for amendment of resolution as to change of corporate name—re Signal Standpipe Alarm Panel; previously approved.

1093-41-SM

APPLICANT—American-Standard Plumbing & Heating Div., American-Radiator & Standard Sanitary Corporation, owner.

SUBJECT—Application reopened March 19, 1957 for amendment of resolution as to new model designations, namely R-3020 Water Closets—re American Radiator and Standard Sanitary Corporation Plate B-1942 Water Controller for Low Tank (water closets); previously approved.

13-54-SA

APPLICANT—Tremospray Company, Inc., owner.

SUBJECT—Application reopened June 25, 1957 for amendment of resolution—re Thermo-Spray SPC-4 with Air Heater Type GL-3 (preheating lacquers, paints, etc.); previously approved.

298-55-SM

APPLICANT—W. J. Haertel & Company, owner.

SUBJECT—Application reopened May 21, 1957 for amend-

CALENDAR

ment of resolution as to size of pan section—re Securitee Pan System (suspension system for acoustical ceilings); previously approved.

505-56-SM

APPLICANT — Acoustic Manufacturing Corporation, owner.

SUBJECT—Application reopened December 9, 1958 for amendment of resolution as to attachment of suspended ceiling—re Acoustic Mfg. Corp. A-M Metal Acoustical Tile, Sizes, 12 x 24, 12 x 36 and 18 x 36; previously approved.

302-58-SM

APPLICANT—Interboro Incinerator Company, owner.

SUBJECT—Application reopened March 17, 1959 for amendment of resolution as to additional size—re Interboro Cast Iron One Hour, Incinerator Hopper Door, Model HD-1; previously approved.

HARRIS H. MURDOCK, *Chairman*.

MAY 19, 1959, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, May 19, 1959, at 10 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:

135-58-BZ

APPLICANT—Leonard F. Rothkrug, for Ludvik Hilman, Martin Rausman and George Pullman, doing business as Joint Realty Co., owners.

SUBJECT—Application March 18, 1958—decision of the Borough Superintendent, under sections 7f and 7i of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, accessory motor vehicle repairs, hand tools only, lubricatorium, car washing (non-automatic), office and sales, parking of cars awaiting service, all for a term of fifteen (15) years.

PREMISES AFFECTED—3880 Richmond Avenue and 4575 Amboy Road, northwest corner, Block 5585, Lot 62, Eltingville, Borough of Richmond.

Laid over from January 13, 1959, to February 10, 1959, for inspection and decision; and for applicant to indicate adjacent gasoline station on his plans, Block 5497, Lot 135, granted under Cal. No. 942-57-BZ on July 29, 1958; hearing closed; then laid over for inspection and decision; date for decision to be determined; then set for April 14, 1959; then to May 19, 1959, for decision; applicant to report to Board whether gas station opposite is under construction as granted under Calendar Number 942-57-BZ.

665-58-A

APPLICANT—Leonard F. Rothkrug, for Ludvik Hilman, Martin Rausman and George Pullman, doing business as Joint Realty Co., owner.

SUBJECT—Application November 14, 1958—filed pursuant to section 35, General City Law re curb cuts in bed of mapped street—proposed widening of Richmond Avenue and Amboy Road.

PREMISES AFFECTED—3880 Richmond Avenue and 4575 Amboy Road, northwest corner, Block 5585, Lot 62, Eltingville, Borough of Richmond.

HARRIS H. MURDOCK, *Chairman*.

MINUTES

REGULAR MEETING

TUESDAY MORNING, APRIL 14, 1959, 10 A.M.

Present: Chairman Murdock, Vice-Chairman Kleinert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox.

The minutes of the regular meetings of the Board held on Tuesday morning and afternoon, March 31, 1959 were approved as printed in the Bulletin of April 7, 1959, Vol. 44, No. 14.

172-16-BZ—Vol. II

APPLICANT—Herman Kron, for Banner Oil Company, Inc., owner.

SUBJECT—Application reopened July 23, 1957 as Vol. II—decision of the Borough Superintendent, under sections 7c and 7h of the Zoning Resolution, to permit in a business and residence use district, the reconstruction of an existing gasoline service station, minor auto repairs with hand tools only, auto laundry, garage for more than five (5) cars and parking and storage of more than five (5) motor vehicles to be used in conjunction with the existing garage.

PREMISES AFFECTED—31-37 Church Avenue, north side, 100 feet east of Chester Avenue, Block 5313, Lots 34 and 38, Borough of Brooklyn.

APPEARANCES—

For Applicant: Herman Kron.

For Opposition: Betty Beitler, Grace Marchiano, Leila Olshina, Charles Beitler and Anna Papadakis.

ACTION OF BOARD—Laid over to May 5, 1959, at 10 A.M. for inspection and decision; hearing closed.

486-25-BZ—Vol. II

APPLICANT—Herman Kron, for Washgert Garage Corp., owner.

SUBJECT—Application reopened January 19, 1954 as Vol. II—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a business use district the use of roof for more than five motor vehicles, in building used as a garage for more than five motor vehicles.

PREMISES AFFECTED—113-117 Christie Street, west side, 100 feet north of Grand Street, Block 423, Lots 22, 23 and 24, Borough of Manhattan.

APPEARANCES—

For Applicant: Herman Kron.

For Opposition: None.

ACTION OF BOARD—Laid over to April 21, 1959, at 10 A.M. for applicant to report to Board as to roof load.

137-27-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Socony Mobil Oil Co., owner.

SUBJECT—Application reopened January 20, 1959—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a business district, the reconstruction of an existing gasoline service station and extend the uses to include lubricatory, minor auto repairs with hand tools only, utility room and store, and the parking and storage of motor vehicles on the open area.

PREMISES AFFECTED—2103-2121 Webster Avenue, west side, 280 feet north of East 180th Street, Block 3143, Lot 113, Borough of the Bronx.

MINUTES

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

ACTION OF BOARD—Laid over to May 5, 1959, at 10 A.M. for inspection and decision; hearing closed.

962-28-BZ—Vol. II

APPLICANT—Unger and Unger, for Sinclair Refining Co., owner.

SUBJECT—Application reopened October 7, 1958—as Vol. II—decision of the Borough Superintendent, under sections 7c, 7i and 21 of the Zoning Resolution, to permit in a business and residence use district, an existing gasoline service station with office, grease pits and auto laundry, the extension of the uses to include sale of accessories, minor auto repairs and the parking and storage of motor vehicles and to have the present pump islands remain in their present location.

PREMISES AFFECTED—714 Jamaica Avenue, southwest corner of Richmond Street, Block 4102, Lot 27, Borough of Brooklyn.

APPEARANCES—

For Applicant: Paul Feldman.

For Opposition: Edward T. Longo.

ACTION OF BOARD—Laid over to May 5, 1959, at 10 A.M. for decision; applicant to file revised plan showing accessory building with enlargement toward Jamaica Avenue and rear not beyond present rear of the building and relocation of pumps with none nearer than 15 feet to a street building line and to show fences on side and rear lot lines of the station; that space to the south of use district line should remain vacant, but protected with hedge and fences; also to show new lift, with no open pit and a new front; hearing previously closed.

42-32-BZ—Vol. II

APPLICANT—Haus and Bresin for Lawrence Florin, owner.

SUBJECT—Application reopened November 7, 1958 as Vol. II—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the modernization of the present gasoline service station by extending the service building and extend the uses to include minor repairs with hand tools only for an additional term of fifteen (15) years.

PREMISES AFFECTED—2263 Linden Boulevard and 786-794 Elton Street, northwest corner, Block 4336, Lot 27, Borough of Brooklyn.

APPEARANCES—

For Applicant: Millard Bresin.

For Opposition: None.

ACTION OF BOARD—Laid over to May 5, 1959, at 10 A.M. for inspection and decision; hearing closed.

24-34-BZ—Vol. II

APPLICANT—Anthony M. Salvati, for D and S Holding Corporation, owner.

SUBJECT—Application reopened November 5, 1958 as Vol. II—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a retail and residence use district, the erection of an extension to the second floor in an existing three story building and changing the use from theatre, stores and apartments for two families to bowling alleys, stores and apartments for two families.

PREMISES AFFECTED—3117-3127 Surf Avenue, northeast corner of West 32nd Street, Block 7049, Lot 51, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leon Komondorea.

For Opposition: None.

ACTION OF BOARD—Laid over to May 5, 1959, at 10 A.M. for inspection and decision; applicant to submit letter stating notices were sent to owners as previously instructed by the Board; hearing closed.

68-36-BZ—Vol. IV

APPLICANT—Lama, Proskauer and Prober, for 10 Brighton 11th Street Corp. and New York City Transit Authority, owners Waldbaum 21 Incorporated, Lessee

SUBJECT—Application reopened January 6, 1959 as Vol. IV—re decision of the Borough Superintendent, under Section 7c of the Zoning Resolution, to permit in a business and residence use district, the change in use of an existing public garage, motor repairs, lubritorium, and parking in the open area to a supermarket, stores, loading and unloading area, parking of patrons and employees cars, no fee to be charged, and a sign in the residential portion of the plot.

PREMISES AFFECTED—14-48 Brighton 11th Street, west side, 59 feet, 9½ inches south of Neptune Avenue, Block 7516, Lots 2375 and part of 2370, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama and Irving Wurtzel.

For Opposition: Abram Schlefstein.

ACTION OF BOARD—Laid over to April 21, 1959, at 10 A.M. for applicant to file revised plans showing removal of signs on Brighton 11th Street and no entrances on such street except in the business use portion; hearing closed.

29-59-A

APPLICANT—Lama, Proskauer and Prober for 10 Brighton 11th Street Corporation and New York City Transit Authority, owners Waldbaum 21 Incorporated, lessee.

SUBJECT—Application December 12, 1958—Appeal from a decision of the Borough Superintendent re excessive area of building.

PREMISES AFFECTED—14-48 Brighton 11th Street, west side, 59 feet 9½ inches south of Neptune Avenue, block 7516, lot 2375 and part of 2370, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama and Irving Wurtzel.

ACTION OF BOARD—Laid over to April 21, 1959, at 10 A.M. in conjunction with Cal. No. 68-36-BZ—Vol. IV for revised plans; hearing closed.

676-42-BZ—Vol. IV

APPLICANT—Irving G. Kay, for Sarah Koenig, owner.

SUBJECT—Application reopened February 25, 1959 as Volume IV—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district the change of occupancy from stable for more than five horses to storage of electrical equipment previously granted under Vol. III, which term has expired, to office and storage of stationery and corrugated paper.

PREMISES AFFECTED—357 West 17th Street, north side, 100 feet east of 9th Avenue, Block 741, Lot 5, Borough of Manhattan.

APPEARANCES—

For Applicant: Irving G. Kay, Louis Resnick and Norman Koenig.

For Opposition: None.

ACTION OF BOARD—Laid over; date to be set.

164-46-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Joseph P. Clavin, owner.

SUBJECT—Application reopened March 3, 1959 for consideration as to extension of time to complete, expired October 8, 1958—decision of the Borough Superintendent, previously granted on condition, under section 7e of the Zoning Resolution, permitting in a residence use district, the proposed enlargement of undertaker's establishment and proposed extension of business use in excess of that granted by the Board.

MINUTES

PREMISES AFFECTED—7722-7736 4th Avenue and 375-379 78th Street, northwest corner, Block 5960, Lot 50, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

ACTION OF BOARD—Laid over, date to be set; for the preparation of digest.

515-47-BZ—Vol. II

APPLICANT—Max Siegel Associates, for Sty Town Realty Inc., owner; Sty Town Service and Parking Station, lessee.

SUBJECT—Application reopened November 18, 1958 as Vol. II—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a local retail and residence use district, the reconstruction and extension of a gasoline service station and parking lot and extend the uses to include lubritorium, minor auto repairs with hand tools only, auto washing, non-automatic, office and sales room.

PREMISES AFFECTED—197-201 Avenue C, 645-649 East 12th Street, northwest corner and 646-648 East 13th Street, Block 395, Lots 29, 36, 38 and 39, Borough of Manhattan.

APPEARANCES—

For Applicant: Max Siegel and A. Shuster.

For Opposition: Irving Dankner and Mollie Rottdie.

ACTION OF BOARD—Laid over to May 5, 1959 at 10 A.M. for inspection and decision; hearing closed.

169-49-BZ—Vol. II

APPLICANT—Joshua Brown, for Staten Island Oil Co., Inc., owner.

SUBJECT—Application reopened April 15, 1958—as Vol. II—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a residence use district, the reconstruction of a present gasoline service station and to continue the present uses such as office, lubritorium, sale of auto accessories, car wash—non-automatic, minor auto repairs with hand tools only and the parking of more than five (5) motor vehicles waiting to be serviced.

PREMISES AFFECTED—5270 Amboy Road, southeast corner of Arbutus Avenue, Block 6523, Lot 80, Huguenot, Borough of Richmond.

APPEARANCES—

For Applicant: Joshua Brown.

For Opposition: None.

ACTION OF BOARD—Laid over to April 28, 1959, at 10 A.M. for decision; applicant to file revised plan showing grades; hearing previously closed.

17-59-A

APPLICANT—Joshua Brown for Staten Island Oil Company, Incorporated, owner.

SUBJECT—Application January 9, 1959—filed pursuant to section 35, General City Law re premises in bed of a mapped street—proposed widening of Amboy Road.

PREMISES AFFECTED—5270 Amboy Road, southeast corner of Arbutus Avenue, Block 6523, Lot 80, Huguenot, Borough of Richmond.

APPEARANCES—

For Applicant: Joshua Brown.

ACTION OF BOARD—Laid over to April 28, 1959, at 10 A.M. for decision with 169-49-BZ—Vol. II; hearing previously closed.

247-56-BZ—Vol. II

APPLICANT—Lama, Proskauer & Prober for John Stevens & Irene Stevens, owners.

SUBJECT—Application reopened October 21, 1958 as Vol. II—decision of the Borough Superintendent, under sections 7c and 21 of the Zoning Resolution, to permit in a

business and residence use, D and G-1 area district, the erection of a class one building to be used as bowling alleys with less than the required setback for a G-1 area district with parking for patrons and employees.

PREMISES AFFECTED—160-30 Cross Bay Boulevard, west side, 80 feet north of 161st Avenue, Block 14030, Lot 1, Howard Beach, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama, Irene Stevens and John Stevens.

For Opposition: None.

ACTION OF BOARD—Laid over to May 5, 1959, at 10 A.M. for inspection and decision; hearing closed.

19-57-BZ

APPLICANT—Reginald S. Hardy, for Frances P. Headley and Seena Prastien, owners.

SUBJECT—Application January 15, 1957—decision of the Borough Superintendent, under sections 7f, 7i and 7A of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry, non-automatic, motor vehicle repair shop, for minor repairs, hand tools only, and with show windows within 75 feet of residence use district.

PREMISES AFFECTED—1790-1820 Utica Avenue and 4914-4924 Avenue J, southwest corner, Block 7797, Lots 47, 49, 50 and 51, Borough of Brooklyn.

APPEARANCES—

For Applicant: Reginald S. Hardy.

For Opposition: None.

ACTION OF BOARD—Laid over to April 21, 1959, at 10 A.M. for decision; hearing previously closed.

25-57-BZ—Vol. II

APPLICANT—Jerome W. Perlstein for Davemac Corporation, owner.

SUBJECT—Application reopened December 23, 1959 as Vol. II—decision of the Borough Superintendent, under sections 7c and 21 of the Zoning Resolution, to permit in a retail and residence use, D and E-1 area district, the erection of a one story extension in the residence portion of the plot to be used for the storage of tires and exceeding the area coverage for the E-1 area district portion of the plot.

PREMISES AFFECTED—221-18 Merrick Boulevard and 134-01 to 134-09 221st Street, southeast corner, Block 13100, Lot 26, Laurelton, Borough of Queens.

APPEARANCES—

For Applicant: Jerome W. Perlstein and Maxwell Sharf.

For Opposition: Fred V. Bruch.

ACTION OF BOARD—Laid over to May 5, 1959, at 10 A.M. for inspection and decision; hearing closed.

565-57-BZ

APPLICANT—Charles M. Spindler, for Leopold Gerinsky and Thomas J. O'Brien, owners.

SUBJECT—Application July 26, 1957—decision of the Borough Superintendent, under sections 7e, 7f, 7i, and 7A of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, auto laundry—non automatic, lubritorium, office, accessory sales, minor repairs with hand tools only, safety inspection station, parking and storage of more than five (5) motor vehicles with curb cuts within 75 feet of a residence use district for a stated term of fifteen (15) years.

PREMISES AFFECTED—5832-5848 Broadway and 196-198 West 239th Street, southeast corner, Block 3271, Lots 193, 194, 195, 196, 197 and 198, Borough of The Bronx.

APPEARANCES—

For Applicant: Charles M. Spindler.

For Opposition: None.

ACTION OF BOARD—Laid over to May 12, 1959, at 10 A.M. at request of the applicant, due to change in ownership and proposed lessee; hearing previously closed.

MINUTES

738-57-BZ

APPLICANT—Lama, Proskauer and Prober, for 644 Bushwick Avenue Corp., owner.

SUBJECT—Application October 16, 1957—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in an unrestricted and business use district, the erection and maintenance of a gasoline service station, lubritorium, car wash, office and sales, storage, minor auto repairs, parking and storage of motor vehicles, extending from the unrestricted to the business portion of the plot.

PREMISES AFFECTED—640-648 Bushwick Avenue, south side, 131 feet 8¾ inches west of Myrtle Avenue and 14-20 Troutman Street, Block 3182, Lot 18, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: Samuel Sieven and Sigismund J. Trapani.

ACTION OF BOARD—Laid over to May 5, 1959, at 10 A. M. for applicant to file plan showing nearby school and for inspection and decision; hearing closed.

135-58-BZ

APPLICANT—Leonard F. Rothkrug, for Ludvik Hilman, Martin Rausman and George Pullman, doing business as Joint Realty Co., owners.

SUBJECT—Application March 18, 1958—decision of the Borough Superintendent, under sections 7f and 7i of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, accessory motor vehicle repairs, hand tools only, lubritorium, car washing, non-automatic, office and sales, parking of cars awaiting service, all for a term of fifteen (15) years.

PREMISES AFFECTED—3880 Richmond Avenue and 4575 Amboy Road, northwest corner, Block 5585, Lot 62, Eltingville, Borough of Richmond.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: None.

ACTION OF BOARD—Laid over to May 19, 1959, at 10 A. M. for decision; applicant to report to Board whether gas station opposite is under construction as granted under Calendar Number 942-57-BZ; hearing previously closed.

665-58-A

APPLICANT—Leonard F. Rothkrug, for Ludvig Hilman, Martin Rausman and George Pullman, doing business as Joint Realty Co., owner.

SUBJECT—Application November 14, 1958—filed pursuant to section 35, General City Law re curb cuts in bcd of mapped street—proposed widening of Richmond Avenue and Amboy Road.

PREMISES AFFECTED—3880 Richmond Avenue and 4575 Amboy Road, northwest corner, Block 5585, Lot 62, Eltingville, Borough of Richmond.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

ACTION OF BOARD—Laid over to May 19, 1959 at 10 A.M. for decision; in connection with 135-58-BZ; hearing previously closed.

345-58-BZ

APPLICANT—Leo Kornblath, for Geray Comp, and Ethel Latt, owners.

SUBJECT—Application May 27, 1958, decision of the Borough Superintendent, under Sections 7c and 7f of the Zoning Resolution, to permit in a business use district, on a plot presently used for the parking of more than five (5) motor vehicles, the installation of gasoline tanks and pumps to be used in conjunction with the existing gasoline service station located on the adjoining lot.

PREMISES AFFECTED—2125 Jerome Avenue, west side, 70.65 feet south of West 181st Street, Block 3192, Lots 46 and 42, Borough of The Bronx.

APPEARANCES—

For Applicant: Leo Kornblath.

For Opposition: None.

ACTION OF BOARD—Laid over to April 21, 1959, at 10 A. M. for applicant to consult examiner as to Borough Superintendent's decision; hearing previously closed.

455-58-BZ

APPLICANT—Kenneth W. Milnes, for Gaetano Trubia, owner.

SUBJECT—Application July 24, 1958—decision of the Borough Superintendent, under sections 7c and 7A of the Zoning Resolution, to permit in a local retail use district, the reconstruction and rehabilitation of an existing gasoline service station, accessory building for a lubritorium, car wash, auto repairs—mainly with hand tools and to install one new pump, relocate the existing pumps and install three additional tanks and provide a business sign within 75 feet of a residence use district.

PREMISES AFFECTED—194 Brighton Avenue, southwest corner of Sumner Place, Block 117, Lot 20, New Brighton, Borough of Richmond.

APPEARANCES—

For Applicant: Kenneth W. Milnes.

For Opposition: None.

ACTION OF BOARD—Laid over to April 28, 1959, at 10 A. M. for hearing at request of the applicant, to revise application based on new lessee's requirements.

593-58-BZ

APPLICANT—Sidney H. Kitzler, for Petval Realty Corp., owner; Angelo Maurici, lessee.

SUBJECT—Application October 16, 1958—decision of the Borough Superintendent, under sections 7c and 7A of the Zoning Resolution, to permit in a retail and residence use district, the extension of the existing used car sales and parking lot into the residence portion of the premises with a business entrance within 75 feet of the residence use district.

PREMISES AFFECTED—273-279 68th Street, north side, 40 feet, 1¾ inches west of 3rd Avenue and 272-278 Senator Street, Block 5853, Lots 36, 38 and 49, Borough of Brooklyn.

APPEARANCES—

For Applicant: Sidney H. Kitzler.

For Opposition: Francis J. Alwill, Frank Ragone, Mrs. Frank Daly, Marie Gostrout, Gabriella Klein, Bernard J. McNulty, Mrs. John D'Avirro, Rose Cappola, George H. Hearn, William J. Adams, Maryane McNulty, Nick Lomuscio, William Davidson, Peter Cattoner, Mary Jones, Oscar L. Anderson, Orestes E. Matos and G. Natoli.

ACTION OF BOARD—Laid over to May 5, 1959, at 10 A. M. for inspection and decision; hearing closed.

618-58-BZ

APPLICANT—Michael A. Cardo, for Gasper Guzzetta, owner.

SUBJECT—Application October 28, 1958—decision of the Borough Superintendent, under sections 7c and 21 of the Zoning Resolution, to permit in a retail use district, the erection of a second floor addition to an existing one story building for use as a factory using a greater floor area for manufacturing than permitted.

PREMISES AFFECTED—582 East 188th Street and 2429-2431 Arthur Avenue, southwest corner, Block 3066, Lot 18, Borough of The Bronx.

APPEARANCES—

For Applicant: Michael A. Cardo.

For Opposition: None.

ACTION OF BOARD—Laid over to April 21, 1959, at 10 A. M. for decision; applicant to file plans of the first and second floors showing net usable factory space; hearing previously closed.

MINUTES

735-58-BZ

APPLICANT—Leonard F. Rothkrug, for Orak Realty Corp., owner.

SUBJECT—Application December 16, 1958—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a business and residence use district, the extension of a retail supermarket with accessory patron and employee parking, loading and unloading.

PREMISES AFFECTED—1902 Mott Avenue, north side, 124 feet west of Beach 18th Street, 1111 Foam Place, south side, 93 feet west of Beach 18th Street, Block 40, Lots 8 and 62, Far Rockaway, Borough of Queens.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: Thomas F. Boyle.

ACTION OF BOARD—Laid over to April 28, 1959, at 10 A.M. for decision; applicant to file revised plan showing no entrance from Foam Place but a driveway to the parking area through Lot 58 or lot 12 from Smith Place; hearing previously closed.

736-58-BZ

APPLICANT—De Rose and Cavalieri, for Vincent J. Vellella and Dr. Frank A. Manzella, owners.

SUBJECT—Application December 16, 1958—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, for a stated term of five years (5) years, the parking and storage of more than five (5) pleasure-type motor vehicles.

PREMISES AFFECTED—414 East 120th Street, south side, 175 feet east of First Avenue, Block 1807, Lot 42, Borough of Manhattan.

APPEARANCES—

For Applicant: George J. Cavalieri.

For Opposition: None.

ACTION OF BOARD—Laid over to April 21, 1959, at 10 A.M. for further consideration and decision; applicant to advise Board as to control of parking lot; hearing previously closed.

743-58-BZ

APPLICANT—N. K. Winston Management Corp., owner.

SUBJECT—Application December 18, 1958—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the erection of a one-story non-storage garage of class 3 construction to accommodate 32 motor vehicles.

PREMISES AFFECTED—77-11 21st Avenue, northeast corner of 77th Street, Block 946, Lot 41, Jackson Heights, Borough of Queens.

APPEARANCES—

For Applicant: George Fuchs.

For Opposition: None.

ACTION OF BOARD—Laid over to April 28, 1959, at 10 A.M. for decision; applicant to submit revised plan showing a differently designed exterior of face brick; hearing previously closed.

744-58-A

APPLICANT—N. K. Winston Management Corp., owner.

SUBJECT—Application December 18, 1958—appeal from a decision of the Borough Superintendent—re Class 3 construction, area excessive.

PREMISES AFFECTED—77-11 21st Avenue, northeast corner of 77th Street, Block 946, Lot 41, Jackson Heights, Borough of Queens.

APPEARANCES—

For Applicant: George Fuchs.

ACTION OF BOARD—Laid over to April 28, 1959, at 10 A.M. in conjunction with Cal. No. 743-58-BZ for applicant to submit new design of building; hearing previously closed.

754-58-BZ

APPLICANT—Leonard F. Rothkrug for Clemente and A. Sgarlato, owners, Plushed Stuffed Toys, lessee.

SUBJECT—Application December 23, 1958—decision of the Borough Superintendent, under sections 7c and 21 of the Zoning Resolution, to permit in a business use, C area district, the erection of a one story extension to a one and two story building that exceeds the permitted area coverage and change the occupancy from storage of fruits and garage for two trucks to toy manufacturing, the floor area used for manufacturing exceeds that permitted.

PREMISES AFFECTED—280-282 Baltic Street, south side, 152 feet, 11 inches east of Court Street, Block 402, Lot 13, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: Thomas F. Gordon.

ACTION OF BOARD—Laid over to April 21, 1959, at 10 A.M. for hearing at request of objector, applicant concurring.

769-58-BZ

APPLICANT—Lama, Proskauer and Prober, for Vidia Land Corp., owner.

SUBJECT—Application December 30, 1958—decision of the Borough Superintendent, under sections 7e, 7f and 7i of the Zoning Resolution, to permit in a retail and residence use district, the erection and maintenance of a gasoline service station, lubritorium, car wash, minor auto repairs, office and sales, parking and storage of motor vehicles for a stated term of fifteen (15) years.

PREMISES AFFECTED—8001-8023 Flatlands Avenue, north side, from East 80th to East 81st Streets, 765-775 East 80th Street and 766-776 East 81st Street, Block 8001, Lots 1, 3 and 9, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama and R. S. Hardy.

For Opposition: None.

ACTION OF BOARD—Laid over to April 21, 1959, at 10 A.M. for decision; applicant to report to Board as to new house owners in the area and status of gasoline station opposite; hearing previously closed.

775-58-BZ

APPLICANT—Leonard F. Rothkrug, Herbst and Rusciano, for Baychester Operating Corporation, owner.

SUBJECT—Application December 31, 1958—decision of the Borough Superintendent, under sections 7c and 21 of the Zoning Resolution, to permit in a manufacturing and residence use, C area district, the erection of and extension into the residence portion of the premises of a one story building for use as bowling alleys, restaurant and bar, storage and locker rooms and to provide accessory parking on the unbuilt upon portion of the premises, the proposed building exceeds the permitted area coverage.

PREMISES AFFECTED—3490 Palmer Avenue, southeast corner of Boston Road, Block 5259, Lot 1, Borough of The Bronx.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: None.

ACTION OF BOARD—Laid over to May 5, 1959, at 10 A. M. for inspection and decision; hearing closed.

43-59-BZ

APPLICANT—Lama, Proskauer and Prober for Max Ackerman, owner.

SUBJECT—Application January 23, 1959—decision of the Borough Superintendent, under sections 7e and 21 of the Zoning Resolution, to permit in a retail and residence use, C area district, the erection of a class one building to be used as a factory and office with two loading berths, occupying more than the permitted area and with the omission of the required rear yard for a C area district.

MINUTES

PREMISES AFFECTED—76-96 Rochester Avenue, 1802-1812 Pacific Street, southwest corner and 1793-1801 Dean Street, Block 1343, Lot 45, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: S. Halmerick, Esq., Clon A. Venable and C. F. Cammarata, N. Y. C. Housing Authority.

ACTION OF BOARD—Laid over to May 12, 1959, at 10 A. M. for inspection and decision; hearing closed.

320-33-BZ—Vol. II

APPLICANT—Albert Melniker, Ida Elphand, Esther Radish and Lillian Lader, owners; Thomas Schleier, purchaser under contract.

SUBJECT—Application reopened November 25, 1958—as Vol. II—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, non automatic, minor auto repairs with hand tools, sale of accessories, parking of more than five (5) motor vehicles for a stated term of fifteen (15) years.

PREMISES AFFECTED—4360 Hylan Boulevard and 4333 Richmond Avenue, southeast corner and 4 Oceanic Avenue, Block 5322, Lot 1, Eltingville, Borough of Richmond.

APPEARANCES—

For Applicant: Albert Melniker and Thomas Schleier.

For Opposition: Seymour Spruch, Jerry Constantine, Henry C. Hooley, William Walter, Brona Constantine, Marion Maag, D. Durkee, Philip Torocco, Edwin Resch, Vincent H. Ballschmiedler and Herbert J. Maag.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative: 0

Negative: Chairman Murdock, Vice Chairman Kleiner, Commissioner Foley, Commissioner Sleeper and Commissioner Fox 5

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on November 25, 1958 subject to regular procedure; and

WHEREAS, a public hearing was held on this application on April 14, 1959 after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site is in a residence use, E-1 area, class 1 height district; that as of July 25, 1916 the property was zoned as a business district and a D district; that on August 2, 1943 the portion of the property within 100 feet of Hylan Boulevard was placed in an E district; that on June 5, 1951 the entire property was zoned as a G district; that on May 27, 1953 the portion of the property more than 100 feet from Hylan Boulevard was placed in a D district and on July 22, 1954 the present E-1 designation of the entire property became effective; that on January 21, 1942 the portion of the property within 100 feet of Hylan Boulevard was placed in a residence district and the remainder was placed in a residence district on June 5, 1951; that the height designation has not been changed since July 25, 1916 and no zoning amendment relating to this property is pending at the present time; and

WHEREAS, the decision of the Borough Superintendent, dated October 7, 1958 acting on N.B. Applic. No. 931-58, reads:

"1. The construction of a gasoline service station, lubritorium, car washing, minor motor vehicle repairs with hand tools, sale of accessories and parking for more than five motor vehicles and illuminated free standing sign in a Residence District is contrary to Art. II, Section 3 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 110.17 feet frontage by 84.04 feet in depth; that it is proposed to erect, operate and maintain a gasoline service station, lubritorium, non-automatic car wash, minor motor vehicle repairs with hand tools, sale of accessories and

parking of more than five motor vehicles, and illuminated free standing signs; that a term of not less than fifteen years is requested inasmuch as proposed financing will require an amortization period for this length of time; and

WHEREAS, the applicant states that the proposed building will be a one story, three-bay masonry service station of a design somewhat different from the conventional service station, inasmuch as there is a deed restriction stating "no flat roofs"; that a low pitch roof with a slope, and treatment consistent with the finer residential structures, is incorporated in the design; that the entrances and exits from the service bays are located so as to have no circulation to the Hylan Boulevard side; that the thru circulation from Richmond Avenue to Oceanic Avenue creates ease of motion without cross traffic or congestion; that architecturally the building will replace an existing wooden store building which has been used for retail purposes over many years and which at the present time is a tavern; and

WHEREAS, the applicant further states that the site in question will be paved completely to provide a hard surface over all open spaces; that the area at the rear of the property—east—will receive a chain link fence as a barrier between the site and adjacent properties; that the element of all obstructions will be eliminated in the way of trees and buildings to a distance of 45 feet plus back of the front property line; that this will provide for good visibility and no obstructions to traffic or traffic signals; that there is a traffic light at the intersection of Hylan Boulevard and Richmond Avenue; that the arrangement of the proposed building and pump island provides for egress and ingress from Richmond Avenue and Oceanic Avenue, with the curb cuts on Hylan Boulevard for convenient use only when necessary; that the station will be operated by a major oil company if a variance is granted; and

WHEREAS, the applicant contends that Hylan Boulevard is the means of connecting to both the St. George and 69th Street ferries, as well as the Outerbridge crossing and the Perth Amboy ferry to New Jersey; that these in turn connect to the major highways and parkways in New Jersey and points south and has resulted in a constant flow of traffic on Hylan Boulevard as a means of connecting from New York City proper to points south and west; that the proposed improvement to these premises will eliminate an unsightly retail building and will also eliminate the obstructions on a site facing three streets; that this will be an improvement to both the site specifically and the neighborhood in general; and

WHEREAS, the applicant states that the present owners have held title to the property since May, 1925; that the assessed valuation of land is \$5,000 and of the building \$3,000 making a total of \$8,000; that the building was erected in 1916; and

WHEREAS, the premises and surrounding area were previously inspected by a committee of the Board; and

WHEREAS, the Board found that there was no justification for the exercise of discretion to grant a zoning variance under Section 7, Subdivision c of the Zoning Resolution.

Resolved, that the decision of the Borough Superintendent, acting on N.B. App. 931/58, Objection No. 1, dated October 7, 1958, be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

683-58-A

APPLICANT—Albert Melniker, for Ida Elphant, Esther Radish and Lillian Lader, owner; Thomas Schlier, purchaser under contract.

SUBJECT—Application November 6, 1958—filed pursuant to section 35, General City Law re construction of curb cuts in bed of a mapped street—proposed widening of Richmond and Oceanic Avenues.

PREMISES AFFECTED—4360 Hylan Boulevard, 4333 Richmond Avenue southeast corner and 4 Oceanic Avenue, Block 5322, Lot 1, Eltingville, Borough of Richmond.

APPEARANCES—

For Applicant: Albert Melniker and Thomas Schleier.

MINUTES

ACTION OF BOARD—Appeal withdrawn in view of the Board's action, denying the application under Cal. No. 320-33-BZ—Vol. II.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Klei-
ert, Commissioner Foley, Commissioner Sleeper and
Commissioner Fox 5
Negative: 0

514-55-BZ

APPLICANT—John F. Fitzsimons, for Stephen and Helen Fedor, owners.

SUBJECT—Application reopened February 25, 1959 for consideration as to extension of time to complete and obtain Certificate of Occupancy, expired March 17, 1958—decision of the Borough Superintendent, previously granted on condition, under sections 7c and 7A of the Zoning Resolution, permitting in a residence and retail use district, the proposed extension of gasoline service station, auto repairs, accessory store, office and dwelling to be used for gasoline station, motor vehicle repair shop, car washing, greasing, office, accessory store, boiler room and dwelling, with curb cut closer to residence use district than is permitted.

PREMISES AFFECTED—78-08 51st Avenue and 51-02 Gorsline Street, southwest corner, Block 2470, Lot 5, Elmhurst, Borough of Queens.

APPEARANCES—

For Applicant: John F. Fitzsimons.

For Opposition: None.

ACTION OF BOARD—Time extended to complete the work.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Klei-
ert, Commissioner Foley, Commissioner Sleeper and
Commissioner Fox 5
Negative: 0

THE RESOLUTION—

WHEREAS, on May 8, 1956, this application was granted by the Board on certain conditions, under Sections 7c and 7A of the Zoning Resolution, to permit in a residence and retail use district, the proposed extension of gasoline service station, auto repairs, accessory store, office and dwelling, to be used for gasoline station, motor vehicle repair shop, car washing, greasing, office, accessory store, boiler room and dwelling, with curb cut closer to residence use district than permitted, affecting premises 78-08 51st Avenue and 51-02 Gorsline Street, southwest corner, Block 2470, Lot 5, Elmhurst, Borough of Queens; and

WHEREAS, the applicant requested reopening of this application and extension of time, to obtain permits and complete the work which had expired by time limitation May 17, 1958; and

WHEREAS, this application was reopened on February 25, 1959 and set for hearing on April 14, 1959 at 10 A.M., subject to regular procedure, waiving all requirements except a new decision of the Borough Superintendent and two publications in the Bulletin; and

WHEREAS, a public hearing was held on this application on April 14, 1959 after due notice by publication in the Bulletin; and

WHEREAS, the decision of the Borough Superintendent, dated February 3, 1959 acting on Alt. Applic. No. 593-55, reads:

"1. Amendment dated January 30, 1959 is disapproved. You may submit application to the Board of Standards and Appeals for approval of the additional time required to complete."

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on January 22, 1957 as thereafter amended by resolution adopted September 17, 1957, only insofar as it has reference to obtaining permits and completion of the work, so that as amended this portion of the resolution shall read:

"that all permits shall be obtained, including a certificate of occupancy, and all work completed within six months from the date of this amended resolution." Alt. App. 593-55.

589-58-BZ

APPLICANT—Carl H. Salminen, for Brancato Iron Works, owner.

SUBJECT—Application October 15, 1958—decision of the Borough Superintendent, under sections 7e and 21 of the Zoning Resolution, to permit in a residence use district, the erection of a one story building for use as an ornamental iron shop with welding and forging facilities and to provide loading and unloading and parking in conjunction with the existing one-story structure used as an office.

PREMISES AFFECTED—157-11 Linden Boulevard and 148-44 158th Street, northwest corner, Block 12175, Lots 83, 86, 88 and 182, Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Carl H. Salminen.

For Opposition: None.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative: 0

Negative: Chairman Murdock, Vice Chairman Klei-
ert, Commissioner Foley, Commissioner Sleeper and
Commissioner Fox 5

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on March 17, 1959 after due notice by publication in the Bulletin; laid over to April 14, 1959, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site, Linden Boulevard, 158th Street and 157th Street are in a residence use, D area, class 1 height district; and

WHEREAS, the decision of the Borough Superintendent dated October 2, 1958 as amended by decision dated January 28, 1959, acting on N.B. Applic. No. 2798-58, reads:

"1. The proposed erection of building #1 for storage and office and building #2 for ornamental iron shop, welding, forging, loading and unloading and parking of trucks in conjunction with the business on a lot in a residence use district is contrary to Art. 2, Sec. 3 of the Z.R."

and

WHEREAS, the applicant states that the premises consist of a plot, 77.17 feet frontage by 148.44 feet in depth, improved with a one story masonry office structure with a basement, erected in 1958 without plans filed in the Department of Buildings, or a permit issued; that there is also a large billboard sign on the property; that the entire premises is enclosed with a chain link fence, presently used for storage of wire fencing material; that it is proposed to legalize the present office structure and to construct a one story masonry structure, 62 feet by 100 feet, for a miscellaneous and ornamental iron shop, which will include 5 arc welding machines of 110 amperes; 1 electric saw $\frac{3}{4}$ horsepower; 1 forge; 1 cutting and punching machine 2 horsepower; 1 press 1 horsepower; 1 drill press $\frac{1}{2}$ horsepower; that space will be provided outside for the storage of steel pipes, miscellaneous iron and fencing material; that this business will be quiet in operation; that the space in front of the shop will be used for storage of not more than three delivery trucks; that it is proposed to construct a curb cut on 158th Street and gates for loading and unloading of material to the shop; and

WHEREAS, the applicant states that the owner purchased the property from The City of New York with the belief that the property was in a business area, due to the surrounding business establishments, including a coal yard; that the owner had a miscellaneous ornamental iron shop business located nearby at 112-01 159th Street, which covered approximately 4000 square feet; that he was forced to

MINUTES

vacate due to the fact that the State condemned the property for elevation of the Long Island Railroad; that at present he has no shop in which to operate his business and he purchased the property on which this appeal is based in order to reestablish his business; and

WHEREAS the applicant contends that the owner is a manufacturer of chain link fencing material, fire escapes and other miscellaneous iron work connected with the ornamental iron business; that a variance as to use, area and curb cuts is requested for a period of years for iron shop business, because the vicinity is predominantly business; that it would be an extreme hardship for the owner to lose his investment in this property and endeavor to reestablish his business in another location in the neighborhood, as there is no property available within a realistic value for this type of business; and

WHEREAS, the applicant states that the present owner has held title to the property since April 3, 1958 and that the assessed valuation of land is \$4,600; that the building was erected in 1958; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended that the application should not be granted; and

WHEREAS, the Board found that there was no justification for the exercise of discretion to grant a zoning variance under Section 7, Subdivision e of the Zoning Resolution; and

WHEREAS, the Board found that the applicant failed to substantiate a basis to warrant exercise of discretion to grant under Section 21 of the Zoning Resolution and was therefore not entitled to relief on the grounds of practical difficulty or unnecessary hardship.

Resolved, that the decision of the Borough Superintendent, acting on N.B. App. 2798/58, Objection No. 1, dated October 2, 1958, be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

60-59-A

APPLICANT—Carl H. Salminen for Brancato Iron Works, Incorporated, owner.

SUBJECT—Application February 2, 1959—filed pursuant to Section 35 of the General City Law re proposed utilization of the portion of lot which is in bed of mapped street for business entrance.

PREMISES AFFECTED—157-11 Linden Boulevard and 148-44 158th Street, northwest corner, Block 12175, Lots 83, 86, 88 and 182, Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Carl H. Salminen.

ACTION OF BOARD—Appeal withdrawn in view of action by the Board denying Cal. No. 589-58-BZ.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Kleintert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox

Negative: 5

0

634-58-BZ

APPLICANT—Gilbert Lazerus, for Morris A. Goodman and Raymond Shuster, owners.

SUBJECT—Application November 6, 1958—decision of the Borough Superintendent, under sections 7f, 7i and 7e of the Zoning Resolution, to permit in a retail use district, the erection and maintenance for a term of fifteen (15) years as a gasoline service station with incidental car washing, non-automatic, lubritorium, motor vehicle repair service with hand tools only, no welding or spraying, office and sales and storage of accessories and parking of more than five (5) motor vehicles awaiting service or having been serviced.

PREMISES AFFECTED—1955 Williamsbridge Road, west side, 175 feet south of Neill Avenue, Block 4273, Lots 13, 15 and 17, Borough of The Bronx.

APPEARANCES—

For Applicant: Gilbert Lazerus.

For Opposition: Robert Giglio, Matteo Attinella and John Dormi.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative: 0

Negative: Chairman Murdock, Vice Chairman Kleintert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox

5

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on March 17, 1959 after due notice by publication in the Bulletin; laid over to April 14, 1959, for inspection and decision; applicant to submit letter as to prospective tenant; hearing closed; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site is in a retail use, C area, class 1¼ height district; Williamsbridge Road is in retail and residence use, C area, class 1¼ height districts; Rhineland Avenue is in retail and residence use, C and E-1 area, class 1¼ height districts; Neill Avenue is in a residence use, C and E-1 area, class 1¼ height district; Tomlinson Avenue is in a residence use, E-1 area, class 1¼ height district; that there has been no change in such zoning since July 25, 1916 except that the use classification of the property was changed from business to retail on December 14, 1953; and

WHEREAS, the decision of the Borough Superintendent, dated October 27, 1958 acting on N.B. Applic. No. 872-58, reads:

"1. Proposed use of gasoline service station, lubritorium, car washing (non-automatic) minor repairs with hand tools only, office, sales & storage of auto accessories, & parking of cars waiting to be serviced in a retail use district is contrary to Art. II Sect. 4-A of the Z.R."

and

WHEREAS, the applicant states that the premises consist of a plot, 150 feet frontage by 100 feet in depth, presently vacant; that it is proposed to construct a modern gasoline service station, similar in design to the parkway type now approved by the Park Department for Westchester and Long Island parkways; that the building will be of colonial design with a peaked roof, constructed of face brick on all four sides and the roof will be covered with asphalt shingles; that the building will face only on Williamsbridge Road and will be well set back from the building line; that two islands of parkway type pumps will be installed, each containing three pumps; that each of such islands will be set back fifteen feet from the building line; that a five foot six inch high face brick wall will be provided along the entire northerly, westerly and southerly sides of the plot; that in addition, shrubbery and planting will be provided for a depth of five feet along the northerly and southerly interior sides of the brick wall, and for a depth of ten feet along the westerly interior side of the brick wall; that the entire site, where not occupied by the building or devoted to shrubbery, will be paved with bituminous pavement; and

WHEREAS, the applicant further states that the property located on the northwest corner of Williamsbridge Road and Neill Avenue is now occupied by a gasoline service station, and the property immediately to the north of that plot is occupied as a used car lot; that the property immediately to the north of the used car lot is occupied by another gas station; that there is a parking lot on the east side of Williamsbridge Road, 125 feet north of Neill Avenue, and a parking lot on the west side of Williamsbridge Road, 75 feet south of the plot in question; that the property abutting the site in question on the north and the property abutting it on the south are both vacant; and

WHEREAS the applicant contends that existing conditions indicate that the granting of this application would not adversely affect the area; that Williamsbridge Road is a principal traffic artery, carrying a heavy volume of through traffic which is constantly increasing and which will be subject to an even greater traffic load when the New

MINUTES

England Thruway is completed; that in addition, the site would not be suitable for the development of one or two family houses, or a multiple dwelling, because of the heavy traffic along Williamsbridge Road, nor would the property be suitable for stores as there now are adequate shopping facilities in more appropriate locations in the neighborhood; that in the light of the circumstances of the immediate area and the amount of traffic along Williamsbridge Road, the highest economic use of the proposed site would be as a gasoline service station, for which purpose it is ideally suited; and

WHEREAS, the applicant further contends that the entire structure will be erected in good taste and in conformity with the highest standards of dignity; that the proposed brick wall will completely obscure the station from the residential area to the west, and the landscaping along the interior side of such wall will beautify the view of the station from Williamsbridge Road; that the proposed use will provide an open and attractive area and will insure to the neighboring properties permanent light and air, which such structures might be deprived of by a large conforming structure; and

WHEREAS, the applicant states that the present owners have held title to the property since June 19, 1956 and that the assessed valuation of land is \$15,000; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, several gas stations exist in the adjacent blocks, three of which have recently been permitted; and

WHEREAS, the Board found that there was no justification for the exercise of discretion to grant a zoning variance under Section 7, Subdivision f, i and e of the Zoning Resolution.

Resolved, that the decision of the Borough Superintendent, acting on N.B. Applic, 872/58, Objection No. 1, dated October 27, 1958, be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

645-58-BZ

APPLICANT—Leonard F. Rothkrug, for Yerna J. Kauffman, owner.

SUBJECT—Application November 12, 1958—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot, non-transient, for pleasure type cars only for daily use by officers and employees of the Kings Highway Savings Bank and for evening use by the officers of the Avenue R Temple for a term of five (5) years.

PREMISES AFFECTED—1717 East 16th Street, east side, 120 feet south of Quentin Road, Block 6799, Lot 85, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug and Yerna Kauffman.

For Opposition: None.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative: Commissioner Fox 1

Negative: Chairman Murdock, Commissioner Foley and

Commissioner Sleeper 3

Not Voting: Vice Chairman Kleinert 1

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on February 25, 1959 after due notice by publication in the Bulletin; laid over to March 17, 1959, at the request of an objector, for hearing, then to April 14, 1959, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site is in a residence use, C area, class 1 height district; and

WHEREAS, the decision of the Borough Superintendent, dated October 27, 1958 acting on Alt. Applic. No. 3559-58, reads:

"1. Parking Lot, Motor Vehicles, (non-transient) (non-commercial) in a Residence use district is contrary to Article II, Section 3 of the Zoning Resolution."

and
WHEREAS, the applicant states that the premises consist of a plot, 40 feet frontage by 100 feet in depth, presently vacant, formerly used for accessory parking in conjunction with a contiguous plot; that it is proposed to maintain the premises as a parking lot, non-transient, pleasure type vehicles only, for the daily use of the officers and employees of the Kings Highway Savings Bank and for the evening use by the officers of the Avenue R Temple; and

WHEREAS, the applicant states that these premises are located in one of the most heavily populated and densely developed areas in the Borough; that Kings Highway in this neighborhood is one of the busiest retail shopping areas in the Borough, and as a result there is urgent need for off street parking facilities; that there are no public off street parking facilities within the entire affected area and only about one dozen private one car garages to serve the several hundred families living in the area and the several thousand persons using the retail stores and subway station; that the premises consist of a small lot and it is not proposed to have public parking; that the parking will be limited to officers and senior employees of the Kings Highway Savings Bank located at 1602 Kings Highway; that it is not proposed to have an attendant on the premises, and it is not proposed to use the facility for general bank patron parking; that similarly, the Avenue R Temple at 1609 Avenue R is urgently in need of off street parking for its officers and for specially invited guests; that this application does not propose to provide for the general off street parking for members of the Temple, since the facility is too limited; and

WHEREAS, the applicant contends that the proposed accessory, non-transient parking is identical in nature to a conforming parking use in a residence district; that if the lot was directly adjoining the Avenue R Temple it would be a conforming use and no variance would be required; that a grant of the variance will not adversely affect adjoining property owners; that no large parking signs will mar the appearance of the lot and there will be no in-and-out movement of cars; that similarly, there will be no overnight parking, except as permitted by the Zoning Resolution in a residence zone for adjoining property owners; that there will be no daily parking fees and parking will be paid by agreement with the two aforementioned institutions; that there is an existing curb cut created by the previous owner for permitted parking accessory to another building under the same ownership, at 1714 East 17th Street; that it is not proposed to increase or change the existing curb cut; that the two lots are presently under separate ownership; and

WHEREAS, the applicant states that the present owner has held title to the property since June 26, 1958 and that the assessed valuation of land is \$4,500; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that there was no justification for the exercise of discretion to grant a zoning variance under Section 7, Subdivision h of the Zoning Resolution.

Resolved, that the decision of the Borough Superintendent, acting on Alt. Applic. 3559-58, Objection No. 1 be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

678-58-BZ

APPLICANT—Leonard F. Rothkrug, for Anna Cara, owner.

SUBJECT—Application November 25, 1958—decision of the Borough Superintendent, under Sections 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a non-transient parking lot—pleasure type vehicle only, for a temporary term of five (5) years.

PREMISES AFFECTED—182-188 Clermont Avenue, east side, 152 feet, 7 inches north of Willoughby Avenue, Block 2074, Lot 41, Borough of Brooklyn.

MINUTES

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Vice-Chairman Klei-
ert, Commissioner Sleeper and Commissioner Fox... 4

Negative 0

Absent: Commissioner Foley 1

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on March 10, 1959 after due notice by publication in the Bulletin; laid over to April 7, 1959, for inspection and decision; applicant to file, at his request, a revised plan showing relocated fence ten feet from rear lot line; hearing closed; then to April 14, 1959, for inspection and decision; applicant to file revised plans; hearing previously closed; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site and Willoughby Avenue are in a residence use, B area, class 1 height district; Adelphi Street and Clermont Avenue are in residence and retail use, B area, class 1 height districts; Myrtle Avenue is in a retail use, B area, class 1 height district; that there has been no change in the use district designation since July 25, 1916; and

WHEREAS, the decision of the Borough Superintendent, dated November 13, 1958 acting on Alt. Applic. No. 3749-58, reads:

"1. Proposed parking lot (pleasure-type vehicles) (non-transient) in a residence use district is contrary to Art. II Section 3 of the zoning resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 77 feet 5 inches frontage by 126 feet 3 inches in depth, irregular, presently vacant; that it is proposed to maintain the premises as a non-transient parking lot for pleasure type vehicles; and

WHEREAS, the applicant states that there is an urgent need for off street parking in this neighborhood; that the area is one of the oldest in the Borough and is densely developed with three story attached multiple dwellings, without off street parking facilities; that under the present Zoning Resolution, these multiple dwellings would be required to have off street parking; that the proposed non-transient parking lot for pleasure type vehicles only is in the nature of a conforming use; that there will be no attendant and no undesirable in-and-out parking; that individual marked spaces will be rented on a weekly or monthly basis, and each lessee will be furnished with a key to the locked gates; that a grant of the variance will not endanger any pedestrian traffic; that the parking lot is identical with the accessory garages to multiple dwellings; that the lot will be for non-transient residents of the community who are conscious of their community responsibility to pedestrians; that each car must stop before entering the lot to open the gates, so that the danger of cars crossing the curb at high speed is avoided; that alternate side parking restrictions presently in effect throughout the entire area has created a shortage of off street parking spaces; and

WHEREAS, the applicant contends that the premises cannot be economically developed with a conforming residence use; that the parking lot is proposed for a temporary term of years; that the neighborhood has changed from a high rental area to a low rental area, but, however, it is once again changing and improving; that the possible rental income would not yield a suitable return for the present high cost of construction; that it is the intention of the owner to develop the premises with a multiple dwelling in a few years, when rentals will be higher; and

WHEREAS, the applicant further contends that there is an existing public garage building opposite the site on block 2075, lot 5 which runs through the tax block from Clermont Avenue to Vanderbilt Avenue; that this garage has its entrance and exit on Vanderbilt Avenue, and although there are curb cuts from the garage on to Clermont Avenue, they

are rarely used; that this existing garage appears to be almost 100 percent occupied; that the Clinton Hill Development located on Vanderbilt Avenue and Willoughby Avenue, block 2076, lot 1, consists of 12 buildings varying in height 7, 12, 13 and 14 stories, with 1221 units, erected from 1943 through 1955; that the 13 story building at the northeast corner of Vanderbilt Avenue and Willoughby Avenue has no off street parking facilities, and similarly, several of the other buildings have no such facilities, since they were completed before the Zoning Law was amended to require such facilities; that as a result of this heavy increase in the density of population, the two public garages are unable to supply the demand for off street parking; and

WHEREAS, the applicant further contends that signs will be limited to one small sign advertising the rates charged, and the entire plot will be suitably surfaced and fenced; and

WHEREAS, the applicant states that the present owner has held title to the property since September 24, 1958 and that the assessed valuation of land is \$11,500; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended that the application be granted under certain conditions; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision h of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7h for a term of five years, to permit the premises to be occupied for the storage of motor vehicles, substantially as proposed and indicated on plans filed with this application, marked "Received November 25, 1958", 3 sheets and "April 10, 1959", 1 sheet, *on condition* that all buildings and uses now on the site shall be removed and the premises leveled substantially to the grade of Clermont Avenue, surfaced with clean gravel or steam cinders, treated with a binder and properly rolled; that there shall be erected on all lot lines woven wire fences of the chain link type on masonry bases to a total height of not less than 5 feet six inches, except where masonry walls of adjoining building occur, and except that in lieu of the woven wire fence herein required there may be a solid wood fence on the rear lot line as shown on revised plan marked "Received April 10, 1959", in front of which shall be a planted area 10 feet in width, protected with wood bumpers as shown and planted with suitable material at all times; that along the building line such fence shall be continuous except for an entrance, equipped with a gate, such entrance not to exceed 12 feet in width and with curb cut opposite of similar width; that sidewalks and curbing abutting the site shall be constructed or repaired to the satisfaction of the Borough President; that during the term of this variance the premises shall be occupied for no other use and no building shall be erected thereon; that signs shall be restricted to a permanent sign attached to the fence near the entrance, advertising the storage use and with such information as the Commissioner of Licenses may require; that parking spaces shall be allotted to customers who shall each be furnished with a key to the gate so that the gate shall remain closed when the cars are not passing in and out; that such portable fire fighting appliances shall be maintained as the Fire Commissioner shall direct; that all cars shall be of the pleasure car type; and that all permits, including a certificate of occupancy shall be obtained and all work completed within six months from the date of this resolution.

726-58-BZ

APPLICANT—Leonard F. Rothkrug, for Jalm Realty Inc., doing business as John J. McManus and Sons, Inc., owner.

SUBJECT—Application December 11, 1958—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot in conjunction with the

MINUTES

McManus Funeral Chapels at 1997-1999 Flatbush Avenue, Block 7840, Lots 10 and 12 for a temporary term of five (5) years.

PREMISES AFFECTED—3833 Flatlands Avenue, north side, 200 feet, $\frac{3}{8}$ inches west of Flatbush Avenue, Block 7817, Lot 10, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug and Aloysius P. McManus.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Klei-
ert, Commissioner Foley, Commissioner Sleeper and
Commissioner Fox 5

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on March 17, 1959 after due notice by publication in the Bulletin; laid over to April 14, 1959, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site and Flatlands Avenue are in business and residence use, D area, class 1 height districts; Kings Highway is in business and residence use, C area, Class 1 height districts; Flatbush Avenue is in a business use, C and D area, class 1 height district; Ryder Street is in a residence use, C and D area, class 1 height district; that on July 25, 1916 Flatlands Avenue was zoned business and was rezoned to residence on August 25, 1955 and there are no changes pending at the City Planning Commission; and

WHEREAS, the decision of the Borough Superintendent, dated December 3, 1958 acting on Alt. Applic. No. 4009-58, reads:

"1. Proposed parking of motor vehicles on vacant portion of lot incidental to business (Undertakers est. on 1997-99 Flatbush Ave.) partly in business use and partly in residence use district is contrary to Art. II Sec. 3 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 50 feet frontage by 200 feet $11\frac{3}{8}$ inches in depth, irregular in area, on which are erected two dwellings and a garage, proposed to be demolished; that it is proposed to maintain the premises as a parking lot in conjunction with the McManus Funeral Chapels at 1997-99 Flatbush Avenue on Block 7840, Lots 10 and 12; and

WHEREAS, the applicant states that there is an urgent need for off street parking facilities in this neighborhood; that Flatbush Avenue is a main shopping center for Brooklyn and hundreds of automobiles are attracted to this area; that there are two large theatre buildings within the tax block—block 7817, lots 6 and 45—which also attract considerable traffic; that the private dwellings on Ryder Street and East 38th Street were erected before the Zoning Resolution required such dwellings to have off street parking, so that these residents use the streets for parking; that there is an absence of adequate off street parking facilities; that until two years ago the corner of the tax block—7861—was vacant and used for parking without permission of the owner; that since that time the Church has erected its school and auditorium building and no parking is permitted except in conjunction with Church uses; that the bank at the corner of Kings Highway and Flatbush Avenue—block 7817, lot 37—has limited parking for its officers; that the only real parking facility is on block 7821, lots 21, 23 and 122 granted by the Board, but this lot is inadequate to serve the large number of cars in the area; other than as stated there are no off street parking facilities within the affected area or within the neighborhood in general, and there is bumper to bumper parking on the streets at most times; that the proposed parking facility is to be used by visitors and employees of the McManus Funeral Chapels at 1997-99 Flatbush Avenue, block 7840, lots 10 and 12; and

WHEREAS, the applicant further states that John J. Mc-

Manus, Inc., has been in business at this location for many years and has an established reputation for conducting an efficient and respected business; that the subject premises was purchased for the express purpose of providing off street parking for visitors to the Chapels; that off street parking is a necessary and integral part of the efficient operation of the business; that the subject premises was the nearest available property, and there is no vacant or available property within the entire 500 foot radius which is suitably zoned for this necessary use; and

WHEREAS, the applicant contends that the off street parking is a permitted use in the business use district portion of the premises; that until August 25, 1955 almost the entire portion of the premises was zoned business and the parking lot could have been established without any requirement for a variance; that every residence building in the affected area was erected prior to 1955 when the site and Flatlands Avenue was zoned business and the parking lot could have been established without a variance; that the unusual outline of the tax block created an unusual zoning pattern whereby the business zone line runs through the center line of the tax block; that the unusual, irregular dimensions of the site results in the unique division of business and residence zone; that the side lot line of the site is contiguous with the theatre building lot line; that the rear portion of the lot runs on an angle and backs against the rear private garage buildings on the adjoining lots; that a grant of the variance will not adversely affect surrounding property owners; that opposite the site are the non-residential parochial school and church buildings; that to the northeast, the zoning and development is business; that adjoining lot 12 is owned by members of the same family from whom the site was purchased, and the adjoining owner was aware of the proposed use of the premises; that the only structure proposed to be erected is a typical 10 foot by 10 foot frame attendant's shelter; that the parking is proposed to be limited to accessory parking for the funeral chapels; that this parking will involve a minimum amount of transience and will be used principally in the early evening hours when visitors to the chapels is heaviest; that these hours are after school hours at the parochial school; and there will be a minimum of interference with pedestrian traffic; that demolition of the buildings on the site will permit an unobstructed view of the street to automobile drivers leaving the lot; and

WHEREAS, the applicant states that the present owner has held title to the property since September 15, 1958; that the assessed valuation of land is \$8,000 and of the buildings, \$4,000 making a total of \$12,000; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended that the application be granted under certain conditions; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision h of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7h for a term of five years, to permit the plot to be occupied for the parking and storage of motor vehicles specifically for the use of the employees and patrons of the McManus Funeral Chapel at 1997-1999 Flatbush Avenue, *on condition* that all buildings and uses now on the premises shall be removed and the plot shall be leveled substantially to the grade of Flatlands Avenue, surfaced with steam cinders or clean gravel, treated with a binder and properly rolled; that there shall be erected on all lot lines, including the street lot line of Flatlands Avenue a woven wire fence of the chain link type on a masonry base to a total height of not less than 5 feet 6 inches; that on the street line there shall be installed in the fence a pair of gates with curb cut opposite not exceeding 12 feet in width, which gates shall be kept closed when the lot is not in operation; that during the term of this variance the premises shall be occupied for no other use, except there may be a building erected near

MINUTES

the entrance, not over 100 square feet in area or one story in height, for use solely as an office and shelter for the attendant; that such portable fire-fighting appliances shall be maintained as the Fire Commissioner shall direct; that signs shall be restricted to a permanent sign attached to the fence near the entrance, advertising the private use and such other information as the Commissioner of Licenses shall require; that such sign shall not be illuminated, extend beyond the building line or exceed five square feet in area; that the sidewalk and curbing abutting the site shall be constructed or repaired to the satisfaction of the Borough President; that the hedges and trees now on the premises shall be preserved and protected against injury; that during the term of this variance the premises shall have no use other than herein permitted; that all permits, including a certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

753-58-BZ

APPLICANT—Robert Gottlieb for Sta-Jax Realty Corp., owner.

SUBJECT—Application December 23, 1958—decision of the Borough Superintendent, under sections 7f and 7i of the Zoning Resolution, to permit in a business and unrestricted use district, the erection and maintenance of a gasoline service station, lubritorium, car wash, non automatic, motor vehicles repairs, hand tools only, parking and storage of more than five (5) motor vehicles, and used car sales lot for a stated term of fifteen (15) years.

PREMISES AFFECTED—1720 Boone Avenue and 1020 East 174th Street, southeast corner, Block 3015, Lot 19, Borough of The Bronx.

APPEARANCES—

For Applicant: Robert Gottlieb.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Kleinert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox 5

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on March 17, 1959 after due notice by publication in the Bulletin; laid over to April 14, 1959, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site, East 174th Street and Boone Avenue are in business and unrestricted use, B area, class 1½ height districts; West Farms Road is in an unrestricted use, B area, class 1½ height district; and

WHEREAS, the decision of the Borough Superintendent, dated December 5, 1958 acting on N.B. Applic. No. 1173-58, reads:

"1. On a premises located partly in a business district and partly in an unrestricted district the proposed 'gasoline serv. station, office, lubritorium, car washing, accessory sales, motor vehicle repairs (Hand tools only), used car sales and parking and storage of more than 5 motor vehicles is contrary to Sect. 4, Art. II of the Zoning Resolution and is therefore denied."

and

WHEREAS, the applicant states that the premises consist of a plot, 125 feet frontage by 119 feet in depth, presently vacant, except for an old and dilapidated metal shack which is to be demolished; that it is proposed to erect a masonry, class 3 modern gas station and parking lot with lubritorium, non-automatic car wash, motor vehicle repair shop using hand tools only, parking and storage for more than five motor vehicles, and used car sales—approximately 8 cars; and

WHEREAS, the applicant states that the erection of this station would not be detrimental to the neighborhood as most of it is now unrestricted and filled with factories; that

there is hardly any pedestrian traffic on either street and no school crossings for some distance away; that the size of the plot allows for parking of quite a few cars, a situation which will help alleviate the parking needs in this area, both for the factory help and apartment house car owners; and

WHEREAS, the applicant contends that there is need in this area for a gas station and lubritorium to service all the trucks and cars used by the many factories on Boone Avenue and the apartment houses on Longfellow Avenue, one block to the west; that there are no gas service stations for many blocks to the east, and none to the west; and

WHEREAS, the applicant states that the present owner has held title to the property since October 1946 and June 1947; that the assessed valuation of land is \$16,200 and of the building \$300 making a total of \$16,500; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivisions f, i and e of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7f for a term of fifteen years, to permit the premises to be occupied as a gasoline service station and uses lawfully accessory thereto, substantially as proposed and as indicated on plans filed with this application, marked "Received December 23, 1958", 4 sheets, *on condition* that the station shall be constructed and finished as indicated thereon with the easterly portion of the plot supported by steel columns, as shown, with a floor slab; that the accessory building shall have no cellar and shall be of the design and location indicated and in all other respects shall comply with all laws, rules and regulations applicable thereto; that the building shall be faced with face brick on all sides; that there shall be erected on the interior lot lines a woven wire fence of the chain link type on a masonry base to a total height of not less than 5 feet, 6 inches; that curbing on which fence is erected surrounding floor arch construction shall be not less than 12 inches in height; that such curbing and fence shall be of sufficient construction at all points to prevent cars running off the area; and that pumps shall be of a low approved type erected no nearer than 20 feet to the street building line of Boone Avenue as shown and not nearer than 15 feet to East 174th Street; that the number of gasoline storage tanks shall not exceed twelve 550 gallon approved tanks; that sidewalks and curbing abutting the site shall be constructed or repaired to the satisfaction of the Borough President; that the number of curb cuts shall not exceed two, each 30 feet in width, to Boone Avenue, located where shown and one of similar width to East 174th Street; that there shall be erected at the intersection a block of concrete 12 inches in height, extending for five feet along each building line; that the balance of the premises where not occupied by accessory building and pumps shall be paved with concrete or asphaltic paving; that signs shall be restricted to signs on the front facade of the accessory building, excluding all roof signs, temporary signs and advertising devices, but permitting the erection within the intersection of East 174th Street and Boone Avenue or at the point where shown, approximately 60 feet from the corner, one post standard in the location chosen for supporting a sign which may be illuminated, advertising only the brand of gasoline on sale and permitting such sign to extend beyond the building line of East 174th Street not more than 4 feet; that such portable fire-fighting appliances shall be maintained as the Fire Commissioner shall direct; that under Section 7i for a similar term there may be minor repairing with hand tools only for adjustments maintained solely within the accessory building; and under Section 7e for a similar term there may be parking and storage of motor vehicles and used car sales; and that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

MINUTES

49-59-BZ

APPLICANT—Voorhees, Walker, Smith and Haines for The Trustees of Columbia University in the City of New York, owners.

SUBJECT—Application January 27, 1959—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a class 1½ height district, the erection of a thirteen (13) story building exceeding the permitted height.

PREMISES AFFECTED—500-520 West 120th Street and 1200-1218 Amsterdam Avenue, southwest corner, Block 1973, part of Lot 1, Borough of Manhattan.

APPEARANCES—

For Applicant: Joseph B. Klein, Robert S. Lundberg and W. J. Whiteside.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.
THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Kleinert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox 5

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on April 14, 1959 after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site is in a residence use, B area, class 1½ height district; that there has been a change in use district designation from residence and business to residence on March 22, 1956, but no change in the height or area district designations affecting these premises since July 25, 1916, and there is no petition pending before the City Planning Commission for any change in these designations; and

WHEREAS, the decision of the Borough Superintendent, dated January 22, 1959 acting on N.B. Applic. No. 158-58, reads:

"1. Height of wall on W. 120 St. (westerly portion) exceeds allowable. Art. III, PP. 8(f) Zoning resolution."

and

WHEREAS, the applicant states that the premises consists of a plot, 775 feet frontage by 947 feet 4 inches in depth; that it is proposed to construct a thirteen story structure for an Engineering Center, as part of Columbia University, to exceed the permissive class 1½ height limit on only a minor portion of the West 120th Street frontage; that however, the Board's attention is called to the fact that the permissive bulk at the street wall to the first setback has not been taken advantage of, and as a result, the bulk of the building is considerably less than permitted; and

WHEREAS the applicant contends that the structure will be treated architecturally in conformity with the pattern set by the other University buildings which have given charm to Morningside Heights and have made it one of the parts of New York which have attracted interest and commendation and have made it one of the great educational centers of the country; that a strict interpretation of the Zoning Resolution would result in a practical difficulty and that the granting of the variation hereby applied for would be in harmony with the general purposes and intent of the Zoning Resolution; and

WHEREAS, the applicant states that the present owner has held title to the property since October 1, 1894; that the assessed valuation of land is \$7,150,000 and of the building \$7,950,000 making a total of \$15,100,000; and

WHEREAS, the Board deemed that the application should be granted as to height to rationalize the architectural design as to a minor portion of the building along W. 120th Street; and

WHEREAS, the Board found that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21 of the Zoning Resolution, and is therefore entitled to relief as to area on the grounds of practical difficulties.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the height district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 21 to permit the extension in height, as proposed and indicated on plans filed with this application, marked "Received January 27, 1959", 8 sheets and "March 9, 1959", 1 sheet, *on condition* that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; and that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

Adjourned: 4:05 P. M.

JOSEPH J. DOYLE, *Chief Clerk.*

REGULAR MEETING

TUESDAY AFTERNOON APRIL 14, 1959, 2 P. M.

Present: Chairman Murdock, Vice Chairman Kleinert, Commissioner Sleeper and Commissioner Fox.

122-56-A

APPLICANT—Ludwig Hanauer, for Eleanor Glickman, Owner.

SUBJECT—Application for consideration—reopening and restoration to the calendar—appeal previously dismissed for lack of prosecution, November 26, 1957—Appeal from a decision of the Borough Superintendent, re egress.

PREMISES AFFECTED—5 East 3rd Street, north side, 104 feet 4 inches east of Bowery, Block 459, Lot 47, Borough of Manhattan.

APPEARANCES—

For Applicant: Samuel Rosenblum.

ACTION OF BOARD—Appeal restored to calendar and granted on condition.

THE VOTE—To Restore to Calendar.

Affirmative: Chairman Murdock, Vice Chairman Kleinert, Commissioner Sleeper and Commissioner Fox .. 4

Negative: 0

Absent: Commissioner Foley 1

THE VOTE—To grant on condition.

Affirmative: Chairman Murdock, Vice Chairman Kleinert, Commissioner Sleeper and Commissioner Fox .. 4

Negative: 0

Absent: Commissioner Foley 1

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated December 17, 1958 on Alt. Applic. 1925/55, reads:

"Proposed fire escape as second means of egress from 9 story factory not acceptable. Sec. 271 LL."

and

WHEREAS, the applicant states that the building is 9 stories, 103 feet high, 25 feet by 89 feet 10 inches in area, fireproof construction, located in a business use, B area, class 1½ height district, used since 1912 as follows: cellar—boiler room and storage, no persons; 1st floor—store, 4 persons; 2nd floor—office, showroom and factory (novelties) 16 persons; 3rd floor—office, showroom and factory (drugs) 17 persons; 4th floor—office, showroom and factory (drugs) 20 persons; 5th floor—office, showroom and factory (millinery) 18 persons; 6th floor—office, showroom and factory (candy) 14 persons; 7th floor—office, showroom and factory (candy) 22 persons; 8th floor—office, showroom and factory (glass) 16 persons; 9th floor—office, showroom and factory (millinery) 16 persons; that the building is equipped with a standpipe and interior fire alarm system; that the exits consist of one enclosed interior 3 foot 4 inch wide fireproof stair, acceptable to the Building Department; that the second means of egress is through rear Labor Law type fire escape with steps to fireproof doors and sills at every floor; that it is proposed to create a new termination to this rear fire escape by constructing a new fire passageway in the cellar with stairs to East 3rd Street; that there is only one tenant on each floor; and

MINUTES

WHEREAS, the premises were inspected by a committee of the Board, which recommended that the appeal be granted under certain conditions; and

WHEREAS, the application was restored to the calendar, having been previously dismissed on November 26, 1957 for lack of prosecution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the requirements of the Labor Law, as cited in a decision of the Borough Superintendent, acting on Alt. App. 1925-55, dated December 17, 1958 and that the appeal be and it hereby is *granted*, to permit the proposed fire escape as a second means of egress as passed on by the Borough Superintendent under Alt. App. 1925-55, and to grant a variance of the Labor Law as proposed and as shown on plans filed with this appeal marked "Received May 17, 1957", 3 sheets, and "February 2, 1959", 4 sheets, *on condition* that such fire escape shall comply with all laws, rules and regulations applicable thereto and shall be kept in good condition; that the termination for such fire escape, shall be as proposed and as shown, by means of fireproof passageway through the cellar exiting to the yard by steel stairs, as shown on such plans; and that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto and with all exit arrangements as proposed.

51-59-A

APPLICANT—George Cooley of John Graham and Company for Federated Department Stores, Incorporated; Abraham and Straus, lessee.

SUBJECT—Application January 29, 1959—Appeal from a decision of the Borough Superintendent re Construction—parking garage.

PREMISES AFFECTED—1-31 Hoyt Street, 203-227 Livingston Street, northeast corner, 10-28 Elm Place northwest corner of Livingston Street, Block 157, Lot 1, Borough of Brooklyn.

APPEARANCES—

For Applicant: George H. Cooley and Arthur Hinden.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Kleintert, Commissioner Sleeper and Commissioner Fox... 4

Negative: 0

Absent: Commissioner Foley 1

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated January 22, 1959 on N.B. Applic. 600/58, reads:

"18. This structure was approved as an open type parking garage under the provisions of 4.2.4.1. The retail sales area was considered exterior to the structure under the provisions of 10.1.2.1. by providing a four hour separation between the sales area and the garage. The proposed opening in the 4 hour division wall is contrary to 4.2.4.1 of the Admin. Code."

and

WHEREAS, the applicant states that the proposed building is under construction, 4 levels, 44.5 feet high, 277.74 feet by 225 feet in area, class 1 construction, located in restricted retail and business use, B area, class 2 height district, to be used and occupied as follows: Cellar—storage, 60 persons; 1st floor—retail stores, 1000 persons; 2nd, 3rd and 4th floors—parking, 60 persons each floor; and

WHEREAS, the applicant states that the proposed structure of Class I, fireproof construction, will be a 4 level "open ramp type" parking garage for 600 cars with a retail sales area within the grade story of the structure, but considered exterior of the structure by reason of being separated from the garage area by walls and floors having a fire resistive rating of four hours; that the new garage and retail sales area, the existing department store on the west side of Hoyt Street, opposite the garage, and the existing office building just north of the garage are all owned and managed by the same owner; that a bridge across Hoyt Street connecting with a covered passageway at the roof level of the garage, connects all 3 structures; that it is proposed

by the owner to provide 16 feet wide by 7 feet 6 inches high opening in the 4 hour fire wall between the garage elevator lobby at the street floor level; and the retail sales area; that this opening is NOT a required exit, but is proposed;

1. that the use and convenience of the garage patrons;
2. that the use of the employees of the retail sales area for access to the elevators leading to the bridge and office building, thus permitting a more efficient operation of the store and garage facilities;
3. that the owner will provide an automatic, self-closing fire shutter with an approved three hour protective assembly for the opening;
4. that the entire garage elevator lobby area and the retail sales area to which it is proposed to connect will be completely sprinklered;
5. that the immediate vicinity on the retail sales area side of the opening will be provided with a water curtain of automatic sprinkler heads 4 foot on center;
6. that the fire shutter will only be open during store hours and kept closed and locked at all other times.

Resolved, that the decision of the Borough Superintendent, acting on NB App. 600-58, dated January 22, 1959, Objection No. 18 be and hereby *modified* and that the appeal be and it hereby is *granted* to permit, a framed opening into the appliance store from the elevator lobby, as proposed and as shown on plans filed with this application marked "Received January 29, 1959", 5 sheets and "February 26, 1959", 2 sheets, *on condition* that such opening shall be protected by a three-hour overhead approved type fire shutter and, in addition, a sprinkler curtain on the store side; that the sprinkler curtain and baffle as shown on plans marked "Receiver January 29, 1959" shall have sprinkler heads not farther apart than four feet on centers; that the balance of the store shall have an approved sprinkler system, as proposed; that such fire shutter shall be kept open by a fusible link only during store hours and shall be kept closed and locked at all other times; and that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto.

242-28-A—Vol. II

APPLICANT—Elliot Saltzman, for Standard Realty Mgt. Company, owner.

SUBJECT—Application for consideration—reopening as Vol. II subject to regular procedure—re Variation of the Labor Law as cited in order of the Fire Commissioner; previously granted on condition.

PREMISES AFFECTED—565-7 Broadway and 82-86 Prince Street, southwest corner, Block 498, Lot 5, Borough of Manhattan.

APPEARANCES—

For Applicant: Elliot Saltzman.

ACTION OF BOARD—Appeal reopened as 242-28-A—Vol. II, subject to regular procedure.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Kleintert, Commissioner Sleeper and Commissioner Fox... 4

Negative: 0

Absent: Commissioner Foley 1

651-46-A—Vol. II

APPLICANT—Joseph H. Cornell, for Jovan Kasticher, owner.

SUBJECT—Application for consideration—reopening as Vol. II subject to regular procedure—re decision of the Borough Superintendent; previously granted on condition.

PREMISES AFFECTED—101 Beach 34th Street, 34-02 Sprayview Avenue, northwest corner, Block 311, Lot 102, Borough of Queens, Edgemere.

APPEARANCES—

For Applicant: Barry M. Caruth.

ACTION OF BOARD—Request to reopen withdrawn.

MINUTES

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Klei-
ert, Commissioner Sleeper and Commissioner Fox... 4
Negative: 0
Absent: Commissioner Foley 1

603-56-A

APPLICANT—Burke, Green and Groh, for Claire Fried,
owner; J. Johnson and Co., lessee.

SUBJECT—Application August 17, 1956—Appeal from a
decision of the Borough Superintendent, re egress.

PREMISES AFFECTED—44-17 Douglaston Parkway,
east side, 179 feet south of 44th Avenue, Block 8111,
Lot 12, Douglaston, Borough of Queens.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Appeal dismissed for lack of
prosecution.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Klei-
ert, Commissioner Sleeper and Commissioner Fox... 4
Negative: 0
Absent: Commissioner Foley 1

305-58-A

APPLICANT—Samuel Carr, for Willa Realty Co., owner.
SUBJECT—Application May 13, 1958—Appeal from a de-
cision of the Borough Superintendent, re egress.

PREMISES AFFECTED—35 West 21st Street, north
side, 372 feet east of Avenue of The Americas, Block
823, Lot 19, Borough of Manhattan.

APPEARANCES—

For Applicant: Samuel Carr.

ACTION OF BOARD—Laid over to April 28, 1959, at 2
P. M. for hearing and at the request of applicant to cor-
rect his drawings.

403-58-A

APPLICANT—Elias K. Herzog, for Samuel Goodman,
owner.

SUBJECT—Application June 26, 1958—Appeal from a de-
cision of the Borough Superintendent re: egress, fire
escape not an acceptable 2nd means, etc.

PREMISES AFFECTED—13 East 16th Street, north side,
250 feet of Union Square West, Block 844, Lot 10, Bor-
ough of Manhattan.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Laid over to May 5, 1959, at 2
P. M. for inspection and decision; hearing closed.

104-59-A

APPLICANT—Charles M. Spindler for Pierce J. Gerety,
owner.

SUBJECT—Application filed February 19, 1959—Appeal
from a decision of the Borough Superintendent re installa-
tion of six 5000-gallon tanks in a concrete vault.

PREMISES AFFECTED—126-142 Flatbush Avenue Ex-
tension, southwest corner of Duffield Street, Block 132,
Lots 23, 24, 27, 31, Borough of Brooklyn.

APPEARANCES—

For Applicant: Charles M. Spindler.

ACTION OF BOARD—Laid over to April 21, 1959, at 2
P. M. for consultation with the Fire Department; hearing
closed.

110-59-A

APPLICANT—Leonard F. Rothkrug for Harte and Com-
pany, Incorporated, owner.

SUBJECT—Application February 20, 1959—Appeal from
a decision of the Borough Superintendent re Floor con-
struction, live load and exit stairs.

PREMISES AFFECTED—49-51 Dupont Street, northeast
corner of Franklin Street, Block 2487, Lots 1, 10, 12, 72,
78, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug and Irving Stern.

ACTION OF BOARD—Laid over to April 21, 1959, at
2 P. M. for inspection and decision; hearing closed.

291-52-BZ

APPLICANT—Leonard F. Rothkrug, for Lena Oxen-
handler, owner; Bell Service Station, lessee.

SUBJECT—Application for consideration—reopening for
Amendment of resolution—re Application, decision of the
Borough Superintendent; previously granted on condition,
under sections 7c and 7i of the Zoning Resolution, to per-
mit in a business use district, the reconstruction and ex-
tension of accessory building on existing gasoline service
station to include lubritorium, auto laundry, motor ve-
hicle repairs and office.

PREMISES AFFECTED—140-04 Queens Boulevard,
southwest corner of Hillside Avenue, Block 9619, Lot 8,
Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

ACTION OF BOARD—Application reopened and resolu-
tion amended.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Klei-
ert, Commissioner Sleeper and Commissioner Fox... 4
Negative: 0
Absent: Commissioner Foley 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board
on May 19, 1953 on certain conditions; and

WHEREAS, the applicant requested an amendment of the
resolution.

Resolved, that the Board of Standards and Appeals does
hereby *amend* the resolution adopted on May 19, 1953 only
insofar as it has reference to the gasoline pumps so that as
amended this portion of the resolution shall read:

"that gasoline pumps shall be of a low approved type
and shall be in accordance with revised plans marked
"Received March 19, 1959", one sheet, showing the
omission of pumps on Hillside Avenue; and to permit
the use of the area as shown for the sale of used cars,
as passed on by the Borough Superintendent under Alt.
App. 268/59, disapproved March 5, 1959; that in all
other respects the resolution above cited shall be com-
plied with."

343-55-BZ

APPLICANT—Leonard F. Rothkrug, for Joseph and
Anthony Carlo, owners.

SUBJECT—Application for consideration—reopening for
amendment of resolution—re Application, decision of the
Borough Superintendent; previously granted on condi-
tion, under sections 7e and 7h of the Zoning Resolution,
permitting in a residence use district, the erection and
maintenance of a building for restaurant use with park-
ing and storage of motor vehicles on vacant portion of
plot.

PREMISES AFFECTED—234-248 Withers Street and
134-144 Woodpoint Road, southwest corner, Block 2875,
Lot 40, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

ACTION OF BOARD—Application reopened and resolu-
tion amended.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Klei-
ert, Commissioner Sleeper and Commissioner Fox... 4
Negative: 0
Absent: Commissioner Foley 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board on
November 29, 1955 on certain conditions; and

WHEREAS, the term of variance was extended on June 17,
1958; and

WHEREAS, the resolution was amended on June 12, 1956
and June 17, 1958; and

WHEREAS, the applicant requested a further amendment
of the resolution.

MINUTES

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on November 29, 1955, as thereafter *amended* by resolutions adopted through June 17, 1958, by adding thereto:

"that in the event the owner desires to reduce the size of the restaurant building, such reduction in size may be permitted as indicated on plans marked "Received March 26, 1959", two sheets, showing the restaurant building 35 feet by 25 feet in area, with cellar, as passed on by the Borough Superintendent under Amdt to NB App. 1567-54, disapproved March 20, 1959, *on condition* that in all other respects the resolution above cited shall be complied with; and that all permits shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution."

648-58-BZ

APPLICANT—Leonard Lazarus, for Ferdinand Castagna, Janet Hess, Hanna Hess and J. Louis Lazarus, owners.

SUBJECT—Application for consideration—reopening for amendment of resolution—re Application, decision of the Borough Superintendent; previously granted on condition, under section 9A of the Zoning Resolution, to permit in a Class $\frac{3}{4}$ height district, the erection of a six story and cellar multiple dwelling on a plot with another multiple dwelling and garage, the proposed structure exceeds the permitted height and within two (2) miles of a designated airport.

PREMISES AFFECTED—31-65 138th Street, northeast corner of 32nd Avenue, and 31-90 140th Street, Block 4411, Lot 1, Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Leonard Lazarus.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Vice-Chairman Kleinert, Commissioner Sleeper and Commissioner Fox... 4

Negative: 0

Absent: Commissioner Foley 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board on March 17, 1959 on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on March 17, 1959 so that as *amended* such resolution shall read, in part:

"*** granted under Section 9A to permit the construction of the building as to such sections as now indicated on revised plans marked "Received April 7, 1959", 8 sheets, as passed on by the Borough Superintendent under NB App 2841-57, objection dated April 7, 1959, and previously shown on plans filed with this application marked "Received November 13, 1956", and "February 16, 1959", one sheet, *on condition* that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that the building shall not be increased in height or area; and that all permits shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution."

842-26-BZ—Vol. II

APPLICANT—Lama, Proskauer & Prober, for Max Roth, Helen B. Nixon, James D. Bennett, owners.

SUBJECT—Application for consideration—reopening as Vol. II subject to regular procedure—re Application, decision of the Borough Superintendent; previously denied, under section 21 of the Zoning Resolution, to permit in an E area and residence district the erection and residence district the erection and maintenance of an apartment house, planned and designed under the requirements of a C area district.

PREMISES AFFECTED—1525 Avenue H, north side, 160 feet west of E. 17th Street, Block 6691, Lots 54, 57 and 60, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

ACTION OF BOARD—Application reopened as Vol. II subject to the regular procedure.

THE VOTE—

Affirmative: Chairman Murdock, Vice-Chairman Kleinert, Commissioner Sleeper and Commissioner Fox... 4

Negative: 0

Absent: Commissioner Foley 1

633-29-BZ

APPLICANT—Leonard F. Rothkrug, Herbst & Rusciano, for Bernard J. Mallen as executor of Thomas B. Dyer and Margaret D. Hollenbach as ancillary executrix of Martin C. Dyer; owner under contract; 1955 Associates Inc.

SUBJECT—Application for consideration—reopening as Vol. II subject to regular procedure—re Application, decision of the Borough Superintendent; previously denied, under sections 7c, 7e and 21 of the Zoning Resolution, to permit the extension from an unrestricted district into a business district and, also, into a residence district, of a proposed garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—465 East 188th Street, northwest corner of Washington Avenue, Block 3042, Lot 4, Borough of The Bronx.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

ACTION OF BOARD—Application reopened as Vol. II, subject to the regular procedure.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Kleinert, Commissioner Sleeper and Commissioner Fox... 4

Negative: 0

Absent: Commissioner Foley 1

165-31-BZ—Vol. II

APPLICANT—Fred C. Dahlem & Victor E. Block, for 4805 Broadway Corp., owner; Samuel Leibman, lessee.

SUBJECT—Application for consideration—reopening as Vol. II subject to regular procedure—re Application, decision of the Borough Superintendent; previously granted on condition, under sections 7c and 21 of the Zoning Resolution, to permit in a residence district the erection and maintenance of a building to be occupied for business use, store.

PREMISES AFFECTED—660-672 Academy Street, and 4799-4805 Broadway, north side, Block 2237, Lot 49, Borough of Manhattan.

APPEARANCES—

For Applicant: Fred C. Dahlem.

ACTION OF BOARD—Application reopened as Vol. II, subject to the regular procedure.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Kleinert, Commissioner Sleeper and Commissioner Fox... 4

Negative: 0

Absent: Commissioner Foley 1

928-48-BZ—Vol. III

APPLICANT—Reginald S. Hardy, for Bohack Realty Corp., owner.

SUBJECT—Application for consideration—reopening as Vol. III subject to regular procedure—re Application, decision of the Borough Superintendent; previously withdrawn, under section 7c of the Zoning Resolution, to permit in the residence use portion of a plot located in a residence, retail and restricted retail use district, the erection and maintenance of a restaurant and to permit the parking and storage of motor vehicles in conjunction with restaurant use.

PREMISES AFFECTED—248-36 to 249-18 Northern Boulevard, southwest corner of Marathon Parkway, Block 8215, Lot 20, Little Neck, Borough of Queens.

APPEARANCES—

For Applicant: R. S. Hardy.

MINUTES

ACTION OF BOARD—Application reopened as Vol. III, subject to the regular procedure.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Klein-
ert, Commissioner Sleeper and Commissioner Fox... 4
Negative: 0
Absent: Commissioner Foley 1

223-31-BZ—Vol. II

APPLICANT—Patrick D. Concagli, for American Oil Company, owner.

SUBJECT—Application for consideration—reopening for amendment as to use of, Seaport—re Application, decision of the Borough Superintendent; previously granted on condition, under sections 7c, 7i and 7a of the Zoning Resolution, to permit in a business and residence use district, the extension and relocation of an existing gasoline service station and to permit the accessory uses of lubricatorium, car wash non-automatic, minor repair with hand tools only and accessory parking of cars waiting to be serviced.

PREMISES AFFECTED—2871-2875 Baisley Avenue and 3319-3333 East Tremont Avenue, northwest corner, Block 5333, Lots 1, 4 and 110, Borough of The Bronx.

APPEARANCES—

For Applicant: Patrick D. Concagli.

ACTION OF BOARD—Request to reopen and amend withdrawn at request of applicant.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Klein-
ert, Commissioner Sleeper and Commissioner Fox... 4
Negative: 0
Absent: Commissioner Foley 1

351-58-BZ

APPLICANT—J. Berman, for Di Benedetto Brothers, Inc., owner and lessee.

SUBJECT—Application June 2, 1958—decision of the Borough Superintendent, under sections 7h and 7i of the Zoning Resolution, to permit in a retail residence use district the change in occupancy from public garage to automobile showroom, motor vehicle repairs with hand tools only office storage of more than five (5) motor vehicles with two 550 gallon tanks and a pump (not for public gasoline sales (and storage of new cars in the open area which is in the residence use portion of the premises.

PREMISES AFFECTED—22-12 122nd Street, west side, 100 feet south of 22nd Avenue, Block 4197, Lot 26, College Point, Borough of Queens.

APPEARANCES—

For Applicant: Jacob Berman.

ACTION OF BOARD—Application withdrawn; applicant states that the premises are now vacant as the Dodge agency moved out and they will file with the Building Department for a proposed bowling alley and if parking is required they will file a Building Zone Application with the Board at a later date for such use in the residence district.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Klein-
ert, Commissioner Sleeper and Commissioner Fox... 4
Negative: 0
Absent: Commissioner Foley 1

465-55-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for 325 North Macquesten Parkway Corp., owner.

SUBJECT—Application reopened November 27, 1956 as Vol. II—re decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a retail business and residence use district extend the present legal use of gasoline service station, public garage, auto laundry and parking of more than 5 cars on the first floor of an existing building to include a pump room in the cellar, storage and sale of new and used tires, recapping and vulcanizing of tires, high speed auto laundry and boiler

room and the storage of tires and car washing supplies and office on the second floor.

PREMISES AFFECTED—486-496 Coney Island Avenue, west side, 80 feet 2½ inches north of Turner Place and 820-826 Church Avenue, Block 5341, Lots 8 and 17, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

ACTION OF BOARD—Application dismissed at request of applicant.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Klein-
ert, Commissioner Sleeper and Commissioner Fox... 4
Negative: 0
Absent: Commissioner Foley 1

466-55-A—Vol. II

APPLICANT—Lama, Proskauer and Prober, for 325 North Macquesten Parkway Corp., owner.

SUBJECT—Application reopened November 27, 1956 as Vol. II—re Appeal from a decision of the Borough Superintendent.

PREMISES AFFECTED—486-496 Coney Island Avenue, west side, 80 feet 2½ inches north of Turner Place and 820-826 Church Avenue, Block 5341, Lots 8 and 17, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

ACTION OF BOARD—Appeal dismissed at request of applicant.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Klein-
ert, Commissioner Sleeper and Commissioner Fox... 4
Negative: 0
Absent: Commissioner Foley 1

253-58-BZ

APPLICANT—Robert J. Crinnion, for Trio Garage, Inc., owner.

SUBJECT—Application April 23, 1958—decision of the Borough Superintendent, under sections 7e and 7i of the Zoning Resolution, to permit in a business use district the erection of a building to be used as a garage, sale of motor vehicles and motor vehicle repairs.

PREMISES AFFECTED—1783-1785 Jerome Avenue, west side, 175 feet north of West 176th Street, Block 2861, Lot 157, Borough of The Bronx.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed for lack of prosecution.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Klein-
ert, Commissioner Sleeper and Commissioner Fox... 4
Negative: 0
Absent: Commissioner Foley 1

420-58-BZ

APPLICANT—S. W. Gage, for Irving and Sam Robins, owners.

SUBJECT—Application July 11, 1958—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit parking and storage of more than 5 motor vehicles in a retail use district.

PREMISES AFFECTED—335-337 East 75th Street, north side, 125 feet west of 1st Avenue, Block 1450, part of Lot 20, Borough of Manhattan.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed for lack of prosecution.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Klein-
ert, Commissioner Sleeper and Commissioner Fox... 4
Negative: 0
Absent: Commissioner Foley 1

MINUTES

479-58-BZ

APPLICANT—Manes, Sturim, Donovan & Laufer, for Eleanore McWilliams, owner.

SUBJECT—Application August 7, 1958—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a E-1 area district the erection of a one story dwelling that encroaches on the required fifteen (15) foot setback.

PREMISES AFFECTED—104 Stephens Avenue, east side, 81 feet, north of Soundview Avenue, Block 3446, Lot 14, Borough of The Bronx.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed for lack of prosecution.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Kleinert, Commissioner Sleeper and Commissioner Fox... 4

Negative: 0

Absent: Commissioner Foley 1

597-58-BZ

APPLICANT—Irvin J. Berger for 46 East 53rd Street Corporation, owner; Edward D. Stone, lessee.

SUBJECT—Application October 17, 1958—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the change in occupancy of an existing four story and basement building from private club and apartment to an architect's office.

PREMISES AFFECTED—38 East 65th Street, south side, 120 feet east of Madison Avenue, Block 1379, Lot 47½, Borough of Manhattan.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed for lack of prosecution.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Kleinert, Commissioner Sleeper and Commissioner Fox... 4

Negative: 0

Absent: Commissioner Foley 1

598-58-A

APPLICANT—Irvin J. Berger for 46 East 53rd Street Corporation, owner; Edward D. Stone, lessee.

SUBJECT—Application October 17, 1958—Appeal from a decision of the Borough Superintendent, re Class III construction, office use.

PREMISES AFFECTED—38 East 65th Street, south side, 120 feet east of Madison Avenue, Block 1379, Lot 47½, Borough of Manhattan.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Appcal dismissed for lack of prosecution.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Kleinert, Commissioner Sleeper and Commissioner Fox... 4

Negative: 0

Absent: Commissioner Foley 1

Adjourned: 5:40 P.M.

JOSEPH J. DOYLE, *Chief Clerk.*

*CORRECTION

The minutes of the meeting of the Board of Standards and Appeals held on March 10, 1959, as they appeared in Bulletin No. 11, Vol. 44, hereby corrected to read as follows:

606-58-BZ

APPLICANT—Randolph M. Smith, for Anthony and Ernest Caputo, owners.

SUBJECT—Application October 23, 1958—decision of the

Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot for the parking and storage of motor vehicles on a monthly and transient basis.

PREMISES AFFECTED—370-372 Lefferts Avenue, south side, 416 feet, 2¾ inches east of Nostrand Avenue, Block 1330, Lots 21 and 22, Borough of Brooklyn.

APPEARANCES—

For Applicant: Randolph M. Smith.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Kleinert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox 5

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on February 17, 1958 after due notice by publication in the Bulletin; laid over to March 10, 1959, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site is in a residence use, C area, class 1¼ height district; Lefferts Avenue and Lincoln Road are in residence, local retail and retail use, C area, class 1¼ height districts; New York Avenue is in a retail use, C area, class 1¼ height district; Nostrand Avenue is in a local retail use, C area, class 1¼ height district; and

WHEREAS, the decision of the Borough Superintendent, dated October 17, 1958 acting on Alt. Applic. No. 2778-58, reads:

"1. Parking of motor vehicles in a Residence use district is contrary to Art. II Sec. 3 of Zone Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 40 feet frontage by 100 feet in depth; that it is proposed to use this site for parking for up to twenty cars; that this area is a very congested one, with no available space for short time parking; that the avenues are so crowded that double parking has occurred numerous times; that the surrounding large apartment houses have preempted much of the streets for tenant parking; and

WHEREAS, the applicant further states that if one man moves his car, he cannot find a place to park when he returns, and accordingly some of the tenants have asked the owners to rent them space on this site on a monthly basis, so that they will not be forced to find parking space on a haphazard basis; that there is a legal parking lot next door to the owner's house, but that lot is always full; that Lefferts Avenue has no space for parking as can be seen from photographs submitted with this application; and

WHEREAS, the applicant contends that the owners live next door and they do not wish to put up a temporary shed as one of them will always be available to attend to the parking lot; that they will protect the adjoining property with suitable bumpers and fence in the property where no buildings exist; that the grade will be levelled off and rolled and compacted with steam cinders and a suitable binder; that in front, a woven wire fence 5 feet high exists, with a 14 foot gate; that a 6 foot curb cut with a 1½ foot splay each way will be constructed; and

WHEREAS, the applicant states that a Fire Department violation exists, and has been filed with this application; and

WHEREAS, the applicant states that the present owners have held title to the property since October 1, 1957 and that the assessed valuation of land is \$4,500; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision h of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is granted under Section 7h

MINUTES

for a term of five years, to permit the premises to be occupied for the parking and storage of motor vehicles limited to motor vehicles of the pleasure-car type substantially as proposed and indicated on plans filed with this application marked, "Received October 23, 1958," 1 sheet, "January 22, 1959," 2 sheets, *on condition* that the plot shall be leveled substantially to the grade of Lefferts Avenue and shall be surfaced with clean gravel, treated with a binder and property rolled; that on the interior lot lines there shall be erected a woven wire fence, where the masonry walls of adjoining buildings do not occur, to a total height of not less than 5 feet, 6 inches; that a similar fence shall be erected on the rear lot line and a similar fence shall be erected on the front lot line with no entrance therein, except a gate not over 10 feet in width with a curb cut opposite of similar width; that during the time that this parking lot is not in operation the gates shall be kept closed; that suitable bumpers shall be maintained along the fence for protection; that suitable firefighting appliances shall be maintained as the Fire Commissioner shall direct; that signs shall be restricted to one sign attached to the fence near the entrance, advertising the parking and the rates charged and such other information as may be required by the Commissioner of Licenses; that such sign shall not exceed five square feet, shall not be illuminated and shall not extend beyond the building line; that during the term of this variance the premises shall be occupied for no other use and no building erected thereon; and that all permits shall be obtained and all work completed within six months from the date of this resolution.

* Correction—In the resolution in reference to the parking and storage of motor vehicles, any reference to a specified number is deleted.

*CORRECTION

The minutes of the meeting of the Board of Standards and Appeals held on March 10, 1959, as they appeared in Bulletin No. 11, Vol. 44, hereby corrected to read as follows:

572-58-BZ

APPLICANT—Ingram S. Carner, for Sutbros Realty Corporation, owner; Shell Oil Company, lessee.

SUBJECT—Application October 3, 1958—decision of the Borough Superintendent, under sections 7f, 7i and 7A of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, office, sale of auto accessories, car washing—non automatic, minor automobile repairs with hand tools only, lubritorium, storage and parking and storage of more than five (5) motor vehicles waiting to be serviced for a stated term of fifteen (15) years.

PREMISES AFFECTED—2472-2484 Knapp Street and 3111-3121 Avenue Y, northwest corner, Block 7429, part of Lot 16, Borough of Brooklyn.

APPEARANCES—

For Applicant: Ingram S. Carner.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.
THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Kleintert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox 5

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on February 17, 1959 after due notice by publication in the Bulletin; laid over to March 10, 1959, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site and Knapp Street are in a retail use, D area class 1 height district; Avenue X and Avenue Y are in retail and residence use, D area, class 1 height districts; Brigham Street is in a residence use, D area, class 1 height district; and

WHEREAS, the decision of the Borough Superintendent, dated September 18, 1958 acting on amendment to N.B. Applic. No. 799-58, reads:

"1. Proposed gasoline service station, lubritorium, car washing (non-automatic), auto repairs with hand tools only, office, storage, sale of accessories, parking of more than (5) five motor vehicles awaiting service located within a retail district in contrary to Art. 2 Sect. 4-A of Zone Resolution.

2. Proposed show windows, curb cuts and signs within 75 feet of a residential zone is contrary to Art. 2 Section 7A of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 120 feet frontage by 100 feet in depth, presently vacant; that it is proposed to erect a modern gasoline service station, office, sales of auto accessories, non-automatic car wash, minor automobile repairs with hand tools only, lubritorium, storage and parking, and storage of more than five motor vehicles awaiting service; and

WHEREAS, the applicant states that there is an economic demand for development of the subject premises as proposed, as the property is located along Knapp Street which is a wide and heavily trafficked automobile thoroughfare; that the premises could be developed substantially as proposed so as to yield a fair return on the owner's investment, and a major oil company has entered into a purchase and/or lease agreement of the premises, conditions on its development as proposed; that the proposed use would not alter the essential character of the neighborhood as the premises is situated in a retail use district and is across the street from an unrestricted use district; that a grant of the proposed application would not affect values of nearby properties; that the subject premises is zoned for retail use, and a variance, subject to the numerous conditions and safeguards customarily imposed by the Board will safeguard adjoining properties to a far greater extent than if the property were to be developed with a conforming use; that the proposed building, being set back more than 65 feet from the Knapp Street building line will insure greater traffic safety by giving clear visibility to traffic at the intersection, whereas a conforming use structure could theoretically be built flush to the building lines at the corner, partially obscuring the intersection and thereby endangering traffic; that the proposed gas station would not create any additional traffic but would be supported by the heavy automobile traffic which now exists; that the proposed uses of the premises would provide more light and ventilation to adjoining properties than if the premises were to be developed with a conforming use; that the building is limited to one story, 14 feet in height and approximately 1600 square feet in area; that a conforming use structure could theoretically be erected to occupy an area of approximately 7300 square feet or 60% of the area of the lot; that a conforming use structure could theoretically be erected to a height of 87 feet 6 inches along the Knapp Street building line, whereas the proposed structure is limited to only one story, 14 feet in height; and

WHEREAS, the applicant contends that a grant of this application would do substantial justice in that it would permit the property to be developed for the only beneficial manner for which there exists an economic demand, without adversely affecting anyone and without altering the essential character of the neighborhood; and

WHEREAS, the applicant states that the present owner has held title to the property since June 27, 1952 and that the assessed valuation of land is \$3,500; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivisions f, i, and A of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the Zoning Resolution and that the appli-

MINUTES

cation be and it hereby is *granted* under Section 7f for a term of fifteen years, to permit the premises to be occupied as a gasoline service station and lawful accessory uses thereto, substantially as proposed and indicated on plans filed with this application marked, "Received October 3, 1958," 6 sheets, *on condition* that all uses now on the premises shall be removed and the premises shall be arranged as indicated on such plans; that along the lot line to the east there shall be erected a masonry wall not less than 5 feet, 6 inches in height with suitable terminating posts; that along the northerly lot line there shall be erected and maintained a woven wire fence of the chain link type on a masonry base to a total height of not less than 5 feet 6 inches and with suitable terminating post at the building line; that the accessory building shall be in the location and of the design and arrangement as shown, and that area of the accessory building for the full length from rear to Avenue Y shall be maintained as a planting area with suitable planting material and properly protected by curbing of the width as shown; that the accessory building shall be of the design and arrangement as proposed, without cellar; that the doors to exterior toilet rooms shall be rearranged so that the doors thereto shall not be contiguous; that such building shall be faced with face brick on all sides; that signs shall be restricted to permanent signs attached to the front facade of the accessory building, excluding the pylon shown and all roof signs, but permitting the illuminated globes of the pumps and the erection of a post standard for supporting a sign which may be illuminated, advertising only the brand of gasoline on sale, and extending beyond the building line at right angles to Knapp Street for a distance of not over 4 feet; that no other signs shall be erected on the premises than that as herein permitted and no rotary signs shall be allowed; that there shall be no advertising devices displayed on the premises; that curb cuts shall be restricted to two curb cuts to Avenue Y, each 30 feet in width, as shown, and *two* of similar width to Knapp Street with no portion of the curb cuts nearer than 5 feet; that within the intersection there shall be a block of concrete extending for a distance of 5 feet along either building line from the intersection and not less than 12 inches in height; that such portable fire-fighting appliances shall be maintained as the Fire Commissioner shall direct; that there may be parking of cars waiting to be serviced; that under Section 7i there shall be for a similar term minor motor vehicle repairs for adjustments with hand tools only maintained solely within the accessory building; that under Section 7A and curb cuts or signs found contrary to such section may be permitted provided the requirements of this resolution are complied with; that during the term of this variance the premises shall be occupied for no other uses than the use herein permitted; and that all permits shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

* Correction—In the resolution in relation to the proposed curb cuts on Knapp Street, the number is increased from 'one' to '*two*' as indicated in italics.

*CORRECTION

The minutes of the meeting of the Board of Standards and Appeals held on March 31, 1959, as they appeared in Bulletin No. 14, Vol. 44, hereby corrected to read as follows:

112-56-A

APPLICANT—Grand Central Apartments Inc., owner.
SUBJECT—Application February 7, 1956—Appeal from orders of the Fire Commissioner re Certificate of Fitness.
PREMISES AFFECTED—252-09 to 252-17 72nd Avenue; 251-27 to 251-45 71st Avenue; 251-35 to 251-61 71st Road; 251-05 to 251-53 71st Road and 71-02 Little Neck Parkway; Block 8401, Lots 350 and 675, Bellerose, Borough of Queens.

APPEARANCES—

For Applicant: Morton Berger, Ribelle Perotto and George Fuchs.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Kleintert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox 5
Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Fire Commissioner, dated January 12, 1956 on Violation Order Numbers 80256, 80257, 80258, 80259, 80260, reads;

"C 12—Have person supervising fuel oil burning apparatus obtain Certificate of Fitness."

and

WHEREAS, the decision of the Fire Commissioner, dated February 10, 1955 on Order Numbers 33263 and 33264, reads:

"C 12—Have person supervising fuel oil burning apparatus obtain Certificate of Fitness."

and

WHEREAS, the decision of the Fire Commissioner, dated January 20, 1959 on Violation Order No. 195077, reads:

"A 12—Have person having direct supervision of fuel oil burning apparatus apply for and secure a Certificate of Fitness. Examinations are held at the Div. of Fire Prevention from 9 A.M. to 3 P.M. Monday through Friday. Applicant must bring a letter of recommendation containing specification statements as to character and habits, and evidence of past employment. Such letter, if not on a business letterhead must be notarized. Rule 15.2"

and

WHEREAS, the applicant states that the premises consist of a large plot located in a residence use, F area, class 1 height district, upon which there exists a group of masonry type 2 story, class 4 dwellings, containing a total of 400 apartments; and

WHEREAS, the applicant states that there are 8 boiler rooms with one boiler in each burning #6 Oil and equipped with Enterprise Burner, size "E", approved by the Board, under Calendar Number 1149-27-A and Paracoil Preheater #6D42-5 approved under Calendar Number 1097-48-SA; and

WHEREAS, the applicant states that he has filed a statement by a licensed professional engineer stating that he has examined the boiler rooms in question; that in his opinion the installations comply with the requirements of the law; and

WHEREAS, the applicant further states that it is proposed to replace all preheaters with a non-contaminating double shell preheater approved by the Board; that there are 4 persons employed who have Certificates of Fitness; that 3 of these employees can inspect each boiler every 2 hours; that 3 of the 4 men assigned to such duty, reside on the premises; that the inspection will be in accordance with the schedule attached to this application; and

WHEREAS, the premises was inspected by a committee of the Board.

Resolved, that the decision of the *Fire Commissioner*, dated January 20, 1959, acting on Violation Order No. A195077 be and it hereby is *modified* and that the appeal be and it hereby is *granted* to take care of the servicing as proposed and as shown in accordance with the schedule *filed with this appeal marked "Received February 6, 1959"; one sheet.*

* Correction—In the resolution the words "decision of the Borough Superintendent" changed to the "decision of the *Fire Commissioner*," as indicated in italics and the inclusion of the Boiler Room Inspection Schedule.

BOARD OF STANDARDS AND APPEALS
80 LAFAYETTE STREET
NEW YORK 13, N. Y.

Bulk Rate
U. S. POSTAGE
PAID
Permit No. 4875
New York, N. Y.

3
University of Illinois Library
Serials Dept.
Urbana, Ill.

NOTICE

APPEALS AS TO MULTIPLE DWELLINGS

The Legislature, under Chapter 333 of 1948, has clarified Section 60 of the Multiple Dwelling Law by describing the agency authorized to grant variances under this Section, so as clearly to mean in New York City—the Board of Standards and Appeals.

Chapter 508 of 1948 has also been adopted by the Legislature, amending the Multiple Dwelling Law to provide, under new Section 310, for a Board of Appeals. By description the Board of Appeals means in New York City—the Board of Standards and Appeals. Section 310 provides as follows as to appeals:

LAWS OF NEW YORK—By Authority Chapter 508 of 1948

§ 310. Board of appeals. 1. As used in this section "board" shall mean the agency of a city constituted as a board and authorized by law both to grant variances of the zoning resolution and to make rules supplemental to laws regulating construction, maintenance, use and area of buildings.

2. Where the compliance with the strict letter of this chapter causes any practical difficulties or any unnecessary hardships the board shall have the power, on satisfactory proof at a public hearing, provided the spirit and intent of this chapter are maintained and public health, safety and welfare preserved, and substantial justice done, to vary or modify any provision or requirement of this chapter, or any rule, regulation, supplementary regulation, ruling or order of the department with respect to the provisions of this chapter, as follows:

a. For multiple dwellings and buildings existing on July first, nineteen hundred forty-eight, provisions relating to:

- (1) Height and bulk;
- (2) Required open spaces;
- (3) Minimum dimensions of yards or courts; or
- (4) Means of egress.

b. For multiple dwellings and buildings erected or to be erected after July first, nineteen hundred forty-eight, and

such dwellings thereafter altered or to be altered, provisions relating to:

- (1) Required open spaces; or
- (2) Minimum dimensions of yards or courts.

Variations or modifications may be granted pursuant to this paragraph b only on condition that open areas for light and air are provided which are at least equivalent in area to those required by the applicable provisions of this chapter.

3. An application for such a variance or modification may be made by any person aggrieved or by the head of any public agency, within such time and under such procedure, conditions and rules as may be prescribed by the board. The board shall fix a reasonable time for the hearing of an application and shall require that due notice be given of the time and place of such hearing to the applicant and to the department. Any person or a duly authorized representative of any public agency may appear at any such hearing and be heard on any such application.

4. In every case the board shall state the reason or reasons for its decision. All decisions of the board shall be subject to review in the same manner as is provided by law for review of decisions of such board respecting variances of the zoning resolution.

5. A record of all decisions of the board, indexed according to the section or sections of this chapter affected thereby, shall be kept in the office of the board. Such record shall be open to public inspection at all times during business hours.

52.05
EW
287

BULLETIN

OF THE

BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

Issued under authority of Chapter 27, Section 665 of the Charter of the City of New York

Published weekly by the Board of Standards and Appeals at its office, 80 Lafayette Street, 9th Floor, Manhattan, New York 13, N. Y.

Vol. XLIV

Subscription
\$15.00 a year

April 28, 1959

Single Copies, 25 cents
By Mail, 30 cents

No. 17

DIRECTORY

BOARD OF STANDARDS AND APPEALS

HARRIS H. MURDOCK, Chairman

EDWIN W. KLEINERT, Vice Chairman

MAX H. FOLEY

HAROLD R. SLEEPER

HUGH P. FOX

SAMUEL L. BECKER, Director

JOSEPH J. DOYLE, Chief Clerk

OFFICE—80 Lafayette Street, 9th Floor, Manhattan, New York 13, N. Y.

TELEPHONE—WHitehall 3-3600, Extensions 2600-2609, 2769-2770 and 3020-3024.

CONTENTS

Petition and Order of Certiorari Served on the Board of Standards and Appeals.

Docket.

Notice of Hearing Calendar.

Minutes of Regular Meeting, Tuesday Morning, April 21, 1959, Affecting Calendar Numbers 756-20-BZ—Vol. III, 324-25-BZ—Vol. II, 281-56-A, 68-36-BZ—Vol. IV, 29-59-A, 1161-39-BZ—Vol. II, 871-46-BZ—Vol. II, 283-52-BZ—Vol. II, 326-53-BZ—Vol. II, 195-57-BZ, 280-58-BZ, 581-58-BZ, 618-58-BZ, 640-58-BZ, 691-58-BZ, 692-58-A, 693-58-BZ, 694-58-A, 706-58-BZ, 754-58-BZ, 757-58-BZ, 767-58-BZ, 769-58-BZ, 35-59-BZ, 145-59-BZ, 76-59-A, 222-57-BZ—Vol. II, 1283-18-BZ—Vol. II, 486-25-BZ—Vol. II, 492-27-BZ—Vol. II, 492-27-BZ—Vol. III, 374-37-BZ—Vol. III, 135-49-BZ—Vol. II, 148-56-BZ, 707-56-BZ—Vol. II, 702-58-A, 782-56-BZ—Vol. II, 19-57-BZ, 345-58-BZ, 627-58-BZ, 644-58-BZ, 670-58-BZ, 685-58-A, 673-58-BZ, 684-58-BZ, 697-58-BZ, 698-58-BZ, 707-58-BZ, 712-58-BZ, 713-58-A, 717-58-BZ, 724-58-BZ, 736-58-BZ, 745-58-BZ, 56-59-BZ and 95-59-A.

Minutes of Regular Meeting, Tuesday Afternoon, April 21, 1959, Affecting Calendar Numbers 228-39-SM, 1507-39-SM, 200-49-SM, 1005-54-SA, 1006-54-SA, 760-56-SM, 392-58-SA, 611-58-SM, 728-58-SM, 733-58-SA, 740-58-SA, 281-45-A—Vol. II, 425-53-A—Vol. II, 86-55-A—Vol. II, 938-55-A, 430-58-A, 654-58-A, 110-59-A,

PETITION AND CERTIORARI ORDER SERVED ON THE BOARD OF STANDARDS AND APPEALS

On April 21, 1959, Copy of Petition and Order of Certiorari was served on the Board by Mortimer Todel, attorney for petitioner, Jewish Community Center of Hunts Point, objecting owner, seeking a review of the Board's determination on March 10, 1959, granting a variance under Section 7h, for a period of two years, to permit in a business and residence use district, the maintenance of a parking lot for the parking and storage of more than five (5) motor vehicles to extend into the residence portion of the premises; Cal. No. 117-58-BZ; 63rd Street, Block 2723, Lot 36, Borough of The Bronx.

NOTICE TO APPELLANTS AND APPLICANTS

No appeal or application will be entertained in connection with which court proceedings are pending or in progress, unless exception is granted by the chairman, nor accepted which is not filed within thirty days from the date of the action of the Administrative Official.

Any communication purporting to be an appeal or application shall be regarded as a mere notice of intention to seek relief until it is filed on the form required by the rules of this board.

Upon receipt of any such communication the writer will be supplied with the official forms for presenting his appeal or application.

At the time of filing an appeal or application, the appellant or applicant shall forward a signed notice of appeal addressed to the Administrative Official either Borough Superintendent of Buildings or Fire Commissioner and file with this board a duplicate of said notice.

Appellants and applicants are advised that their plans must indicate the points of the compass so as to establish the true location and position of the property, the subject of the appeal or application.

Appeals and applications will be simplified and disposition of same expedited by conforming to these directions.

HARRIS H. MURDOCK, *Chairman.*

566-58-A, 655-58-A, 656-58-A, 738-58-A, 104-59-A, 802-48-BZ—Vol. I, 787-52-BZ, 635-53-BZ, 677-53-BZ, 68-56-BZ—Vol. II, 730-57-BZ, 733-57-BZ, 915-57-BZ, 244-58-BZ, 327-23-BZ—Vol. III, 72-30-BZ—Vol. II, 52-38-BZ—Vol. III, 271-48-BZ—Vol. III, 124-49-BZ—Vol. II, 431-49-BZ—Vol. III, 168-55-BZ—Vol. III.

Remaining Minutes of the Meeting of April 21, 1959 will be printed in the Bulletin of May 5, 1959.

Notice of Public Hearing of Proposed Revision of the Rules of Procedure.

CALENDAR

DOCKET

New Cases filed up to April 21, 1959

Cal. No. Dept. Premises Affected

238-59-A—B.Bx.—533 Concord Avenue, west side, 105 feet south of East 149th Street, Block 2579, Lot 28, Borough of The Bronx, Revocation of Certificate of Occupancy issued re Alt. 144-50—re garage for five (5) cars on 1st floor and storage to remain on 2nd and 3rd floors, Class III structure.

239-59-SM—H. H. Robertson Q-Floor Hanger, device for suspension of construction items from Cellular Steel Floor, manufactured by H. H. Robertson Co., Material.

240-59-BZ—B.Q.—149-50 15th Road, south side, 195 feet west of 150th Street, Block 4663, Lot 41, Whitestone, Borough of Queens, Alt. 566-59—re catering and social activities, etc.—residence use district.

241-59-SM—Chemo-Safe Storage Cabinet for Flammable Liquids, manufactured by Bar-Bell Metal Products Inc., Material.

242-59-SM—Powell Steel Lath Corp. Metal Lath and Accessories, manufactured by Powell Steel Lath Corp., Material.

243-59-SM—Eskay-Lite, Models 4 and 8, used as transparent window material to transmit light and protect against weather or temporary use during construction, manufactured by American Sisalkraft Corp., Material.

244-59-BZ—B.M.—Franklin D. Roosevelt Drive, west side, from East 61st to East 62nd Streets, 511-519 East 61st Street and 510-520 East 62nd Street, Block 1474, Lot 40, Borough of Manhattan, N.B. 17-59—re installation of a pathological destructor for the incineration of dead animals—manufacturing use district.

245-59-A—B.Bx.—413-415 East 152nd Street, north side, 120 feet east of Melrose Avenue, Block 2374, Lot 100, Borough of The Bronx, Revocation of Certificate of Occupancy, 3698-47, issued re Alteration Applications 295-47 and 480-58.

246-59-SM—Owens-Illinois Thinlite Curtain Wall, manufactured by Kimble Glass Company, Material.

247-59-BZ—B.Q.—69-19 Metropolitan Avenue, north side, 75.69 feet west of 70th Street, Block 3050, Lot 45, Middle Village, Borough of Queens, Alt. 201-59—re erection of an accessory factory and storage building and the provision for an easement for access, etc.—business and residence use district.

248-59-BZ—B.Bx.—1873-1891 (1885 official) Belmont Avenue and 645-649 East 176th Street, northwest corner, Block 2947, Lot 46, Borough of The Bronx, Alt. 186-59—re parking lot—residence use district.

249-59-BZ—B.Q.—95-02 to 95-04 35th Avenue, southeast corner of 95th Street, Block 1469, Lot 1, Jackson Heights, Borough of Queens, N.B. 333-59—re erection of two build-

ings on one lot; stores in a residence use district, accessory parking, etc.—residence use district.

250-59-BZ—B.B.—1765 84th Street, northeast corner of New Utrecht Avenue, Block 6314, Lots 86, 113 and 115, Borough of Brooklyn, Alt. 2689-58—re gasoline service station, automobile repair shops, parking and storage of more than 5 motor vehicles, etc.—business use district.

251-59-BZ—B.B.—212-216 Hoyt Street, west side, 40 feet south of Baltic Street, and 318-384 Baltic Street, Block 403, Lots 33, 34, 35, 36, 40 and 41, Borough of Brooklyn, Alt. 3189-58—re area excessive, parking of cars—local retail and residence use district.

252-59-BZ—B.R.—1215 Forest Hill Road, east side, 385.50 feet north of Rockland Avenue, Block 1965, Lot 1, Willow Brook, Borough of Richmond, N.B. 321-59—re commercial building—residence use district.

253-59-A—B.R.—1215 Forest Hill Road, east side, 385.50 feet north of Rockland Avenue, Block 1965, Lot 1, Willow Brook, Borough of Richmond, N.B. 321-59—re curb cuts located in bed of a mapped street.

254-59-A—B.R.—595 Forest Avenue and 499 Pelton Avenue, northeast corner and 169 Regan Avenue, Block 154, Lot 140, West Brighton, Borough of Richmond, N.B. 1143-58—re curb cuts in bed of a mapped street.

255-59-SM—Plexiglas 5009 for use as plastic light diffusers suspended below light fixtures, manufactured by Rohm and Haas Company, Material.

256-59-SM—Formica Wall Tile, for wall application in bathroom area, manufactured by Formica Corporation, Material.

Restored to Docket

566-58-A—B.Q.—53-24 241st Street, west side, 218.42 feet south of 53rd Avenue, Block 8176, Lot 18, Douglaston, Borough of Queens, N.B. 71-58—reopened for amendment of resolution—re proposed building in bed of mapped street—54th Road.

124-49-BZ—Vol. II—B.Q.—137-80 Northern Boulevard, southwest corner of Union Street, Block 4977, Lot 52, Flushing, Borough of Queens, Alt. 2877-53—reopened for consideration as to extension of time to complete—re erection and maintenance of an extension to existing structure—showroom, service, office, storage and parts department, welding and acetylene and oxygen, storage of paints, storage of new and used cars, etc.—retail use district.

72-30-BZ—Vol. II—B.B.—3491-3507 Fort Hamilton Parkway, south side, 264.5 feet east of 36th Street, Block 5302, Lot 21, Borough of Brooklyn, Amendment to Alt. 4170-56—reopened for consideration as to extension of time to complete—re gasoline service station, lubritorium, motor vehicle repair shop, parking and storage of more than five (5) motor vehicles, etc.—business use district.

CALENDAR

271-48-BZ—Vol. III—B.Q.—20-20 Francis Lewis Boulevard and 160-02 to 160-12 Willets Point Boulevard, southwest corner, 160-01 to 160-15 20th Road and 20-19 160th Street, Block 4876, Lot 1, Whitestone, Borough of Queens, N.B. 400-59—re auto showroom, store, storage room, lubricatorium, minor auto repairs, gasoline service station, parking of cars, etc.—local retail use district.

168-55-BZ—Vol. III—B.B.—2601-2629 Emmons Avenue and 2796-2834 East 27th Street, northwest corner, 3594-3620 Shore Parkway, 2793-2829 East 26th Street, Block 7499, Lots 40 and 80, Borough of Brooklyn, Alt. 515-59—re additional use of parking of patrons cars to the existing kiddie park, etc.—retail and residence use district.

585-56-BZ—B.B.—98-100 Luqueer Street (102 displayed), south side, 197 feet, 6 inches east of Clinton Street, Block 376, Lot 21, Borough of Brooklyn, Alt. 477-56—reopened for consideration as to extension of time to complete—re woodworking shop using power saws, etc. and dwelling for two families—residence use district.

280-55-BZ—B.Bx.—879 East 149th Street, northeast corner of Timpson Place, Block 2603, Lots 55, 60 and 106, Borough of The Bronx, N.B. 357-59—reopened for consideration as to extension of time to complete—re gasoline service station and an automatic auto laundry, parking and storage of more than 5 motor vehicles—business use district.

327-23-BZ—Vol. III—B.Q.—77-20 Northern Boulevard, southwest corner of 78th Street, Block 1250, Lot 6, Jackson Heights, Borough of Queens, Alt. 132-59—re bowling alley, accessory snack bar, etc.—business and residence use district.

52-38-BZ—Vol. III—B.M.—1187-1201 3rd Avenue, east side, from East 69th to East 70th Streets, 201 East 69th Street and 202 East 70th Street, Block 1424, Lot 1, Borough of Manhattan, Alt. 1840-58—re extension of an existing business use in a residence use district.

431-49-BZ—Vol. III—B.Q.—103-21 to 103-37 Springfield Boulevard and 218-83 to 218-89 104th Avenue, northeast corner, Block 11153, Lot 7, Queens Village, Borough of Queens, Alt. 2930-58—re body and fender repairs, ignition, tire repairs, brake service, painting and spraying, parking of cars waiting to be serviced; curb cut, etc.—residence use district.

DESIGNATIONS: B.—Department of Buildings; B.B.—Department of Buildings, Brooklyn; B.M.—Department of Buildings, Manhattan; B.Q.—Department of Buildings, Queens; B.R.—Department of Buildings, Richmond; B.Bx.—Department of Buildings, Bronx; H.D.—Health Department; F.D.—Fire Department, and M. and A.—Dept. of Marine and Aviation.

RULES

	Last Publication
Arc and Gas Welding and Oxygen Cutting	Nov. 27, 1956.
Carbon Dioxide Liquefier, Rules..	Mar. 18, 1947—Vol. 32, No. 11
Cements, Air Entraining Portland, Rules for Approval and Use of.	April 12, 1955.
Cements, Blended, Rules for Testing and Use of	Mar. 15, 1955—Vol. 40, No. 11

	Last Publication
Certificate of Occupancy, approved form	Dec. 28, 1943—Vol. 28, No. 52A
Concrete Flat Slabs, Rules	July 13, 1937—Vol. 22, No. 28
Concrete Masonry Units, Rules for Manufacture, Testing and Use of	April 24, 1951—Vol. 36, No. 7A
Dry Cleaning Establishments, Rules Covering	Sept. 15, 1955.
Concrete Rules (Hydrated Lime)..	Aug. 3, 1937—Vol. 22, No. 31
Elevator Rules	Mar. 3, 1936—Vol. 21, No. 9
Erection, Alteration, Repair, Excavation for and Demolition of Buildings	Feb. 1, 1956.
Exit Rules (Revolving Doors) ...	June 15, 1937—Vol. 22, No. 24
Exterior Veneering Materials, Rules for	Mar. 11, 1952—Vol. 37, No. 11A
Factory Exit Rules	Feb. 22, 1955.
Fire Alarm Rules (Interior).....	April 15, 1958.
Fire Drill Rules	April 15, 1958.
Fire Resistive, Flameproof Materials, etc., Rules for Testing of Fire Retarding Rules for Garages, Motor Vehicle Repair Shops and Oil Selling Stations	Jan. 8, 1957.
Fireproof Wood, Testing of.....	Apr. 22, 1952—Vol. 37, No. 17
Gas Shut-Off Rules	Apr. 13, 1937—Vol. 22, No. 15
Hatchway Protection	Apr. 7, 1925—Vol. 10, No. 14
Insulating Fibre Board Rules	June 5, 1928—Vol. 13, No. 23
Methyl Chloride Rules for Class B and C Refrigerating Systems...	Mar. 25, 1952—Vol. 37, No. 13A
Oil Burner Rules	Feb. 11, 1947—Vol. 32, No. 6
Opening Protective Assemblies, Rules for Inspection of	Nov. 20, 1956.
Parking and Storage of Motor Vehicles—Rules of Commissioner of Housing and Buildings	May 27, 1954.
Plumbing Rules	Sept. 7, 1948—Vol. 33, No. 36
Plumbing Rules (Submerged Inlets; Protective Methods to Prevent Contamination of Water Supply)	Aug. 3, 1937—Vol. 22, No. 31
Procedure, Rules of	Nov. 13, 1956.
Smoking in Factories, Rules for..	Sept. 7, 1937—Vol. 22, No. 36
Spraying and Drying of Paints, Varnishes, Lacquers, etc.	April 15, 1958.
Sprinkler, Rules	Mar. 4, 1958.
Standpipe Fireline Rules	June 29, 1937—Vol. 22, No. 26
Structural Alterations, Reporting.	June 8, 1937—Vol. 22, No. 23
Wire Glass Rules (Amendment to Rule 505 of Industrial Code)..	June 7, 1932—Vol. 17, No. 23
Zoning Resolution, Rule to Supplement Section 19-A—July 11, 1958.	Sept. 3, 1946—Vol. 31, No. 36

Section I, List of Approved Gas Fired Heating Equipment, Gas Burner and Heater Accessories. Oil Fired Heating Equipment and Oil Burner and Heater Accessories, issued June 1, 1955, listing all approvals through May 24, 1955

Section II, List of Approved Concrete and Clay Products, issued June 27, 1958, listing all approvals through July 2, 1957.

These pamphlets may be purchased at 80 Lafayette Street, Manhattan. Single Copies \$1.25; By Mail—\$1.50.

Further Sections will be published, containing other approved materials and appliances.

APRIL 28, 1959, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, April 28, 1959, at 10 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:

149-57-BZ—Vol. II

APPLICANT—Jerome W. Perlstein for Butcher Knitting Mills, Inc., owner.

SUBJECT—Application reopened October 28, 1958 as Vol. II—decision of the Borough Superintendent, under sections 7c and 21 of the Zoning Resolution, to permit in a business and residence use, D area district, the erection of a one and two story structure occupying more than the permitted area and used for the manufacture of knitwear, retail sales, office and parking of employees and customers cars. **PREMISES AFFECTED—71-45** Metropolitan Avenue, north side, 69.74 feet west of Pleasantview Street, Block 3055, Lot 16, Middle Village, Borough of Queens.

Laid over from April 7, 1959, to April 28, 1959, at the request of the objector; no further adjournments and no notices sent out.

CALENDAR

150-57-A—Vol. II

APPLICANT—Jerome W. Perlstein, for Butcher Knitting Mills, Inc., owner.

SUBJECT—Application reopened October 28, 1958 as Vol. II—filed pursuant to section 35, General City Law re proposed parking lot in bed of mapped street—proposed widening of Metropolitan Avenue.

PREMISES AFFECTED—71-45 Metropolitan Avenue, north side, 69.74 feet west of Pleasantview Street, Block 3055, Lot 16, Middle Village, Borough of Queens.

125-59-BZ

APPLICANT—Julius S. Rapson for The Society of St. Vincent de Paul in the Diocese of Brooklyn, owner.

SUBJECT—Application February 27, 1959—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a business and residence use district, the change in occupancy from an existing moving picture theatre to a retail store, office for the retail sales of used furniture and clothing, light manufacturing for repair work and storage of five trucks and open parking area for more than five cars for patrons use, for that part of the plot that is in a residential district.

PREMISES AFFECTED—100-20 Northern Boulevard, southwest corner of 101st Street, Block 1715, Lot 10, Corona, Borough of Queens.

126-59-A

APPLICANT—Julius S. Rapson for The Society of St. Vincent de Paul, owner.

SUBJECT—Application February 27, 1959—filed pursuant to Section 35, General City Law re alteration of building partially in the bed of a mapped street—proposed widening of 101st Street.

PREMISES AFFECTED—100-20 Northern Boulevard, southwest corner of 101st Street, Block 1715, Lot 10, Corona, Borough of Queens.

328-32-BZ—Vol. III

APPLICANT—John L. Crisona for Wexford Arms Realty Corp., owner.

SUBJECT—Application reopened January 27, 1959 as Volume III—decision of the Borough Superintendent, under sections 7e and 21 of the Zoning Resolution, to permit in a local retail use district, the erection and maintenance of a gasoline service station, lubrication, car washing (non-automatic), office, sale of accessories, minor repairs with hand tools only, safety inspection station and the parking and storage of motor vehicles.

PREMISES AFFECTED—28-05 to 28-21 Bayside Lane, (official 28-11 Bayside Lane) and 162-05 to 162-19 29th Avenue, northeast corner, Block 4890, Lot 80, White-stone, Borough of Queens.

200-58-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Naneld Realty Corp., owner.

SUBJECT—Application reopened March 3rd, 1959 as Volume II—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the change in use of the rear portion of the basement from doctor's office to an ethical pharmacy.

PREMISES AFFECTED—10-16 162nd Street and 160-35 to 160-39 11th Avenue, northwest corner, Block 4579, Lot 1, Beechhurst, Borough of Queens.

746-58-BZ

APPLICANT—Stuart Mitchell, for Gladys Stein, owner.

SUBJECT—Application December 19, 1958—decision of the Borough Superintendent, under sections 7f and 7c of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, auto laundry, lubritorium, office, salesroom, parking and storage of more than five (5) motor vehicles and minor auto repairs.

PREMISES AFFECTED—2411 Beach Channel Drive, southwest corner of Beach 74th Street, Block 543, Lot 1, Arverne, Borough of Queens.

773-58-BZ

APPLICANT—Leonard F. Rothkrug, for Angela Colucci, owner.

SUBJECT—Application December 31, 1958—decision of the Borough Superintendent, under sections 7e and 21 of the Zoning Resolution, to permit in a residence use, D area district the erection and maintenance of a retail store and a restaurant occupying more than the permitted area for a temporary term of 10 years and the relocating of a two family frame dwelling on the same tax lot.

PREMISES AFFECTED—2727-2729 Cropsey Avenue, and 217-31 Bay 46th Street, northeast corner, Block 6914, Lot 84, Borough of Brooklyn.

545-44-BZ—Vol. III

APPLICANT—Max Siegel Associates for All States Holding Corp., owner.

SUBJECT—Application reopened October 7, 1958 as Vol. III—decision of the Borough Superintendent, under sections 7a and 7c of the Zoning Resolution, to permit in a residence use district, the construction of a penthouse on the roof of the present building for use as offices and showrooms.

PREMISES AFFECTED—410-416 East 54th Street, south side, 194 feet east of 1st Avenue, and 415-423 East 53rd Street, Block 1365, Lot 9, Borough of Manhattan.

577-58-BZ

APPLICANT—Ludwig P. Bono, for Theresa Stanzione, owner; Anthony Palma and Harry Weinberg, lessees.

SUBJECT—Application October 7, 1958—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a business and residence use district, the maintenance of a parking lot on the residence portion of the plot in conjunction with the existing parking lot located in the business portion.

PREMISES AFFECTED—1935 Boston Road, west side, 226.47 feet northeast of Bryant Avenue and 1936 Bryant Avenue, Block 3005, Lots 72, 75, 87 and 89, Borough of The Bronx.

870-55-BZ—Vol. II

APPLICANT—Lama, Proskauer & Prober, for Joseph Stumer, owner.

SUBJECT—Application reopened March 10, 1959 as Volume II—decision of the Borough Superintendent, under sections 7f, 7i, and 7e of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of an auto showroom, gasoline service station, lubritorium, car wash, minor auto repairs, hand tools only, office and sales, storage room, parking and storage of motor vehicles.

PREMISES AFFECTED—5402-5412 Church Avenue and 261-271 East 54th Street, southeast corner, Block 4702, Lot 1, Borough of Brooklyn.

325-52-BZ—Vol. II

APPLICANT—James J. Lyons Jr., and John J. Lynch, for Maurice and Bernard Epstein, owners.

SUBJECT—Application reopened October 7, 1958 as Vol. II—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a residence use, G-1 area district, the conversion of an existing two family home into two (2) one family homes, the buildings as proposed will encroach on the required rear yards and the building facing Beach 136th Street will exceed the permitted area coverage.

PREMISES AFFECTED—126 Beach 136th Street, east side, 676.42 feet south of Rockaway Beach Boulevard and 125 Beach 135th Street, west side, 712.22 feet south of Rockaway Beach Boulevard, Block 775, Lots 43 and 61, Belle Harbor, Borough of Queens.

CALENDAR

10-59-BZ

APPLICANT—George Edward Beatty for R. C. Church of St. Joseph, owner.

SUBJECT—Application January 6, 1959—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a class 1¼ height district, the erection of a fourth floor to an existing three story school building which will exceed the permitted height.

PREMISES AFFECTED—28-38 44th Street and northeast corner of 43rd Street and 30th Avenue, Block 699, Lot 1, Astoria, Borough of Queens.

756-58-BZ

APPLICANT—Leonard F. Rothkrug for Jacob Morrow and Nat Chanelis, owner.

SUBJECT—Application December 24, 1958—decision of the Borough Superintendent under sections 9A and 21 of the Zoning Resolution, to permit in a class ½ height district, the erection of a multiple dwelling the height of a portion of which is in excess of that permitted within two miles of a designated airport.

PREMISES AFFECTED—3291-3323 Nostrand Avenue, northeast corner of Avenue T, Block 7365, Lot 71, Borough of Brooklyn.

701-52-BZ—Vol. III

APPLICANT—Samuel Carr, for Franshir Realty Co., Inc., owner.

SUBJECT—Application reopened December 9, 1958 as Vol. III—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a business and residence use district, the maintenance of a parking lot for the parking of more than five (5) motor vehicles accessory to existing factory buildings.

PREMISES AFFECTED—47-55 37th Street, 37-05 to 37-19 48th Avenue, northeast corner and 47-42 to 47-60 38th Street, Block 228, Lot 1 (formerly Lots 1 and 11), Long Island City, Borough of Queens.

145-59-BZ

APPLICANT—George J. Regan for Ellen de Gange, owner.

SUBJECT—Application March 5, 1959—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a G-1 area district a one family dwelling with less than the required setback.

PREMISES AFFECTED—7-24 Clintonville Street, northwest corner of Eighth Avenue, Block 4512, Lot 35, White-stone, Borough of Queens.

Laid over from April 21, 1959, to April 28, 1959, for inspection and for Borough Superintendent to be notified to have a representative present.

76-59-A

APPLICANT—John T. Kelleher, Borough Superintendent Department of Buildings, Borough of Queens.

OWNER OF PREMISES: Ellen de Gange.

SUBJECT—Application filed February 9, 1959—Revocation of Certificate of Occupancy Q-103582 issued on July 5, 1955 re NB 459/53.

PREMISES AFFECTED—7-24 Clintonville Street, northwest corner of 8th Avenue, Block 4512, Lot 35, White-stone, Borough of Queens.

93-48-BZ

APPLICANT—M. Martin Elkind, for K. and L. Auto Electric Service, owner.

SUBJECT—Application reopened January 6, 1959 for consideration as to extension of term of variance—expired July 14, 1958—decision of the Borough Superintendent, previously granted on condition, under sections 7c and 7i of the Zoning Resolution, permitting in a business use district, the extension to existing building on 1st floor, to be used for extension to existing battery and ignition service.

PREMISES AFFECTED—49-08 to 49-10 Queens Boulevard, south side, 60 feet east of 49th Street, Block 2282, Lots 26 and 27, Sunnyside, Borough of Queens.

192-24-BZ—Vol. II

APPLICANT—Frederick A. Ketcher, for Jerome Evander Corp., owner; Jack Grotsky, lessee.

SUBJECT—Application reopened December 9, 1958 as Vol. II—decision of the Borough Superintendent, under sections 7c and 7i of the Zoning Resolution, to permit in a business use district, in an existing two story building occupied as a Public garage, the use of the store area on the first floor as a motor vehicle repair shop with hand tools only and incidental welding.

PREMISES AFFECTED—2359-2369 Jerome Avenue, west side, 60.26 feet south of West 184th Street, Block 3198, Lot 18, Borough of The Bronx.

Laid over from April 7, 1959, to April 28, 1959, for inspection and decision; applicant to file revised plan showing extra exit; hearing closed.

214-27-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Socony Mobil Oil Co., Inc., owner.

SUBJECT—Application reopened September 23, 1958 as Vol. II—decision of the Borough Superintendent, under sections 7c and 7a of the Zoning Resolution, to permit in a manufacturing and residence use district, the reconstruction of an existing gasoline service station with the additional accessory uses of lubritorium, minor auto repairs, car washing, utility room, store and parking and storage of more than five (5) motor vehicles with show windows and signs within 75 feet of a residence use district.

PREMISES AFFECTED—296 West Fordham Road, southeast corner of Major Deegan Expressway, Block 3233, Lot 65, Borough of The Bronx.

Laid over from April 7, 1959, to April 28, 1959, for inspection and decision; hearing closed.

777-58-BZ

APPLICANT—Charles M. Spindler for Louis C. Duro, owner.

SUBJECT—Application December 31, 1958—decision of the Borough Superintendent, under sections 7f, 7i, 7e and 21 of the Zoning Resolution, to permit in a retail and residence use, D and E-1 area district, the erection and maintenance of a gasoline service station, lubrication, non-automatic car wash, office, sale of accessories, minor repairs with hand tools only, safety inspection station and parking and storage of motor vehicles all for a temporary term of fifteen (15) years, the proposed building encroaches on the required rear yard.

PREMISES AFFECTED—180-06—180-14 (180-10 official) Linden Boulevard, south side, 125.42 feet west of Montauk Street, Block 12406, Lots 320 and 321, St. Albans, Borough of Queens.

Laid over from April 7, 1959, to April 28, 1959, for inspection and decision; applicant to inform the Board whether a portion of site is within the provisions of Section 21-A of the Zoning Resolution; hearing closed.

882-56-BZ—Vol. II

APPLICANT—Frederick A. Ketcher for John Poth, owner; Esso Standard Oil Company, lessee.

SUBJECT—Application reopened January 13, 1959 as Vol. II—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a retail use district, the extension of the open area of the existing gasoline service station by adding that portion occupied by a one story frame building, to be demolished and open the rear wall of the car wash bay, extend the east curb cut on East 101st Street and add an additional curb cut on First Avenue.

PREMISES AFFECTED—1962-1970 First Avenue and 401 East 101st Street, northeast corner, Block 1695, Lots 1 and 50, Borough of Manhattan.

Laid over from April 7, 1959, to April 28, 1959, for inspection and decision; applicant to file corrected decision of Department of Buildings, eliminating word "automatic auto-

CALENDAR

mobile laundry" and to correct plans to show use of lot 14 on Block 1694 said as occupied by a factory; and omit curb cut opposite the location of the former chicken market on East 101st Street to be removed.

341-43-BZ—Vol. IV

APPLICANT—Leonard F. Rothkrug, for 3319 Realty Corp., owner and conditional vendee doing business as Riteway Laundry.

SUBJECT—Application reopened January 6, 1959 as Volume IV—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a residence use district the extension of a laundry with accessory dry cleaning previously granted by the Board into an existing public garage, the public garage use to be discontinued with the addition of accessory laundry truck storage use and the extension of the garage building for accessory laundry storage use.

PREMISES AFFECTED—3319-3335 Atlantic Avenue, northeast corner of Euclid Avenue, Block 4145, Lot 1, 13 and 23, Borough of Brooklyn.

Laid over from April 7, 1959, to April 28, 1959, for inspection and decision; hearing closed.

630-58-BZ

APPLICANT—Milton P. Miller, for Brooklyn Jenapo Federal Credit Union, owner.

SUBJECT—Application November 3, 1958—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit retail and residence use district, the maintenance of a parking lot for use in conjunction with the federal credit union in an adjoining lot for a term of five years, no fee to be charged.

PREMISES AFFECTED—4904 Church Avenue, south side, 20 feet east of East 49th Street and 431 East 49th Street, Block 4697, Lots 2 and 56, Borough of Brooklyn.

Laid over from April 7, 1959, to April 28, 1959, for inspection and decision; hearing closed.

710-58-BZ

APPLICANT—Ziegler, Gill and Clabby, for 45th Street Realty Corp., owner, F. X. R., Inc., lessee.

SUBJECT—Application December 5, 1958—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot for employees of F. X. R. Inc.

PREMISES AFFECTED—25-70 Old Bowery Bay Road, 50th Street, west side, 170 feet north of 28th Avenue and 25-81 49th Street, Block 745, Lots 9, 22, 10, 65-70 inclusive and Lot 72, Woodside, Borough of Queens.

Laid over from April 7, 1959, to April 28, 1959, for inspection and decision; hearing closed.

711-58-A

APPLICANT—Ziegler, Gill and Clabby, for 45th Street Realty Corp., owner; F. X. R., Inc., lessee.

SUBJECT—Application December 5, 1958—filed pursuant to section 35, General City Law re use of part of premises within bed of a mapped street—50th Street.

PREMISES AFFECTED—25-70 Old Bowery Bay Road, 50th Street, west side, 170 feet north of 28th Avenue and 25-81 49th Street, Block 745, Lots 9, 10, 22, 65-70 and Lot 72, Woodside, Borough of Queens.

169-49-BZ—Vol. II

APPLICANT—Joshua Brown, for Staten Island Oil Co., Inc., owner.

SUBJECT—Application reopened April 15, 1958—as Vol. II—decision of the Borough Superintendent, under Section 7c of the Zoning Resolution, to permit in a residence use district, the reconstruction of a present gasoline service station and to continue the present uses such as office, lubritorium, sale of auto accessories, car wash—non automatic, minor auto repairs with hand tools only and the parking of more than five (5) motor vehicles waiting to be serviced.

PREMISES AFFECTED—5270 Amboy Road, southeast corner of Arbutus Avenue, Block 6523, Lot 80, Huguenot, Borough of Richmond.

Laid over from February 17, 1959, for inspection and decision; date to be determined; hearing closed; then set for April 14, 1959; then to April 28, 1959, for decision; applicant to file revised plan as to grades.

17-59-A

APPLICANT—Joshua Brown for Staten Island Oil Company, Incorporated, owner.

SUBJECT—Application January 9, 1959—filed pursuant to Section 35, General City Law re premises in bed of a mapped street—Proposed widening of Amboy Road.

PREMISES AFFECTED—5270 Amboy Road, southeast corner of Arbutus Avenue, Block 6523, Lot 80, Huguenot, Borough of Richmond.

455-58-BZ

APPLICANT—Kenneth W. Milnes, for Gaetano Trubia, owner.

SUBJECT—Application July 24, 1958—decision of the Borough Superintendent, under sections 7c and 7A of the Zoning Resolution, to permit in a local retail use district, the reconstruction and rehabilitation of an existing gasoline service station, accessory building for a lubritorium, car wash, auto repairs—mainly with hand tools and to install one new pump, relocate the existing pumps and install three additional tanks and provide a business sign within 75 feet of a residence use district.

PREMISES AFFECTED—194 Brighton Avenue, southwest corner of Sumner Place, Block 117, Lot 20, New Brighton, Borough of Richmond.

Laid over from January 6, 1959, to February 10, 1959, for inspection and decision; hearing closed; then laid over for inspection and decision; date for decision to be determined; then set for April 14, 1959; then to April 28, 1959 for hearing at request of the applicant, to revise application based on new lessee's requirements.

743-58-BZ

APPLICANT—N. K. Winston Management Corp., owner.

SUBJECT—Application December 18, 1958—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the erection of a one-story non-storage garage of class 3 construction to accommodate 32 motor vehicles.

PREMISES AFFECTED—77-11 21st Avenue, northeast corner of 77th Street, Block 946, Lot 41, Jackson Heights, Borough of Queens.

Laid over from March 17, 1959, to April 14, 1959, for inspection and decision; applicant to file new design of proposed garage; applicant to stamp engineer's or architect's seal on plans; then to April 28, 1959, for decision; applicant to submit revised plan showing a differently designed exterior of face brick; hearing closed.

744-58-A

APPLICANT—N. K. Winston Management Corp., owner.

SUBJECT—Application December 18, 1958—appeal from a decision of the Borough Superintendent—re Class 3 construction, area excessive.

PREMISES AFFECTED—77-11 21st Avenue, northeast corner of 77th Street, Block 946, Lot 41, Jackson Heights, Borough of Queens.

735-58-BZ

APPLICANT—Leonard F. Rothkrug, for Orak Realty Corp., owner.

SUBJECT—Application December 16, 1958—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a business and residence use district, the extension of a retail supermarket with accessory patron and employee parking, loading and unloading.

PREMISES AFFECTED—1902 Mott Avenue, north side, 124 feet west of Beach 18th Street, 1111 Foam Place, south

CALENDAR

side, 93 feet west of Beach 18th Street, Block 40, Lots 8 and 62, Far Rockaway, Borough of Queens.

Laid over from March 17, 1959, to April 14, 1959, for applicant to file report from the Federal Aviation Agency and for inspection and decision; hearing closed; then to April 28, 1959, for decision; applicant to file revised plan showing no entrance from Foam Place but a driveway to the parking area through Lot 58 or Lot 12 from Smith Place.

68-36-BZ—Vol. IV

APPLICANT—Lama, Proskauer and Prober, for 10 Brighton 11th Street Corp. and New York City Transit Authority, owners; Waldbaum 21, Inc., lessee.

SUBJECT—Application reopened January 6, 1959 as Vol. IV—re decision of the Borough Superintendent, under Section 7c of the Zoning Resolution, to permit in a business and residence use district, the change in use of an existing public garage, motor repairs, lubricatorium, and parking in the open area to a supermarket, stores, loading and unloading area, parking of patrons and employees cars—no fee to be charged, and a sign in the residential portion of the plot.

PREMISES AFFECTED—14-48 Brighton 11th Street, west side, 59 feet, 9½ inches south of Neptune Avenue, Block 7516, Lots 2375 and part of 2370, Borough of Brooklyn.

Laid over from February 17, 1959, to February 25, 1959, for hearing, at the request of one objector for additional objectors to be present; then to March 17, 1959, for inspection and decision and for consideration of an Administrative Appeal in connection therewith; which has been filed; hearing closed; then to April 14, 1959, with Calendar Number 29-59-A; then to April 21, 1959, for applicant to file revised plans showing removal of signs on Brighton 11th Street and no entrances on such street except in the business use portion; then to April 28, 1959, for applicant to file revised plans for consideration on May 5, 1959.

29-59-A

APPLICANT—Lama, Proskauer and Prober for 10 Brighton 11th Street Corporation and New York City Transit Authority, owners; Waldbaum 21 Incorporated, lessee.

SUBJECT—Application December 12, 1958—Appeal from a decision of the Borough Superintendent re excessive area of building.

PREMISES AFFECTED—14-48 Brighton 11th Street, west side, 59 feet 9½ inches south of Neptune Avenue, Block 7516, Lot 2375 and part of 2370, Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman*.

APRIL 28, 1959, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, April 28, 1959, at 2 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:

617-58-A

APPLICANT—Leonard F. Rothkrug, for Angelo Santomartino, doing business as S and S Service Station, owner.

SUBJECT—Application October 28, 1958—filed pursuant to Section 35, General City Law re erection of building in bed of a mapped Street—West 19th Street.

PREMISES AFFECTED—2974-2984 Cropsey Avenue, west side, 25 feet south of Bay 53rd Street, Block 6947, Lot 301, Borough of Brooklyn.

419-58-A

APPLICANT—Swingline Inc., owner.

SUBJECT—Application July 10, 1958—Appeal from an order of the Fire Commissioner, re use of Spraying Equipment, not approved type.

PREMISES AFFECTED—32-01 Queens Boulevard, north side, 32-00 Skillman Avenue, south side, entire block

bounded by Queens Boulevard, Skillman Avenue, Van Dam Street and 32nd Place, Block 245, Lot 9, Long Island City, Borough of Queens.

2-59-A

APPLICANT—Ross and Atkin for Joseph Reutershan, owner.

SUBJECT—Application January 2, 1959—filed pursuant to section 35, General City Law re proposed alteration in the bed of a mapped street—William Avenue.

PREMISES AFFECTED—62 Hawkins Street, south side, 533.48 feet west of City Island Avenue, Block 5629, Lot 200, Borough of The Bronx.

305-58-A

APPLICANT—Samuel Carr, for Willa Realty Co., owner.

SUBJECT—Application May 13, 1958—Appeal from a decision of the Borough Superintendent, re egress.

PREMISES AFFECTED—35 West 21st Street, north side, 372 feet east of Avenue of The Americas, Block 823, Lot 19, Borough of Manhattan.

104-59-A

APPLICANT—Charles M. Spindler for Pierce J. Gerety, owner.

SUBJECT—Application filed February 19, 1959—Appeal from a decision of the Borough Superintendent, re installation of six 5000-gallon tanks in a concrete vault.

PREMISES AFFECTED—126-142 Flatbush Avenue Extension, southwest corner of Duffield Street, Block 132, Lots 23, 24, 27, 31, Borough of Brooklyn.

306-48-A—Vol. III

APPLICANT—Maurice Nirenstein, for Al and Betty Hertz, owner.

SUBJECT—Application reopened February 17, 1959 as Volume III—appeal from a decision of the Borough Superintendent re frame structure within fire limits.

PREMISES AFFECTED—269-16 80th Avenue, south side, 120 feet east of 269th Street, Block 8725, Lot 7, New Hyde Park, Borough of Queens.

206-58-A—Vol. II

APPLICANT—Joshua Brown, for Ases Ayoub, owner.

SUBJECT—Application reopened February 25, 1959 as Volume II—filed pursuant to section 35, General City Law re proposed new building in bed of a mapped street—proposed widening of Victory Boulevard and Manor Road.

PREMISES AFFECTED—1756 Victory Boulevard, south side, 99.49 feet east of Manor Road, Block 707, Lot 6, Four Corners, Borough of Richmond.

829-56-A

APPLICANT—Lama, Proskauer and Prober, for Jenny Lazzaro, owner.

SUBJECT—Application November 26, 1956—Appeal from a decision of the Borough Superintendent—re egress.

PREMISES AFFECTED—84 University Place, west side, 48 feet north of East 11th Street, Block 569, Lot 26, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman*.

MAY 5, 1959, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, May 5, 1959, at 10 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:

871-46-BZ—Vol. II

APPLICANT—Reginald S. Hardy for Boulevard Leasing Corporation, owner.

SUBJECT—Application reopened January 13, 1959 as Vol. II—decision of the Borough Superintendent, under sections

CALENDAR

7c, 19A (J) and 21 of the Zoning Resolution, to permit in a business and residence use C and D area and class 1 height district, the erection of a twelve story office building with non-storage garage and loading berth, the proposed building exceed the permitted area coverage encroaches on the required side yards, exceed the permitted height and has curb cuts located in the residence portion of the premises.

PREMISES AFFECTED—97-45 Queens Boulevard, northwest corner of 64th Road, Block 2091, Lot 1, Rego Park, Borough of Queens.

Laid over from April 21, 1959, to May 5, 1959, for hearing at the request of objector; no further requests for adjournments.

696-58-BZ

APPLICANT—Frederick A. Ketcher, for Maria De Palma, owner.

SUBJECT—Application December 1, 1958—decision of the Borough Superintendent, under sections 7e and 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of the premises for the sale of new and used cars with a frame office and for the parking of more than 5 motor vehicles.

PREMISES AFFECTED—964-970 65th Street, south side, 100 feet west of 10th Avenue, Block 5750, Lot 47, Borough of Brooklyn.

762-58-BZ

APPLICANT—Leonard F. Rothkrug for John R. Doody, owner.

SUBJECT—Application December 29, 1958—decision of the Borough Superintendent under section 21 of the Zoning Resolution, to permit in a D area district the erection of a retail store occupying more than the permitted area.

PREMISES AFFECTED—1514-1516 Avenue Z, south side, 50 feet west of East 16th Street, Block 7460, Lot 6, Borough of Brooklyn.

750-58-BZ

APPLICANT—Louis B. Santangelo for Ralph G. Ortiz, owner.

SUBJECT—Application December 19, 1958—decision of the Borough Superintendent, under sections 7c and 21 of the Zoning Resolution, to permit in a residence use district, in an existing two story and cellar building presently occupied as a Russian and Turkish bath with locker room, dormitory and caretakers apartment, the change in use of the first floor to a funeral home and loading area with a new curb cut.

PREMISES AFFECTED—797-801 Park Avenue, north side, 100 feet east of Throop Avenue, Block 1733, Lot 63, Borough of Brooklyn.

33-59-BZ

APPLICANT—Maxfield Blaubeux for Frank Dellasala, owner; Great Atlantic and Pacific Tea Company, lessee.

SUBJECT—Application January 16, 1959—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a business, local retail and residence use district, on a plot presently occupied with a one story building used as a retail supermarket with patron and employee parking confined to the business and local retail portions, the extension of the parking of cars into the residence use portion of the premises.

PREMISES AFFECTED—406-428 Crescent Street, west side, from Liberty Avenue to Hill Street, 1031-1041 Liberty Avenue and 46-62 Hill Street, Block 4166, Lot 18, Borough of Brooklyn.

924-17-BZ—Vol. II

APPLICANT—Herman Kron, for L. B. Auto Sales, Inc., owner.

SUBJECT—Application reopened November 25, 1958 as Vol. II—decision of the Borough Superintendent, under sections 7c and 7h of the Zoning Resolution, to permit in a

manufacturing and residence use district, on a plot presently occupied with a public garage, auto laundry, auto repair shop and gasoline service station, the reconstruction of the lubritorium and office portion of the building and the use of the adjoining vacant lot for the parking and storage of more than five (5) motor vehicles.

PREMISES AFFECTED—396-418 Coney Island Avenue, southwest corner of Caton Avenue, Block 5331, Lots 15, 22 and 28, Borough of Brooklyn.

760-58-BZ

APPLICANT—Victor E. Block and Robert E. Healey for Ogden Parking Corporation, owner.

SUBJECT—Application December 29, 1958—decision of the Borough Superintendent under section 7h of the Zoning Resolution, to permit in a local retail use district, the maintenance of a parking lot for the parking and storage of more than five (5) motor vehicles.

PREMISES AFFECTED—1332-1340 Ogden Avenue, east side, 138.80 feet south of West 170th Street, Block 2522, Lot 12, 13, 14 and 15, Borough of The Bronx.

420-58-BZ

APPLICANT—S. W. Gage, for Irving and Sam Robins, owners.

SUBJECT—Application July 11, 1958—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a residence use district, the extension of the existing laundry facilities by the erection of a two story and cellar structure on the adjoining vacant lot which connects with the existing building on the cellar and second floor.

PREMISES AFFECTED—335-337 East 75th Street, north side, 125 feet west of 1st Avenue, Block 1450, part of Lot 20, Borough of Manhattan.

701-58-BZ

APPLICANT—Maxfield Blaubeux, for Joseph Angelone, owner; Great Atlantic and Pacific Tea Co., lessee.

SUBJECT—Application December 2, 1958—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a local retail and residence use district, the erection of a one story and cellar building for use as a retail store and to provide accessory parking on the unbuilt upon portion of the premises with more than two curb cuts on the same street.

PREMISES AFFECTED—55-08 to 55-34 Metropolitan Avenue, 62-01 to 62-09 and 62-29 to 62-37 Tonsor Street, southeast corner, Block 3365, Lot 7, Ridgewood, Borough of Queens.

178-59-A

APPLICANT—Maxfield Blaubeux, for Joseph Angelone, owner; Great Atlantic & Pacific Tea Company, lessee.

SUBJECT—Application March 19, 1959—filed pursuant to Section 35, General City Law—re proposed utilization of the portion of lot in bed of mapped street.

PREMISES AFFECTED—55-08 to 55-34 Metropolitan Avenue, 62-01 to 62-09 and 62-29 to 62-37 Tonsor Street, southeast corner, Block 3365, Lot 7, Ridgewood, Borough of Queens.

1050-38-BZ—Vol. II

APPLICANT—Leonard F. Rothkrug for Sovereign Homes, Inc., owner.

SUBJECT—Application reopened June 3, 1958 as Vol. II—decision of the Borough Superintendent, under sections 7e and 21 of the Zoning Resolution, to permit in a local retail and residence use district the erection of a gasoline service station with accessory motor vehicle repair shop with hand tools only, auto laundry—non automatic and lubritorium without the required rear yard all for a temporary term of 15 years.

PREMISES AFFECTED—1301-1319 65th Street and 6411-6423 13th Avenue, northeast corner, Block 5747, Lot 1, Borough of Brooklyn.

CALENDAR

668-46-BZ—Vol. II

APPLICANT—Larry Meltzer for M.J.F. Realty Corporation, owner.

SUBJECT—Application reopened June 3, 1958 as Vol. II—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a business and residence use district, in an existing three story and basement building the change in occupancy from manufacturing (previously granted by the Board) to showroom, retail store and parking and storage for more than five (5) pleasure type motor vehicles for customers and employees only.

PREMISES AFFECTED—94-19 to 94-29 82nd Street and 82-01 to 82-15 Rockaway Boulevard, northeast corner, 82-13 to 82-19 95th Avenue, 94-20 to 94-40 83rd Street, Block 9011, Lot 14, Ozone Park, Borough of Queens.

729-58-BZ

APPLICANT—Louis B. Santangelo for Ralph G. Ortiz, owner.

SUBJECT—Application December 12, 1958—decision of the Borough Superintendent, under sections 7c, 7h and 21 of the Zoning Resolution, to permit in a residence and local retail use district, the erection of a funeral parlor and caretaker's apartment with parking and storage of motor vehicles of the employees and patrons only to be at the rear of the lot by means of ramp of the west end of building.

PREMISES AFFECTED—135-141 East 103rd Street, north side, 79 feet west of Lexington Avenue, Block 1631, Lots 111, 112 and 113, Borough of Manhattan.

63-59-BZ

APPLICANT—Goldwater and Flynn for Huntington Hartford doing business as Huntington Hartford Enterprises, owner.

SUBJECT—Application January 29, 1959—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a residence use district the change in use of the present building from factory and showroom to offices.

PREMISES AFFECTED—214 East 52nd Street, south side, 180 feet east of 3rd Avenue, Block 1325, Lot 45, Borough of Manhattan.

160-52-BZ—Vol. III

APPLICANT—Gulf Oil Corporation, for Tremarco Corp., owner.

SUBJECT—Application reopened April 7, 1959 for consideration of extension of time to complete—expired February 25, 1959 and new owner—decision of the Borough Superintendent, previously granted on condition, under section 7f of the Zoning Resolution, permitting in a business and residence use district, the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs, car wash, storage room, office and sales and the parking and storage of motor vehicles.

PREMISES AFFECTED—760-778 East 189th Street, south side, from Southern Boulevard to Prospect Avenue, 2455-2479 Southern Boulevard and 2450-2480 Prospect Avenue, Block 3115, Lot 21, Borough of The Bronx.

1017-55-BZ

APPLICANT—Robert Gottlieb, for Hermany Realty Corp., owner.

SUBJECT—Application reopened January 13, 1959 for amendment of resolution—decision of the Borough Superintendent, previously granted on condition under section 7f of the Zoning Resolution, permitting in a business use district, the erection and maintenance of a gasoline service station, lubritorium, car wash, motor vehicle repair shop and auto parking.

PREMISES AFFECTED—861-875 Zerega Avenue and 2361-2385 Hermany Avenue, northwest corner, Block 3698, Lot 47, Borough of The Bronx.

737-58-BZ

APPLICANT—Kenneth W. Milnes for F. D. Koehler Co., Inc., owner.

SUBJECT—Application December 16, 1958—decision of the Borough Superintendent, under section 7c and 7A of the Zoning Resolution, to permit in a retail and residence use district, the reconstruction of an existing gasoline service station, lubritorium, sales room, minor auto repairs and car washing, the proposed reconstruction to provide a new accessory building, additional gasoline tanks and pumps, the relocation of the existing pumps and curb cuts within 75 feet of residence use district.

PREMISES AFFECTED—717 Richmond Road, northwest corner of Price Street, Block 631, Lot 1, Concord, Borough of Richmond.

Laid over from April 7, 1959, to May 5, 1959, for further consideration after applicant has furnished information as to grades of Expressway and service road adjoining the gas station.

623-58-BZ

APPLICANT—Carl H. Salminen, for Frank Reis, owner; Bari Construction Co., Inc., owner under contract.

SUBJECT—Application October 31, 1958—decision of the Borough Superintendent, under sections 7e and 21 of the Zoning Resolution, to permit in a residence use district, the erection of a one-story structure of Class 3 construction to be used for light manufacturing as permitted in a business use district, office, loading and unloading and parking of trucks used in conjunction with business, the structure to occupy more than the permitted area.

PREMISES AFFECTED—33-04 23rd Street and 21-04 33rd Avenue, southwest corner, Block 556, Lots 34-39 inclusive, Astoria, Borough of Queens.

Laid over from February 3, 1959, to March 3, 1959, for inspection and decision; hearing closed; then to April 7, 1959, for inspection and decision; for applicant to file revised plan as to entrances from 33rd Avenue, and for name and business of tenant; then to May 5, 1959, for decision; at the request of the applicant who desires additional time to locate a tenant.

144-19-BZ—Vol. IV

APPLICANT—Justin A. Rothstein, for David E. Meltzer and Alvin Greenstein, owners; Windowcraft Display Installation, lessee.

SUBJECT—Application reopened December 4, 1956 as Vol. IV—re decision of the Borough Superintendent, under Sections 7e and 21 of the Zoning Resolution to permit in a residence use district, the manufacture of display cards and posters in an existing building.

PREMISES AFFECTED—23-69 to 23-71 38th Street, east side, 162.21 feet north of Astoria Boulevard (Triboro Bridge Plaza), Block 803, Lot 13, Long Island City, Borough of Queens.

Laid over from March 10, 1959, to April 7, 1959, for inspection and decision; hearing closed; then to May 5, 1959, at recommendation of the Committee on Inspection and for reinspection by such committee and for continuation of the roll call.

450-58-BZ

APPLICANT—Sidney H. Kitzler, for Sardin Realty Corp., owner; Ralph Iron Works and Allen Peterson, lessee.

SUBJECT—Application July 21, 1958—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a local retail use district, the change in occupancy of an existing one story building from automobile salesroom and auto accessories to auto repair shop with spray booth, manufacturing of metal products with welding and parking for three (3) motor vehicles.

PREMISES AFFECTED—480-496 Ralph Avenue to 1626-1636 Prospect Place, south corner, Block 1369, Lot 39, Borough of Brooklyn.

CALENDAR

Laid over from March 10, 1959, to April 7, 1959, for inspection and decision; hearing closed; then to May 5, 1959, for further consideration after building and yard have been cleaned up; applicant to file revised plans showing curb cuts, driveway and removal of pole.

137-27-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Socony Mobil Oil Co., owner.

SUBJECT—Application reopened January 20, 1959—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a business district, the reconstruction of an existing gasoline service station and extend the uses to include lubricatory, minor auto repairs with hand tools only, utility room and store and the parking and storage of motor vehicles on the open area.

PREMISES AFFECTED—2103-2121 Webster Avenue, west side, 280 feet north of East 180th Street, Block 3143, Lot 113, Borough of The Bronx.

Laid over from April 7, 1959, to April 14, 1959, at the request of the objector; no further adjournments and no notices to be sent out; then to May 5, 1959, for inspection and decision; hearing closed.

24-34-BZ—Vol. II

APPLICANT—Anthony M. Salvati, for D and S Holding Corporation, owner.

SUBJECT—Application reopened November 5, 1958 as Vol. II—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a retail and residence use district, the erection and an extension to the second floor in an existing three story building and changing the use from theatre, stores and apartments for two families to bowling alleys, stores and apartments for two families.

PREMISES AFFECTED—3117-3127 Surf Avenue, northeast corner of West 32nd Street, Block 7049, Lot 51, Borough of Brooklyn.

Laid over from April 7, 1959, to April 14, 1959, for hearing; applicant to send out new notices by regular mail to affected owners, because of insufficient time for notices previously sent out; then to May 5, 1959, for inspection and decision; applicant to submit letter stating notices were sent to owners as previously instructed by the Board; hearing closed.

515-47-BZ—Vol. II

APPLICANT—Max Siegel Associates, for Sty Town Realty Inc., owner; Sty Town Service and Parking Station, lessee.

SUBJECT—Application reopened November 18, 1958 as Vol. II—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a local retail and residence use district, the reconstruction and extension of a gasoline service station and parking lot and extend the uses to include lubricatorium, minor auto repairs with hand tools only, auto washing (non-automatic), office and sales room.

PREMISES AFFECTED—197-201 Avenue C, 645-649 East 12th Street, northwest corner and 646-648 East 13th Street, Block 395, Lots 29, 36, 38 and 39, Borough of Manhattan.

Laid over from April 14, 1959, to May 5, 1959, for inspection and decision; hearing closed.

247-56-BZ—Vol. II

APPLICANT—Lama, Proskauer & Prober for John Stevens & Irene Stevens, owner.

SUBJECT—Application reopened October 21, 1958 as Vol. II—decision of the Borough Superintendent, under sections 7c and 21 of the Zoning Resolution, to permit in a business and residence use, D and G-1 area district, the erection of a class one building to be used as bowling alleys with less than the required setback for a G-1 area district with parking for patrons and employees.

PREMISES AFFECTED—160-30 Cross Bay Boulevard,

west side, 80 feet north of 161st Avenue, Block 14030, Lot 1, Howard Beach, Borough of Queens.

Laid over from April 14, 1959, to May 5, 1959, for inspection and decision; hearing closed.

593-58-BZ

APPLICANT—Sidney H. Kitzler, for Petval Realty Corp., owner; Angelo Maurici, lessee.

SUBJECT—Application October 16, 1958—decision of the Borough Superintendent, under sections 7c and 7A of the Zoning Resolution, to permit in a retail and residence use district, the extension of the existing used car sales and parking lot into the residence portion of the premises with a business entrance within 75 feet of the residence use district.

PREMISES AFFECTED—273-279 68th Street, northside, 40 feet, 13/4 inches west of 3rd Avenue and 272-278 Senator Street, Block 5853, Lots 36, 38 and 49, Borough of Brooklyn.

Laid over from April 14, 1959, to May 5, 1959, for inspection and decision; hearing closed.

172-16-BZ—Vol. II

APPLICANT—Herman Kron, for Banner Oil Company, Inc., owner.

SUBJECT—Application reopened July 23, 1957 as Vol. II—decision of the Borough Superintendent, under sections 7c and 7h of the Zoning Resolution, to permit in a business and residence use district, the reconstruction of an existing gasoline service station, minor auto repairs with hand tools only, auto laundry, garage for more than five (5) cars and parking and storage of more than five (5) motor vehicles to be used in conjunction with the existing garage.

PREMISES AFFECTED—31-37 Church Avenue, north side, 100 feet east of Chester Avenue, Block 5313, Lots 34 and 38, Borough of Brooklyn.

Laid over from April 14, 1959, to May 5, 1959, for inspection and decision; hearing closed.

25-57-BZ—Vol. II

APPLICANT—Jerome W. Perlstein for Davemac Corporation, owner.

SUBJECT—Application reopened December 23, 1959 as Vol. II—decision of the Borough Superintendent, under sections 7c and 21 of the Zoning Resolution, to permit in a retail and residence use, D and E-1 area district, the erection of a one story extension in the residence portion of the plot to be used for the storage of tires and exceeding the area coverage for the E-1 area district portion of the plot.

PREMISES AFFECTED—221-18 Merrick Boulevard and 134-01 to 134-09 221st Street, southeast corner, Block 13100, Lot 26, Laurelton, Borough of Queens.

Laid over from April 14, 1959, to May 5, 1959, for inspection and decision; hearing closed.

42-32-BZ—Vol. II

APPLICANT—Haus and Bresin for Lawrence Florin, owner.

SUBJECT—Application reopened November 7, 1958 as Vol. II—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the modernization of the present gasoline service station by extending the service building and extend the uses to include minor repairs with hand tools only for an additional term of fifteen (15) years.

PREMISES AFFECTED—2263 Linden Boulevard and 786-794 Elton Street, northwest corner, Block 4336, Lot 27, Borough of Brooklyn.

Laid over from April 14, 1959, to May 5, 1959, for inspection and decision; hearing closed.

775-58-BZ

APPLICANT—Leonard F. Rothkrug, Herbst and Rusci-
ano, for Baychester Operating Corporation, owner.

CALENDAR

SUBJECT—Application December 31, 1958—decision of the Borough Superintendent, under sections 7c and 21 of the Zoning Resolution, to permit in a manufacturing and residence use, C area district, the erection of and extension into the residence portion of the premises of a one story building for use as bowling alleys, restaurant and bar, storage and locker rooms and to provide accessory parking on the unbuilt upon portion of the premises, the proposed building exceeds the permitted area coverage.

PREMISES AFFECTED—3490 Palmer Avenue, southeast corner of Boston Road, Block 5259, Lot 1, Borough of The Bronx.

Laid over from April 14, 1959, to May 5, 1959, for inspection and decision; hearing closed.

738-57-BZ

APPLICANT—Lama, Proskauer and Prober, for 644 Bushwick Avenue Corp., owner.

SUBJECT—Application October 16, 1957—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in an unrestricted and business use district, the erection and maintenance of a gasoline service station, lubricatorium, car wash, office and sales, storage, minor auto repairs, parking and storage of motor vehicles, extending from the unrestricted to the business portion of the plot.

PREMISES AFFECTED—640-648 Bushwick Avenue, south side, 131 feet 8¾ inches west of Myrtle Avenue and 14-20 Troutman Street, Block 3182, Lot 18, Borough of Brooklyn.

Laid over from April 14, 1959, to May 5, 1959, for applicant to file plan showing nearby school and for inspection and decision; hearing closed.

962-28-BZ—Vol. II

APPLICANT—Unger and Unger, for Sinclair Refining Co., owner.

SUBJECT—Application reopened October 7, 1958—as Vol. II—decision of the Borough Superintendent, under sections 7c, 7i and 21 of the Zoning Resolution, to permit in a business and residence use district, at an existing gasoline service station with office, grease pits and auto laundry the extension of the uses to include sale of accessories, minor auto repairs and the parking and storage of motor vehicles and to have the present pump islands remain in their present location.

PREMISES AFFECTED—714 Jamaica Avenue, southwest corner of Richmond Street, Block 4102, Lot 27, Borough of Brooklyn.

Laid over from March 17, 1959, to April 14, 1959, for inspection and decision; hearing closed; then to May 5, 1959, for decision; applicant to file revised plan showing accessory building with enlargement toward Jamaica Avenue and rear not beyond present rear of the building and relocation of pumps with none nearer than 15 feet to a street building line and to show fences on side and rear lot lines of the station; that space to the south of use district line should remain vacant, but protected with hedge and fences; also to show new lift, with no open pit widened and a new front.

HARRIS H. MURDOCK, *Chairman.*

MAY 5, 1959, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, May 5, 1959, at 2 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:

718-58-A

APPLICANT—S. Walter Katz, for Twenty-Third Operating Corp., owner.

SUBJECT—Application December 8, 1958—filed pursuant to section 35, General City Law re extension of existing building in bed of a mapped street—approach to Queensboro Bridge.

PREMISES AFFECTED—244 East 60th Street, south side, 135 feet west of 2nd Avenue, Block 1414, Lot 30, Borough of Manhattan.

337-52-A—Vol II.

APPLICANT—Irving P. Marks, for Bernard, Hermand and Minnie Feuer, owners.

SUBJECT—Application reopened November 25, 1958 as Vol. II—Appeal from a decision of the Borough Superintendent—re erection of extension to existing nursing home, increase in area.

PREMISES AFFECTED—115-49 118th Street, east side, 240 feet north of Sutter Avenue, Block 11711, Lot 18 and 62, South Ozone Park, Borough of Queens.

403-58-A

APPLICANT—Elias K. Herzog, for Samuel Goodman, owner.

SUBJECT—Application June 26, 1958—Appeal from a decision of the Borough Superintendent re: egress, fire escape not an acceptable 2nd means, etc.

PREMISES AFFECTED—13 East 16th Street, north side, 250 feet west of Union Square West, Block 844, Lot 10, Borough of Manhattan.

655-58-A

APPLICANT—Robert J. Crinnion and Lesser and Lesser, for Harry Hinrichsen, owner.

SUBJECT—Application November 17, 1958—Appeal from an order of the Borough Superintendent; re erection of legal retaining wall.

PREMISES AFFECTED—2119 Edenwald Avenue, north side, 30 feet west of Monticello Avenue, Block 5027, Lots 33 and 34, Borough of The Bronx.

656-58-A

APPLICANT—Robert J. Crinnion, and Lesser and Lesser, for Saverio Grasso, owner.

SUBJECT—Application November 17, 1958—Appeal from an order of the Borough Superintendent, re erection of legal retaining wall.

PREMISES AFFECTED—4111 Monticello Avenue, west side, 100 feet north of Edenwald Avenue, Block 5027, Lot 29, Borough of The Bronx.

738-58-A

APPLICANT—Robert J. Crinnion and Harry Lesser, for Harry Lesser owner.

SUBJECT—Appeal from a decision of the Borough Superintendent, re dismissal of violation—illegal retaining wall.

PREMISES AFFECTED—4114 Hill Avenue, east side, 100 feet north of Edenwald Avenue, Block 5027, Lot 41, Borough of The Bronx.

283-54-A—Vol. II

APPLICANT—Arthur B. Lincoln, for Carmine Verdino, owner.

SUBJECT—Application reopened January 13, 1959 as Volume II—filed pursuant to section 35, General City Law re extension to existing building in bed of mapped street, 111th Avenue.

PREMISES AFFECTED—109-03 Rockaway Boulevard, north side, east side 109th Street in bed of mapped 111th Avenue, Block 11476, Lot 77, Ozone Park, Borough of Queens.

528-58-A

APPLICANT—Lama, Proskauer and Prober, for Anna Turso, owner.

SUBJECT—Application August 3, 1958—Appeal from a decision of the Borough Superintendent—re frame structure for commercial use within fire limits.

PREMISES AFFECTED—1889-1893 Fulton Street, north side, 103 feet 2¼ inches east of McDougal Street, Block 1530, Lot 19, Borough of Brooklyn.

CALENDAR

117-59-A

APPLICANT—Albert E. Wheeler for Hiram Gray, owner.
SUBJECT—Application February 26, 1959—filed pursuant to Section 36 of the General City Law re erection of building not fronting on a legal street and a decision of the Borough Superintendent re ceiling below existing curb level.

PREMISES AFFECTED—2855 Palisade Avenue, north side of a private road, 435.12 feet west of Palisade Avenue, Block 3411, Lot 105, Borough of The Bronx.

163-59-A

APPLICANT—William B. Lichtner, for Markfel Construction Corp., owner.

SUBJECT—Application March 16, 1959—Appeal from a decision of the Borough Superintendent—re construction and under section 35, General City Law re driveway and curb cut in bed of mapped street—New Haven Avenue.

PREMISES AFFECTED—19-19 New Haven Avenue, south side, 190 feet east of Beach 20th Street, Block 86, Lot 28, Far Rockaway, Borough of Queens.

164-59-A

APPLICANT—William B. Lichtner, for Markfel Construction Corp., owner.

SUBJECT—Application March 16, 1959—Appeal from a decision of the Borough Superintendent—re construction and under section 35, General City Law re driveway and curb cut in bed of mapped street—New Haven Avenue.

PREMISES AFFECTED—19-15 New Haven Avenue, south side, 226.5 feet east of Beach 20th Street, Block 86, Lot 30, Far Rockaway, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

MAY 12, 1959, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, May 12, 1959, at 10 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:*

878-52-BZ—Vol. II

APPLICANT—Fred C. Dahlem, for Jack Starr, owner.
SUBJECT—Application reopened February 17, 1959 as Volume II—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot with suitable bumpers for the parking and storage of more than five (5) motor vehicles for the passenger car type.

PREMISES AFFECTED—1563-1565 Longfellow Avenue, west side, 75 feet south of East 173rd Street, Block 3001, Lots 28, 29 and 30, Borough of The Bronx.

7-59-BZ

APPLICANT—Gilbert Lazerus for Sterling Mortgage Company, Incorporated, owner.

SUBJECT—Application January 5, 1959—decision of the Borough Superintendent, under sections 7c and 21 of the Zoning Resolution, to permit in a business and residence use, C and D area district, the extension of a one story and cellar store building into the residence portion of the plot and occupying more than the permitted area.

PREMISES AFFECTED—101-19 to 101-21 Queens Boulevard, east side, 44.97 feet north of 67th Drive, Block 2135, Lot 3, Rego Park, Borough of Queens.

350-58-BZ

APPLICANT—Harry Mandell for Prescott Realty Corp., owner.

SUBJECT—Application May 23, 1958, decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the

change in use of the present store building from stores and bakery to include hat factory.

PREMISES AFFECTED—1731 to 1739 East 172nd Street, and 1305 to 1313 Rosedale Avenue, northwest corner, Block 3873, Lot 1, Borough of The Bronx.

1-59-BZ

APPLICANT—Ingram S. Carner, for Shell Oil Company, owner.

SUBJECT—Application January 2, 1959—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a business use district, on a plot presently occupied with a public garage and gasoline service station, the reconstruction for use as gasoline service station, lubritorium, car washing—non automatic, auto repairs with hand tools only, office, sales and storage of auto accessories and the parking of more than five (5) motor vehicles waiting to be serviced.

PREMISES AFFECTED—112 Flatbush Avenue Extension, southwest corner of Tillary Street, Block 132, Lot 14, Borough of Brooklyn.

122-39-BZ—Vol. III

APPLICANT—Haus & Bresin, for The Cord Meyer Company, owner.

SUBJECT—Application reopened February 17, 1959 as Volume III—decision of the Borough Superintendent, under sections 7f and 7i of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station for a temporary term of fifteen (15) years.

PREMISES AFFECTED—88-20 Roosevelt Avenue, south side, 97.05 feet west of Case Street, Block 1510, Lot 1, Elmhurst, Borough of Queens.

63-44-BZ—Vol. II

APPLICANT—Casale and Newell, for Bavasi Realty Corp., owners.

SUBJECT—Application reopened February 25, 1959 as Volume II—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the change in use of an existing three story building of class 1 construction from storage and factory to storage of electrical, electronic and radio parts and equipment, offices and garage.

PREMISES AFFECTED—236-246 West 17th Street, south side, 256 feet 9 inches east of Eighth Avenue, Block 766, Lot 65, Borough of Manhattan.

28-59-BZ

APPLICANT—Henry J. Nurick for the 160 3rd Avenue Corporation, owner.

SUBJECT—Application January 15, 1959—decision of the Borough Superintendent under section 7h of the Zoning Resolution, to permit in a business use and local retail use district, the maintenance of a parking lot for the parking and storage of more than five (5) motor vehicles.

PREMISES AFFECTED—156-160 Third Avenue, west side, 25 feet 6 inches south of East 16th Street, Block 871, Lots 44 and 45, Borough of Manhattan.

562-58-BZ

APPLICANT—Manes, Sturim, Donovan and Laufer, for Henry Bender and Jacob Cohen, owners.

SUBJECT—Application filed September 26, 1958—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a residence use district, the reconstruction and extension in area of an existing gasoline service station for use as car wash—non automatic, office and accessory sales, minor repairs with hand tools only and parking and storage of motor vehicles.

PREMISES AFFECTED—70-02 to 70-20 (70-06 official) Eliot Avenue, south side, from 70th to 71st Streets, 61-01 to 61-13 70th Street and 61-02 to 61-14 71st Street, Block 2927, Lot 1, Elmhurst, Borough of Queens.

CALENDAR

1010-55-BZ

APPLICANT—Albert Melniker, for Southcrest Realty Corp., owner.

SUBJECT—Application reopened March 31, 1959 for consideration as to extension of time to complete—expired July 2, 1958—decision of the Borough Superintendent, previously granted on condition, under sections 7f, 7i and 7A of the Zoning Resolution, permitting in a business use district, the erection and maintenance of a gasoline service station, car washing, lubritorium, sale of accessories, minor motor vehicle repairs, with hand tools and parking for more than five motor vehicles, with proposed curb cut within 75 feet of the residence use district.

PREMISES AFFECTED—4124 Arthur Kill Road and 600 Clay Pit Road, southeast corner, Block 7293, Lot 240, Prince Bay, Borough of Richmond.

722-52-BZ—Vol. III

APPLICANT—Herman Kron, for 146 Centre Street Corp., owner.

SUBJECT—Application reopened April 7, 1959 for consideration as to amendment to resolution and extension of time to complete—expired July 23, 1958—decision of the Borough Superintendent, previously granted on condition under sections 7f and 7i of the Zoning Resolution, permitting in a business use district, the erection of a two-story structure for the storage of more than 5 motor vehicles on the 1st and 2nd floors and roof, and a gasoline service station, lubritorium, car wash and motor vehicle repairs, office and storage of accessory parts.

PREMISES AFFECTED—Entire block bounded by Baxter Street, Walker Street and Centre Street; 96-98 Baxter Street and 125 Walker Street, Block 198, Lots 5, 8, 10, 11 and 12, Borough of Manhattan.

43-59-BZ

APPLICANT—Lama, Proskauer and Prober for Max Ackerman, owner.

SUBJECT—Application January 23, 1959—decision of the Borough Superintendent, under sections 7e and 21 of the Zoning Resolution, to permit in a retail and residence use, C area district, the erection of a class one building to be used as a factory and office with two loading berths, occupying more than the permitted area and with the omission of the required rear yard for a C area district.

PREMISES AFFECTED—76-96 Rochester Avenue, 1802-1812 Pacific Street, southwest corner and 1793-1801 Dean Street, Block 1343, Lot 45, Borough of Brooklyn.

Laid over from April 14, 1959, to May 12, 1959, for inspection and decision; hearing closed.

565-57-BZ

APPLICANT—Charles M. Spindler, for Leopold Gerinsky and Thomas J. O'Brien, owners.

SUBJECT—Application July 26, 1957—decision of the Borough Superintendent, under sections 7e, 7f, 7i, and 7A of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, auto laundry—non automatic, lubritorium, office, accessory sales, minor repairs with hand tools only, safety inspection station, parking and storage of more than five (5) motor vehicles with curb cuts within 75 feet of a residence use district for a stated term of fifteen (15) years.

PREMISES AFFECTED—5832-5848 Broadway and 196-198 West 239th Street, southeast corner, Block 3271, Lots 193, 194, 195, 196, 197 and 198, Borough of The Bronx.

Laid over from January 28, 1958, to February 18, 1958, for applicant to consult Department of Buildings with respect to Section 21A; then to March 18, 1958, for inspection and decision; hearing closed, then laid over pending Court action, reviewing denial by the Board of a similar application on property across the street from subject site, Block 3414, Lot 340, under Cal. No. 510-39-BZ; date for decision to be determined; then set for February 17, 1959;

then to March 10, 1959, for further inspection and decision; then to April 14, 1959, at request of the applicant and for further inspection; hearing closed; then to May 12, 1959, at request of the applicant, due to change in ownership and proposed lessee.

757-58-BZ

APPLICANT—Leonard F. Rothkrug for Doody Holding Corp., owner.

SUBJECT—Application December 24, 1958—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a manufacturing and residence use district the extension of an existing building used for the storage of building materials to be used for retail sales and storage of building materials, equipment and tools with accessory lumber storage and power saws of low horsepower and accessory customer and employee parking, no fee to be charged.

PREMISES AFFECTED—2475-2483 East 17th Street and 1701-1717 Avenue Y, northeast corner, Block 7419, Lot 45, Borough of Brooklyn.

Laid over from April 7, 1959, to April 21, 1959, at the request of the objector; no further requests for adjournments and no notices sent out; then to May 12, 1959, for inspection and decision; applicant to furnish plan of the proposed walls on Lots 45 and 80, and also explanation of the extension to the building which appears to be a marquee; hearing closed.

691-58-BZ

APPLICANT—Burke, Green and Groh, for James Newell, Dominick Miranda and Frederick M. Silva, owners; Research Shopping Centers, Inc., vendee.

SUBJECT—Application November 26, 1958—decision of the Borough Superintendent, under sections 7e and 7h of the Zoning Resolution, to permit in a business and residence use district, the erection and maintenance of a gasoline service station, auto washing, non-automatic, lubrication, office, sales, minor repairs with hand tools only and the parking and storage of cars awaiting service.

PREMISES AFFECTED—131-25 20th Avenue, northwest corner of 132nd Street, Block 4137, Lot 55, College Point, Borough of Queens.

Laid over from April 7, 1959, to April 21, 1959, for hearing; applicant to send out notices to affected property owners and file required receipts and proof of service with the Board; then to May 12, 1959, for inspection and decision; hearing closed.

692-58-A

APPLICANT—Burke, Green and Groh, for Dominick Miranda and Frederick M. Silva, owners; Research Shopping Centers, Inc., vendee.

SUBJECT—Application November 26, 1958—filed pursuant to section 35, General City Law re utilization of portion or lot in bed of a mapped street—20th Avenue.

PREMISES AFFECTED—131-25 20th Avenue, northwest corner of 132nd Street, Block 4137, Lot 55, College Point, Borough of Queens.

693-58-BZ

APPLICANT—Burke, Green and Groh, for James Newell, Dominick Miranda and Frederick M. Silva, owners; Research Shopping Centers, Inc., vendee.

SUBJECT—Application November 26, 1958—decision of the Borough Superintendent, under sections 7e and 7h of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, minor repairs with hand tools only, auto washing, office and sales and the parking of cars awaiting service.

PREMISES AFFECTED—132-08 20th Avenue, southeast corner of 132nd Street, Block 4178, Lot 22, College Point, Borough of Queens.

Laid over from April 7, 1959, to April 21, 1959, for hearing; applicant to send out new notices by registered

CALENDAR

mail to affected property owners and file proof of service and receipts with the Board; then to May 12, 1959, for inspection and decision; hearing closed.

694-58-A

APPLICANT—Burke, Green and Groh, for James Newell, Dominick Miranda and Frederick M. Silva, owners; Research Shopping Centers, Inc., vendee.

SUBJECT—Application November 26, 1958—filed pursuant to section 35, General City Law re utilization of portion of lot in bed of a mapped street—20th Avenue.

PREMISES AFFECTED—132-08 20th Avenue, southeast corner of 132nd Street, Block 4178, Lot 22, College Point, Borough of Queens.

754-58-BZ

APPLICANT—Leonard F. Rothkrug for Clemente and A. Sgarlato, owners, Plushed Stuffed Toys, lessee.

SUBJECT—Application December 23, 1958—decision of the Borough Superintendent, under sections 7c and 21 of the Zoning Resolution, to permit in a business use, C area district, the erection of a one-story extension to a one and two story building that exceeds the permitted area coverage and change the occupancy from storage of fruits and garage for two trucks to toy manufacturing, the floor area used for manufacturing exceeds that permitted.

PREMISES AFFECTED—280-282 Baltic Street, south side, 152 feet, 11 inches east of Court Street, Block 402, Lot 13, Borough of Brooklyn.

Laid over from April 14, 1959, to April 21, 1959, for hearing at request of objector, applicant concurring; then to May 12, 1959, for inspection and decision; hearing closed.

195-57-BZ

APPLICANT—Harry A. Yarish, for Ethel Weissman, owner.

SUBJECT—Application March 18, 1957—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a residence use district, the change in occupancy of a two car garage to a one (1) family dwelling.

PREMISES AFFECTED—3844 Laurel Avenue, south side, 120 feet east of Highland Avenue, Block 6976, Lot 13, Borough of Brooklyn.

Laid over from April 21, 1959, to May 12, 1959, for inspection and decision; hearing closed.

756-20-BZ—Vol. III

APPLICANT—Frederick A. Ketcher for Loretta M. Ryan, James J. and Arthur C. Bergen, owners; S. M. Rose Corporation, lessee.

SUBJECT—Application reopened December 2, 1958 as Vol. III—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a business use district, the maintenance of the existing legal uses of storage garage on first floor, and non-storage garage in the cellar and on the second floor for more than 5 cars, motor vehicle repair shop stores; and for the additional uses of automobile showroom in the southerly store on the first floor; and for additional garage storage area for more than 5 cars on the second floor, in that portion presently occupied as a bowling alley.

PREMISES AFFECTED—4741-4751 Park Avenue, 2494-2500 Webster Avenue, northwest corner and east side of Webster Avenue, 49 feet north of East 189th Street, Block 3033, Lot 4, Borough of The Bronx.

Laid over from April 21, 1959, to May 12, 1959, for inspection and decision; hearing closed.

324-25-BZ—Vol. II

APPLICANT—Leonard F. Rothkrug, for Roosevelt Corona Corporation, owner.

SUBJECT—Application reopened April 10, 1956 as Vol. II—re decision of the Borough Superintendent under sections 7c and 7a of the Zoning Resolution, to permit in a retail

and residence use district, the change in use from theatre to bowling alleys and restaurant with business exits within 75 feet of the residence use district.

PREMISES AFFECTED—37-78 to 37-80 Junction Boulevard, west side, 88 feet 8½ inches north of Roosevelt Avenue; 95-45A Roosevelt Avenue and 37-71 to 37-75 Warren Street, Block 1484, Lot 44, Borough of Queens.

Laid over from April 21, 1959, to May 12, 1959, for inspection and decision; hearing closed.

281-56-A

APPLICANT—Leonard F. Rothkrug, for Roosevelt Corona Corporation, owner.

SUBJECT—Application March 13, 1956—Appeal from a decision of the Borough Superintendent, re stairways.

PREMISES AFFECTED—37-78 to 37-80 Junction Boulevard, west side, 88 feet 8½ inches north of Roosevelt Avenue; 95-45A Roosevelt Avenue and 37-71 to 37-75 Warren Street, Block 1484, Lot 44, Corona, Borough of Queens.

706-58-BZ

APPLICANT—De Rose and Cavalieri, for Simon Belitz, owner.

SUBJECT—Application December 5, 1958—decision of the Borough Superintendent, under sections 7h and 7e of the Zoning Resolution, to permit in a residence and business use district, the maintenance of a parking lot for more than five motor vehicles and to provide a loading and unloading area for the adjoining building to the east.

PREMISES AFFECTED—307-309 East 148th Street, north side, 370.25 feet east of Morris Avenue, Block 2330, Lots 64 and 65, Borough of The Bronx.

Laid over from April 21, 1959, to May 12, 1959, for inspection and decision; hearing closed.

767-58-BZ

APPLICANT—Elliot Saltzman for Roclou Realty Corp., owner.

SUBJECT—Application December 30, 1958—decision of the Borough Superintendent, under sections 7c, 7i and 7A of the Zoning Resolution, to permit in a retail use district, at an existing gasoline service station, the erection of a one story extension to the store and auto accessory building and to extend the uses to include lubritorium, minor auto repairs with hand tools, office and the parking and storage of more than five (5) motor vehicles; it is also proposed to add additional gasoline tanks and new curb cuts and business signs within 75 feet of the residence use district.

PREMISES AFFECTED—4102-4110 Avenue U and 2201-2211 Coleman Street, southeast corner, Block 8558, Lot 36, Borough of Brooklyn.

Laid over from April 21, 1959, to May 12, 1959, for inspection and decision; hearing closed.

35-59-BZ

APPLICANT—Max Siegel Associates for 23 West 57th Corporation, owner.

SUBJECT—Application January 19, 1959—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a restricted retail use district, the maintenance of a parking lot for the parking and storage of more than five (5) motor vehicles for a stated term of ten (10) years.

PREMISES AFFECTED—23-25 West 57th Street, north side, 400 feet west of Fifth Avenue and 30 West 58th Street, Block 1273, Lots 19, 20 and 54, Borough of Manhattan.

Laid over from April 21, 1959, to May 12, 1959, for inspection and decision; hearing closed.

640-58-BZ

APPLICANT—Norman Lederer and Leonard Joseph for Denis S. O'Connor, Inc.; owner.

SUBJECT—Application November 10, 1958—decision of the

CALENDAR

Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the erection of a two story building for use as a funeral home and accessory uses with parking of more than five (5) cars and to provide on the second floor a storage room and an apartment.

PREMISES AFFECTED—91-05 Beach Channel Drive and 355 Beach 91st Street, southwest corner, Block 576, Lot 64, Rockaway Beach, Borough of Queens.

Laid over from April 21, 1959, to May 12, 1959, for inspection and decision; applicant to file a new decision of the Borough Superintendent to include undertaking establishment and to amend plans to give street names, curb cuts and drives; hearing closed.

283-52-BZ—Vol. II

APPLICANT—A. H. Salkowitz for Hillside Queens Corp., owner.

SUBJECT—Application reopened February 3, 1959 as Volume II—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a local retail and residence use district on a plot presently occupied with a gasoline service station, stores and parking, the extension of the present parking area by the addition of an adjoining lot located in the residence portion of the premises and to provide an additional curb cut.

PREMISES AFFECTED—272-06-272-10 Union Turnpike, southeast corner of Langdale Street, Block 8675, Lots 55, 57, 59 and 61, Bellerose, Borough of Queens.

Laid over from April 21, 1959, to May 12, 1959, for inspection and decision; hearing closed.

326-53-BZ

APPLICANT—Ludwig P. Bono, for Emil Fabrello, owner.

SUBJECT—Application reopened October 7, 1958 as Vol. II—decision of the Borough Superintendent, under section 7f of the Zoning Resolution, to permit in a business use district, at an existing gasoline service station previously granted by the board, the enlargement in area by the addition of four vacant lots and the extension of the uses to include parking of more than five motor vehicles, it is proposed to install additional gasoline pumps and tanks and curb cuts.

PREMISES AFFECTED—1975 White Plains Road, 653 Sagamore Street, northwest corner and 1980 Birchall Street, Block 4256, Lots 42, 43, 44, 45, 46 and 51, Borough of The Bronx.

Laid over from April 21, 1959, to May 12, 1959, for inspection and decision; applicant to file additional plan showing proposed parking area; hearing closed.

581-58-BZ

APPLICANT—Kelly and Schwartz, for Giroloma Le Brutto, owner.

SUBJECT—Application October 8, 1958—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a business and residence use district, the continuance of a three car, non-accessory, garage located on the residence portion of the premises.

PREMISES AFFECTED—23-13 Broadway, north side, 125.31 feet east of 23rd Street, Block 567, Lot 19, Long Island City, Borough of Queens.

Laid over from April 7, 1959, to April 21, 1959, for continuation of hearing, applicant to report as to easement; then to May 12, 1959, for inspection and decision; hearing closed.

280-58-BZ

APPLICANT—James E. Vassalotti, for L. L. F. Realty Co., Inc., owner.

SUBJECT—Application May 5, 1958—decision of the Borough Superintendent, under sections 7e and 7h of the Zoning Resolution, to permit in a residence use district, the erection of two (2) one-story buildings to be used as

public market and stores with loading and unloading and the parking of patrons cars—no fee to be charged.

PREMISES AFFECTED—1555-1581 Rockaway Parkway, east side, 379 feet south of Flatlands Avenue and 1162-1174 East 98th Street, Block 8205, Lot 11, Borough of Brooklyn.

Laid over from December 9, 1958, to January 20, 1959, for inspection and decision; hearing closed; then to March 3, 1959, for further consideration after applicant advises the Board as to the proposed tenant who shall have signed an agreement to occupy the premises; then to April 21, 1959, applicant to furnish Board with information as to road crossing the property; then to May 12, 1959, for applicant to file plan of lanes crossing property.

618-58-BZ

APPLICANT—Michael A. Cardo, for Gasper Guzzetta, owner.

SUBJECT—Application October 28, 1958—decision of the Borough Superintendent, under sections 7c and 21 of the Zoning Resolution, to permit in a retail use district, the erection of a second floor addition to an existing one story building for use as a factory using a greater floor area for manufacturing than permitted.

PREMISES AFFECTED—582 East 188th Street and 2429-2431 Arthur Avenue, southwest corner, Block 3066, Lot 18, Borough of The Bronx.

Laid over from March 17, 1959, to April 14, 1959, for inspection and decision and study of the record; hearing closed; then to April 21, 1959, for decision; applicant to file plans of the first and second floors; then to May 12, 1959, for applicant to file revised plans and new decision of the Borough Superintendent.

HARRIS H. MURDOCK, *Chairman.*

MAY 12, 1959, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, May 12, 1959, at 2 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:

406-56-SA

APPLICANT—Bryant Industrial Products Corporation, owner.

SUBJECT—Application May 22, 1956—Bryant Gas Conversion Burner, Model 1400, approval of.

774-56-SM

APPLICANT—Speakman Company, owner.

SUBJECT—Application October 15, 1956—Speakman Back Syphon Preventer, Models K-9195-BSP; K-9196-BSP; K-9197-BSP; and K-9198-BSP, approval of.

436-57-SM

APPLICANT—Grand Haven Brass Foundry, owner.

SUBJECT—Application May 27, 1957—Grand Haven Brass Foundry Anti-Syphon Ballcock, Model G-730, approval of.

894-57-SM

APPLICANT—Sloan Valve Company, owner.

SUBJECT—Application November 6, 1957—Sloan Vacuum Breaker, Model V-188-A, approval of.

159-58-SM

APPLICANT—E. F. White, for Weatherguard Service, Inc., owner.

SUBJECT—Application March 20, 1958—Zinaloy Zinc Cavity Wall Tie, approval of.

185-58-SA

APPLICANT—Washburn and Granger, Inc., owner.

SUBJECT—Application March 11, 1958—Dean Automatic Washer and Dean Manual Washer for garbage and waste cans, Models CWA and CW, in three sizes, approval of.

CALENDAR

224-58-SA

APPLICANT—National-U.S. Radiator Corporation, owner.
SUBJECT—Application February 21, 1958—National-U.S. Mark III Packet Boiler, gas-fired, Models GP-20-WE and GP-25-WE, approval of.

473-58-SM

APPLICANT—C. H. Baird, for Federal Cement Tile Company, owner.
SUBJECT—Application July 28, 1958—Castlite (precast perlite concrete slab), approval of.

480-58-SA

APPLICANT—Dunkirk Radiator Corp., owner. Vandewater Associates, Inc., Agent.
SUBJECT—Application July 30, 1958—Blue Circle Concord Gas Boiler, Models 1D-3, 4, 5, 6, 7, 2D-3, 4, 5, 6, 7, approval of.

680-58-SM

APPLICANT—Mearl Chemical Corporation, owner.
SUBJECT—Application November 25, 1958—Mearlcrete Structural Roof Deck and Insulation Deck, approval of.

1469-22-SA

APPLICANT—Wheelock Signals, Inc., owner.
SUBJECT—Application reopened February 25, 1959 for amendment of resolution as to change of corporate name—re Signal Single Stroke A.C. Bell; previously approved.

617-23-SA

APPLICANT—Wheelock Signals, Inc., owner.
SUBJECT—Application reopened February 25, 1959 for amendment of resolution as to change of corporate name—re Direct and alternating current control boards for vibrating bells; previously approved.

91-26-SA

APPLICANT—Wheelock Signals, Inc., owner.
SUBJECT—Application reopened February 25, 1959 for amendment of resolution as to change of corporate name—re Signal Standpipe Alarm Panel; previously approved.

1093-41-SM

APPLICANT—American-Standard Plumbing & Heating Div., American-Radiator & Standard Sanitary Corporation, owner.
SUBJECT—Application reopened March 19, 1957 for amendment of resolution as to new model designations, namely R-3020 Water Closets—re American Radiator and Standard Sanitary Corporation Plate B-1942 Water Controller for Low Tank (water closets); previously approved.

13-54-SA

APPLICANT—Tremospray Company, Inc., owner.
SUBJECT—Application reopened June 25, 1957 for amendment of resolution—re Thermo-Spray SPC-4 with Air Heater Type GL-3 (preheating lacquers, paints, etc.); previously approved.

298-55-SM

APPLICANT—W. J. Haertel & Company, owner.
SUBJECT—Application reopened May 21, 1957 for amendment of resolution as to size of pan section—re Securitee Pan System (suspension system for acoustical ceilings); previously approved.

505-56-SM

APPLICANT—Acoustic Manufacturing Corporation, owner.
SUBJECT—Application reopened December 9, 1958 for amendment of resolution as to attachment of suspended ceiling—re Acoustic Mfg. Corp. A-M Metal Acoustical Tile, Sizes, 12 x 24, 12 x 36 and 18 x 36; previously approved.

302-58-SM

APPLICANT—Interboro Incinerator Company, owner.
SUBJECT—Application reopened March 17, 1959 for amendment of resolution as to additional size—re Interboro Cast Iron One Hour, Incinerator Hopper Door, Model HD-1; previously approved.

202-44-A—Vol. II

APPLICANT—Harry M. Prince, for Prescott Neighborhood House, owners.
SUBJECT—Application reopened February 25, 1959 as Volume II—appeal from a decision of the Borough Superintendent—proposed use of day care nursery, Class 3 Construction.

PREMISES AFFECTED—247 East 53rd Street, north side, 100 feet west of Second Avenue, third floor, Block 1327, Lot 20, Borough of Manhattan.

545-52-A—Vol. II

APPLICANT—Samuel Rosenblum, for Bert-Len Realty Co., Inc., owner.
SUBJECT—Application reopened February 17, 1959 as Volume II—Appeal from an order of the Fire Commissioner re elevator in readiness.

PREMISES AFFECTED—313-315 West 35th Street, north side, 150 feet west of 8th Avenue, Block 759, Lot 31, Borough of Manhattan.

410-58-A

APPLICANT—Norman Lederer and Leonard Joseph, for Hersey Lumber Distributors, owners; Crane and Clark Lumber Corporation, lessee.

SUBJECT—Application July 7, 1958—Appeal from an order and decision of the Fire Department re: Yard Hydrant System.

PREMISES AFFECTED—55-01 Grand Avenue, north side, 200 feet west of 57th Street, Block 2610, Lot 240, Maspeth, Borough of Queens.

11-59-A

APPLICANT—Samuel Rosenblum for Mollie Perl binder Sunshine Nursery School, Incorporated, owner.

SUBJECT—Application January 7, 1959—appeal from decision of Borough Superintendent re certificate of occupancy.

PREMISES AFFECTED—1440 Bryant Avenue, east side, 125 feet south of Jenning Street, Block 2999, Lot 19, Borough of the Bronx.

70-59-A

APPLICANT—Samuel Rosenblum for L. F. & J. Salz, owners.

SUBJECT—Application February 3, 1959—Appeal from a decision of the Fire Commissioner re Section C19-164.0 of the Administrative Code.

PREMISES AFFECTED—44-50 West 28th Street, south side, 100 feet east of Sixth Avenue, Block 829, Lot 68, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

MAY 19, 1959, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, May 19, 1959, at 10 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:

85-59-BZ

APPLICANT—Lama, Proskauer and Prober for William Teman and Bernard Tancer, owners.

SUBJECT—Application February 13, 1959—decision of the Borough Superintendent, under sections 7f, 7i and 7e of the Zoning Resolution, to permit in a local retail and

CALENDAR

residence use district, to erect and maintain a gasoline service station, car wash, minor auto repairs, lubratorium, storage and office and salesroom, parking and storage of motor vehicles for a term of fifteen (15) years.

PREMISES AFFECTED—242-30 Northern Boulevard, south side, from Douglaston Parkway to 243rd Street, 45-01—45-13 Douglaston Parkway and 45-02—45-14 243rd Street, Block 8179, Lots 1 and 44, Bayside, Borough of Queens.

86-59-A

APPLICANT—Lama, Proskauer and Prober for William Teman and Bernard Tancer, owners.

SUBJECT—Application February 13, 1959—filed pursuant to Section 35 General City Laws re utilization of portion of the lot which is in the bed of a mapped street—Douglaston Parkway.

PREMISES AFFECTED—242-30 Northern Boulevard, south side, from Douglaston Parkway to 243rd Street, 45-01—45-13 Douglaston Parkway and 45-02—45-14 243rd Street, Block 8179, Lots 1 and 44, Bayside, Borough of Queens.

289-36-BZ—Vol. II

APPLICANT—Joshua Brown, for Mrs. Anna Kelly, owner; Staten Island Oil Company, Inc., John N. Leopold, President, Lessee.

SUBJECT—Application reopened January 6, 1959 as Vol. II—decision of the Borough Superintendent, under sections 7f and 7i of the Zoning Resolution, to permit in a business use district, the restoration of a gasoline service station, auto repair shop and five (5) car garage formerly granted by the Board under Cal. No. 289-36-BZ and to continue such uses with the additional uses of lubratorium, car wash—non automatic, minor auto repairs with hand tools only, office and sale of auto parts and accessories and parking of more than five (5) cars awaiting service for a term of fifteen (15) years.

PREMISES AFFECTED—7 Androvette Street and 4409 Arthur Kill Road, northwest corner, Block 7406, Lot 1, Charleston, Borough of Richmond.

96-59-BZ

APPLICANT—Larry Meltzer for 3711 Nostrand Avenue Corporation, owner.

SUBJECT—Application February 17, 1959—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a local retail use, D area district, the erection of a one story building for retail stores occupying more than the permitted area.

PREMISES AFFECTED—3707-3711 Nostrand Avenue, east side, 100 feet south of Avenue N, Block 7422, Lot 73, Borough of Brooklyn.

150-59-BZ

APPLICANT—Albert Melniker for Dominick Mandato, owner.

SUBJECT—Application March 12, 1959—decision of the Borough Superintendent, under sections 7c and 21 of the Zoning Resolution, to permit the erection and maintenance of a bowling alley, restaurant and cocktail lounge, together with accessory parking to be located on a parcel of land partially in a retail use district and partially in a residence use district, for a term of twenty (20) years.

PREMISES AFFECTED—1650 Richmond Avenue, west side, 245 56 feet north of Victory Boulevard, Block 2236, Lot 125, Bulls Head, Borough of Richmond.

124-49-BZ—Vol. II

APPLICANT—Carl H. Salminen, for MacGrotty Chevrolet, Inc., owner.

SUBJECT—Application reopened April 21, 1959 for consideration as to extension of time to complete, expired February 11, 1959—decision of the Borough Superintendent, previously granted on condition, under section 7f, 7i and 21 of the Zoning Resolution, permitting in a retail use district, the erection and maintenance of an extension

to existing structure, maintaining present uses of show room, service, office, storage and parts department and to add the use of the storage of parts, body shop, welding and acetylene and oxygen, machine room, painting, spraying and under coating, with storage of paints and permitting the storage of new and used cars waiting to be serviced, and the parking of cars on the roof.

PREMISES AFFECTED—137-80 Northern Boulevard, southwest corner of Union Street, Block 4977, Lot 52, Flushing, Borough of Queens.

280-55-BZ

APPLICANT—Frederick A. Ketcher, for Fishbro Realty Corp., owner; New York Truck Renting Corp., lessee.

SUBJECT—Application reopened April 21, 1959 for consideration as to extension of time to complete, expired October 29, 1958—decision of the Borough Superintendent, previously granted on condition, under sections 7e, 7f and 7h of the Zoning Resolution, permitting in a business use district, the erection and maintenance of a gasoline service station and automatic auto laundry and permitting the parking and storage of more than five (5) motor vehicles.

PREMISES AFFECTED—879 East 149th Street, northeast corner of Timpson Place, Block 2603, Lots 55, 60 and 106, Borough of The Bronx.

135-58-BZ

APPLICANT—Leonard F. Rothkrug, for Ludvik Hilman, Martin Rausman and George Pullman, doing business as Joint Realty Co., owners.

SUBJECT—Application March 18, 1958—decision of the Borough Superintendent, under sections 7f and 7i of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, accessory motor vehicle repairs, hand tools only, lubratorium, car washing (non-automatic), office and sales, parking of cars awaiting service, all for a term of fifteen (15) years.

PREMISES AFFECTED—3880 Richmond Avenue and 4575 Amboy Road, northwest corner, Block 5585, Lot 62, Eltingville, Borough of Richmond.

Laid over from January 13, 1959, to February 10, 1959, for inspection and decision; and for applicant to indicate adjacent gasoline station on his plans, Block 5497, Lot 135, granted under Cal. No. 942-57-BZ on July 29, 1958; hearing closed; then laid over for inspection and decision; date for decision to be determined; then set for April 14, 1959; then to May 19, 1959, for decision; applicant to report to Board whether gas station opposite is under construction as granted under Calendar Number 942-57-BZ.

665-58-A

APPLICANT—Leonard F. Rothkrug, for Ludvik Hilman, Martin Rausman and George Pullman, doing business as Joint Realty Co., owner.

SUBJECT—Application November 14, 1958—filed pursuant to section 35, General City Law re curb cuts in bed of mapped street—proposed widening of Richmond Avenue and Amboy Road.

PREMISES AFFECTED—3880 Richmond Avenue and 4575 Amboy Road, northwest corner, Block 5585, Lot 62, Eltingville, Borough of Richmond.

HARRIS H. MURDOCK, *Chairman.*

MAY 19, 1959, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, May 19, 1959, at 2 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:

581-53-SM

APPLICANT—Sorkin Enterprises for S. A. Eternit Emaille, owner.

SUBJECT—Application July 23, 1953—Eternit (asbestos cement sheets), approval of.

CALENDAR

160-56-SA

APPLICANT—Me-L-Wood Corporation, owner.
SUBJECT—Application December 19, 1956—Met-L-Wood, Type 2H2-1/2, approval of.

1022-57-SA

APPLICANT—Heil-Quaker Corporation, owner.
SUBJECT—Application December 23, 1957—Quaker Unvented Gas Heaters, Models B-200, B-300 and B-400, approval of.

328-58-SM

APPLICANT—N. Y. Silicate Book Slate Company, Inc., for Formica, owner.
SUBJECT—Application May 9, 1958—Formica Chalkboard, approval of.

362-58-SM

APPLICANT—Staley Elevator Company, Inc., owner.
SUBJECT—Application June 6, 1958—Staley Elevator Co. Inc. Staley Elevator Sliding Hoistway Door Interlock, Type RL-6, approval of.

548-58-SM

APPLICANT—National Buildings Supply Company, owner.
SUBJECT—Application September 18, 1958—National H & Tee-Zee Runner, Tongue and Groove Grid Systems, approval of.

641-58-SA

APPLICANT—Moline Accessories Corporation, owner.
SUBJECT—Application November 10, 1958—Moline Elevator Hoistway Door Interlock No. 15, approval of.

16-59-SM

APPLICANT—George A. Timmerman Corporation, owner.
SUBJECT—Application January 8, 1959—GAT Channel Clamp, Models CA, CB and CC, approval of.

39-59-SM

APPLICANT—George A. Timmerman Corporation, owner.
SUBJECT—Application January 20, 1959—GAT Rod Hanger Clamp, 1A through 5A, 1B through 5B, and 1C through 7C, approval of.

133-59-SA

APPLICANT—Hauck Manufacturing Company, owner.
SUBJECT—Application March 6, 1959—Hauck Liquid Propane Burner, Models LAK, LSL, and LSW, approval of.

175-49-SM

APPLICANT—United States Plywood Corporation, owner.
SUBJECT—Application reopened February 25, 1959 for amendment of resolution as to additional thickness of partition and the use of additional core material—re U. S. Plywood Partition Panel, 1 3/4 inch thick with Kaylo Core and 1 inch thick with Kaylo Core; previously approved.

539-53-SM

APPLICANT—E. I. DuPont de Nemours & Company, owner. Perma Dry Co., Inc., Agent.
SUBJECT—Application reopened March 17, 1959 for amendment of resolution as to additional flameproofing compound—re X-12 Flame Retardant (for flame retarding paper, textiles and cellulosic materials); previously approved.

HARRIS H. MURDOCK, *Chairman.*

MAY 22, 1959, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Friday morning, May 22, 1959 at 10 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matter:

89-27-SR

Proposed Revision of the Rules of Procedure of the Board of Standards and Appeals.

HARRIS H. MURDOCK, *Chairman.*

MINUTES

REGULAR MEETING

TUESDAY MORNING, APRIL 21, 1959, 10 A. M.

Present: Chairman Murdock, Vice Chairman Kleinert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox.

The minutes of the regular meetings of the Board held on Tuesday morning and afternoon April 7, 1959 were approved as printed in the Bulletin of April 14, 1959, Vol. 44, No. 15.

756-20-BZ—Vol. III

APPLICANT—Frederick A. Ketcher for Loretta M. Ryan, James J. and Arthur C. Berg, owners; S. M. Rose Corporation, lessee.

SUBJECT—Application reopened December 2, 1958 as Vol. III—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a business use district, the maintenance of the existing legal uses of storage garage on first floor, and non-storage garage in the cellar and on the second floor for more than 5 cars, motor vehicle repair shop, stores; and for the additional uses of automobile showroom in the southerly store on the first floor, and for additional garage storage area for more than 5 cars on the second floor, in that portion presently occupied as a bowling alley.

PREMISES AFFECTED—4741-4751 Park Avenue, 2494-

2500 Webster Avenue, northwest corner and east side of Webster Avenue, 49 feet north of East 189th Street, Block 3033, Lot 4, Borough of Bronx.

APPEARANCES—

For Applicant: Frederick A. Ketcher.

For Opposition: None.

ACTION OF BOARD—Laid over to May 12, 1959, at 10 A.M. for inspection and decision; hearing closed.

324-25-BZ—Vol. II

APPLICANT—Leonard F. Rothkrug, for Roosevelt Corona Corporation, owner.

SUBJECT—Application reopened April 10, 1956 as Vol. II—re decision of the Borough Superintendent under sections 7c and 7a of the Zoning Resolution, to permit in a retail and residence use district, the change in use from theatre to bowling alleys and restaurant with business exits within 75 feet of the residence use district.

PREMISES AFFECTED—37-78 to 37-80 Junction Boulevard, west side, 88 feet 8 1/2 inches north of Roosevelt Avenue; 95-45A Roosevelt Avenue and 37-71 to 37-75 Warren Street, Block 1484, Lot 44, Borough of Queens.

APPEARANCES—

For Applicant: Leonard F. Rothkrug and Joseph Wong.

For Opposition: Louis Reichenberg.

ACTION OF BOARD—Laid over to May 12, 1959, at 10 A. M. for inspection and decision; hearing closed.

MINUTES

281-56-A

APPLICANT—Leonard F. Rothkrug, for Roosevelt Corona Corp., owner.

SUBJECT—Application March 13, 1956—Appeal from a decision of the Borough Superintendent—re stairways.

PREMISES AFFECTED—37-78 to 37-80 Junction Boulevard, west side, 88 feet 8½ inches north of Roosevelt Avenue, 95-45A Roosevelt Avenue and 37-71 to 37-75 Warren Street, Block 1484, Lot 44, Jackson Heights, Borough of Queens.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

ACTION OF BOARD—Laid over to May 12, 1959, at 10 A. M. for inspection and decision; hearing closed.

68-36-BZ—Vol. IV

APPLICANT—Lama, Proskauer and Prober, for 10 Brighton 11th Street Corp. and New York City Transit Authority, owners; Waldbaum 21, Inc., lessee.

SUBJECT—Application reopened January 6, 1959 as Vol. IV—re decision of the Borough Superintendent, under Section 7c of the Zoning Resolution, to permit in a business and residence use district, the change in use of an existing public garage, motor repairs, lubritorium, and parking in the open area to a supermarket, stores, loading and unloading area, parking of patrons and employees cars—no fee to be charged, and a sign in the residential portion of the plot.

PREMISES AFFECTED—14-48 Brighton 11th Street, west side, 59 feet, 9½ inches south of Neptune Avenue, Block 7516, Lots 2375 and part of 2370, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama, Irving Wurtzel and Ira Waldbaum.

For Opposition: Abram Shlefstein.

ACTION OF BOARD—Laid over to April 28, 1959, at 10 A.M. for applicant to file revised plans for consideration on May 5, 1959; hearing previously closed.

29-59-A

APPLICANT—Lama, Proskauer and Prober for 10 Brighton 11th Street Corporation and New York City Transit Authority, owners; Waldbaum 21 Incorporated, lessee.

SUBJECT—Application December 12, 1958—Appeal from a decision of the Borough Superintendent re excessive area of building.

PREMISES AFFECTED—14-48 Brighton 11th Street, west side, 59 feet 9½ inches south of Neptune Avenue, Block 7516, Lot 2375 and part of 2370, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama, Irving Wurtzel and Ira Waldbaum.

ACTION OF BOARD—Laid over to April 28, 1959, at 10 A. M. for consideration in connection with Cal. No. 68-36-BZ, Vol. IV., hearing previously closed.

1161-39-BZ—Vol. II

APPLICANT—M. Martin Elkind, for Goldstein and Ferreri, owners.

SUBJECT—Application reopened February 17, 1959 for consideration as to extension of time to complete and change of ownership—decision of the Borough Superintendent, previously granted on condition under section 7f of the Zoning Resolution, permitting in a business use district the extension to the accessory building and extend the present use of the gasoline service station, office, two (2) car garage, laundry, auto repair and paint shop to include lubritorium and storage of auto accessories and parts and arrangement of gasoline pumps.

PREMISES AFFECTED—4302-4313 Farragut Road and 745-755 East 43rd Street, southeast corner, Block 5018, Lots 38 and 43, Borough of Brooklyn.

APPEARANCES—

For Applicant: M. Martin Elkind.

For Opposition: None.

ACTION OF BOARD—Taken off Calendar and referred to Examiner for correction of digest; date to be set.

871-46-BZ—Vol. II

APPLICANT—Reginald S. Hardy for Boulevard Leasing Corporation, owner.

SUBJECT—Application reopened January 13, 1959 as Vol. II—decision of the Borough Superintendent, under sections 7c, 19A (J) and 21 of the Zoning Resolution, to permit in a business and residence use C and D area and class 1 height district, the erection of a twelve story office building with non-storage garage and loading berth, the proposed building exceeds the permitted area coverage, encroaches on the required side yards, exceeds the permitted height and has curb cuts located in the residence portion of the premises.

PREMISES AFFECTED—97-45 Queens Boulevard, northwest corner of 64th Road, Block 2091, Lot 1, Rego Park, Borough of Queens.

APPEARANCES—

For Applicant: R. S. Hardy and Joseph B. Lynch.

For Opposition: Jack W. Jasson and Mildred G. Hammel.

ACTION OF BOARD—Laid over to May 5, 1959, at 10 A. M. for hearing at the request of objector; no further requests for adjournments.

283-52-BZ—Vol. II

APPLICANT—A. H. Salkowitz for Hillside Queens Corp., owner.

SUBJECT—Application reopened February 3, 1959 as Volume II—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a local retail and residence use district on a plot presently occupied with a gasoline service station, stores and parking, the extension of the present parking area by the addition of an adjoining lot located in the residence portion of the premises and to provide an additional curb cut.

PREMISES AFFECTED—272-06—272-10 Union Turnpike, southeast corner of Langdale Street, Block 8675, Lot 55, 57, 59 and 61, Bellerose, Borough of Queens.

APPEARANCES—

For Applicant: A. H. Salkowitz.

For Opposition: None.

ACTION OF BOARD—Laid over to May 12, 1959, at 10 A. M. for inspection and decision; hearing closed.

326-53-BZ—Vol. II

APPLICANT—Ludwig P. Bono, for Emil Fabrello, owner.

SUBJECT—Application reopened October 7, 1958 as Vol. II—decision of the Borough Superintendent, under section 7f of the Zoning Resolution, to permit in a business use district, at an existing gasoline service station previously granted by the board, the enlargement in area by the addition of four vacant lots and the extension of the uses to include parking of more than five motor vehicles, it is proposed to install additional gasoline pumps, tanks and curb cuts.

PREMISES AFFECTED—1975 White Plains Road, 653 Sagamore Street, northwest corner and 1980 Birchall Street, Block 4256, Lots 42, 43, 44, 45, 46 and 51, Borough of The Bronx.

APPEARANCES—

For Applicant: Ludwig P. Bono.

For Opposition: None.

ACTION OF BOARD—Laid over to May 12, 1959, at 10 A. M. for inspection and decision; applicant to file additional plan showing proposed parking area; hearing closed.

195-57-BZ

APPLICANT—Harry A. Yarish, for Ethel Weisman, owner.

SUBJECT—Application March 18, 1957—decision of the

MINUTES

Borough Superintendent under section 21 of the Zoning Resolution, to permit in a residence use district, the change in occupancy of a two car garage to a one (1) family dwelling.

PREMISES AFFECTED—3844 Laurel Avenue, south side, 120 feet east of Highland Avenue, Block 6976, Lot 13, Borough of Brooklyn.

APPEARANCES—

For Applicant: Harry A. Yarish, Ethel Weisman and Rose Greenberg.

For Opposition: Paul W. Hessel.

ACTION OF BOARD—Laid over to May 12, 1959, at 10 A. M. for inspection and decision; hearing closed.

280-58-BZ

APPLICANT—James E. Vassalotti, for L. L. F. Realty Co., Inc., owner.

SUBJECT—Application May 5, 1958—decision of the Borough Superintendent, under sections 7e and 7h of the Zoning Resolution, to permit in a residence use district, the erection of two (2) one-story buildings to be used as public market and stores with loading and unloading and the parking of patrons cars—no fee to be charged.

PREMISES AFFECTED—1555-1581 Rockaway Parkway, east side, 379 feet south of Flatlands Avenue and 1162-1174 East 98th Street, Block 8205, Lot 11, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

ACTION OF BOARD—Laid over to May 12, 1959, at 10 A. M. for applicant to file plan of lanes crossing property; hearing previously closed.

581-58-BZ

APPLICANT—Kelly and Schwartz, for Giroloma Le Brutto, owner.

SUBJECT—Application October 8, 1958—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a business and residence use district, the continuance of a three car, non-accessory garage located on the residence portion of the premises.

PREMISES AFFECTED—23-13 Broadway, north side, 125.31 feet east of 23rd Street, Block 567, Lot 19, Long Island City, Borough of Queens.

APPEARANCES—

For Applicant: John F. Kelly.

For Opposition: None.

ACTION OF BOARD—Laid over to May 12, 1959, at 10 A. M. for inspection and decision; hearing closed.

618-58-BZ

APPLICANT—Michael A. Cardo, for Gasper Guzzetta, owner.

SUBJECT—Application October 28, 1958—decision of the Borough Superintendent, under sections 7c and 21 of the Zoning Resolution, to permit in a retail use district, the erection of a second floor addition to an existing one story building for use as a factory using a greater floor area for manufacturing than permitted.

PREMISES AFFECTED—582 East 188th Street and 2429-2431 Arthur Avenue, southwest corner, Block 3066, Lot 18, Borough of The Bronx.

APPEARANCES—

For Applicant: Michael A. Cardo.

For Opposition: None.

ACTION OF BOARD—Laid over to May 12, 1959, at 10 A. M. for applicant to file revised plans and new decision of the Borough Superintendent.

640-58-BZ

APPLICANT—Norman Lederer and Leonard Joseph, for Denis S. O'Connor, Inc., owner.

SUBJECT—Application November 10, 1958—decision of

the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the erection of a two story building for use as a funeral home and accessory uses with parking of more than five (5) cars and to provide on the second floor a storage room and an apartment.

PREMISES AFFECTED—91-05 Beach Channel Drive, and 355 Beach 91st Street, southwest corner, Block 576, Lot 64, Rockaway Beach, Borough of Queens.

APPEARANCES—

For Applicant: Leonard Joseph, Harry D. O'Connor and Sylvester D. O'Connor.

For Opposition: David L. Charal.

ACTION OF BOARD—Laid over to May 12, 1959, at 10 A. M. for inspection and decision; applicant to file a new decision of the Borough Superintendent to include undertaking establishment and to amend plans to give street names, curb cuts and drives; hearing closed.

691-58-BZ

APPLICANT—Burke, Green and Groh, for James Newell, Dominick Miranda and Frederick M. Silva, owners; Research Shopping Centers, Inc., vendee.

SUBJECT—Application November 26, 1958—decision of the Borough Superintendent, under sections 7e and 7h of the Zoning Resolution, to permit in a business and residence use district, the erection and maintenance of a gasoline service station, auto washing, non-automatic, lubrication, office, sales, minor repairs with hand tools only and the parking and storage of cars awaiting service.

PREMISES AFFECTED—131-25 20th Avenue, northwest corner of 132nd Street, Block 4137, Lot 55, College Point, Borough of Queens.

APPEARANCES—

For Applicant: Robert T. Groh and Leon A. Katz.

For Opposition: None.

ACTION OF BOARD—Laid over to May 12, 1959, at 10 A. M. for inspection and decision; hearing closed.

692-58-A

APPLICANT—Burke, Green and Groh, for Dominick Miranda and Frederick M. Silva, owners; Research Shopping Centers, Inc., vendee.

SUBJECT—Application November 26, 1958—filed pursuant to Section 35, General City Law re utilization of portion of lot in bed of a mapped street—20th Avenue.

PREMISES AFFECTED—131-25 20th Avenue, northwest corner of 132nd Street, Block 4137, Lot 55, College Point, Borough of Queens.

APPEARANCES—

For Applicant: Robert T. Groh and Leon A. Katz.

ACTION OF BOARD—Laid over to May 12, 1959, at 10 A. M. for inspection and decision; hearing closed.

693-58-BZ

APPLICANT—Burke, Green and Groh, for James Newell, Dominick Miranda and Frederick M. Silva, owners; Research Shopping Centers, Inc., vendee.

SUBJECT—Application November 26, 1958—decision of the Borough Superintendent, under sections 7e and 7h of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubricatorium, minor repairs with hand tools only, auto washing, office and sales and the parking of cars awaiting service.

PREMISES AFFECTED—132-08 20th Avenue, southeast corner of 132nd Street, Block 4178, Lot 22, College Point, Borough of Queens.

APPEARANCES—

For Applicant: Robert T. Groh and Leon Katz.

For Opposition: None.

ACTION OF BOARD—Laid over to May 12, 1959, at 10 A. M. for inspection and decision; hearing closed.

MINUTES

694-58-A

APPLICANT—Burke, Green and Groh, for James Newell, Dominick Miranda and Frederick M. Silva, owners; Research Shopping Centers, Inc., vendee.

SUBJECT—Application November 26, 1958—filed pursuant to section 35, General City Law re utilization of portion of lot in bed of a mapped street—20th Avenue.

PREMISES AFFECTED—132-08 20th Avenue, southeast corner of 132nd Street, Block 4178, Lot 22, College Point, Borough of Queens.

APPEARANCES—

For Applicant: Robert T. Groh and Leon A. Katz.

ACTION OF BOARD—Laid over to May 12, 1959, at 10 A. M. for inspection and decision; hearing closed.

706-58-BZ

APPLICANT—De Rose and Cavalieri, for Simon Belitz, owner.

SUBJECT—Application December 5, 1958—decision of the Borough Superintendent, under sections 7h and 7e of the Zoning Resolution, to permit in a residence and business use district, the maintenance of a parking lot for more than five motor vehicles and to provide a loading and unloading area for the adjoining building to the east.

PREMISES AFFECTED—307-309 East 148th Street, north side, 370.25 feet east of Morris Avenue, Block 2330, Lots 64 and 65, Borough of The Bronx.

APPEARANCES—

For Applicant: George J. Cavalieri.

For Opposition: None.

For Administration: John J. Saunders, Bd. of Education.

ACTION OF BOARD—Laid over to May 12, 1959, at 10 A. M. for inspection and decision; hearing closed.

754-58-BZ

APPLICANT—Leonard F. Rothkrug for Clemente and A. Sgarlato, owners; Plush Stuffed Toys, lessee.

SUBJECT—Application December 23, 1958—decision of the Borough Superintendent, under sections 7c and 21 of the Zoning Resolution, to permit in a business use, C area district, the erection of a one story extension to a one and two story building that exceeds the permitted area coverage and change the occupancy from storage of fruits and garage for two trucks to toy manufacturing, the floor area used for manufacturing exceeds that permitted.

PREMISES AFFECTED—280-282 Baltic Street, south side, 152 feet, 11 inches east of Court Street, Block 402, Lot 13, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: None.

ACTION OF BOARD—Laid over to May 12, 1959, at 10 A. M. for inspection and decision; hearing closed.

757-58-BZ

APPLICANT—Leonard F. Rothkrug for Doody Holding Corp., owner.

SUBJECT—Application December 24, 1958—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a manufacturing and residence use district the extension of an existing building, used for storage of building materials to be used for retail sales and storage of building materials, equipment and tools with accessory lumber storage and power saws of low horsepower and accessory customer and employee parking, no fee to be charged.

PREMISES AFFECTED—2475-2483 East 17th Street and 1701-1717 Avenue Y, northeast corner, Block 7419, Lot 45, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: Allan E. J. Cuttle.

ACTION OF BOARD—Laid over to May 12, 1959, at 10 A. M. for inspection and decision; applicant to furnish

plan of the proposed walls on Lots 45 and 80, and also explanation of the extension to the building which appears to be a marquee; hearing closed.

767-58-BZ

APPLICANT—Elliott Saltzman for Roelou Realty Corp., owner.

SUBJECT—Application December 30, 1958—decision of the Borough Superintendent, under sections 7c, 7i and 7A of the Zoning Resolution, to permit in a retail use district, at an existing gasoline service station, the erection of a one story extension to a store and auto accessory building and to extend the uses to include lubritorium, minor auto repairs with hand tools, office and the parking and storage of more than five (5) motor vehicles; it is also proposed to add additional gasoline tanks and new curb cuts and business signs within 75 feet of the residence use district.

PREMISES AFFECTED—4102-4110 Avenue U and 2201-2211 Coleman Street, southeast corner, Block 8558, Lot 36, Borough of Brooklyn.

APPEARANCES—

For Applicant: Elliot Saltzman.

For Opposition: None.

ACTION OF BOARD—Laid over to May 12, 1959, at 10 A. M. for inspection and decision; hearing closed.

769-58-BZ

APPLICANT—Lama, Proskauer and Prober, for Vidia Land Corp., owner.

SUBJECT—Application December 30, 1958—decision of the Borough Superintendent, under sections 7e, 7f and 7i of the Zoning Resolution, to permit in a retail and residence use district, the erection and maintenance of a gasoline service station, lubritorium, car wash, minor auto repairs, office and sales, parking and storage of motor vehicles for a stated term of fifteen (15) years.

PREMISES AFFECTED—8001-8023 Flatlands Avenue, north side, from East 80th to East 81st Street, 765-775 East 80th Street and 766-776 East 81st Street, Block 8001, Lots 1, 3 and 9, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama and R. S. Hardy.

For Opposition: None.

ACTION OF BOARD—Laid over, date to be set after information has been received as to the names and lot numbers of new owners in the area of houses that have been recently constructed so that an additional hearing can be held and notice can be sent to such owners, at which time the applicant is to be notified as to the date of hearing.

35-59-BZ

APPLICANT—Max Siegel Associates for 23 West 57th Corporation, owner.

SUBJECT—Application January 19, 1959—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a restricted retail use district, the maintenance of a parking lot for the parking and storage of more than five (5) motor vehicles for a stated term of ten (10) years.

PREMISES AFFECTED—23-25 West 57th Street, north side, 400 feet west of Fifth Avenue, and 30 West 58th Street, Block 1273, Lots 19, 20, and 54, Borough of Manhattan.

APPEARANCES—

For Applicant: Max Siegel and Walter E. Sondheimer.

For Opposition: Irving M. Rosen, Richard Gallen, John H. Sherry, Harry L. Mostow, Abraham B. Hertz, Wm. R. Harrington, Charles F. Noyes, R. T. Sadler, Sam Sobel, John F. Lydon Jr., Jerome J. Hoffman and David Charral.

ACTION OF BOARD—Laid over to May 12, 1959, at 10 A. M. for inspection and decision; hearing closed.

MINUTES

145-59-BZ

APPLICANT—George J. Regan for Ellen de Gange, owner.

SUBJECT—Application March 5, 1959—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a G-1 area district a one family dwelling with less than the required setback.

PREMISES AFFECTED—7-24 Clintonville Street, northwest corner of Eighth Avenue, Block 4512, Lot 35, White-stone, Borough of Queens.

APPEARANCES—

For Applicant: George Regan and Ellen de Gange.

For Opposition: None.

ACTION OF BOARD—Laid over to April 28, 1959, at 10 A. M. for inspection and for Borough Superintendent to be notified to have a representative present.

76-59-A

APPLICANT—John T. Kelleher, Borough Superintendent, Department of Buildings, Borough of Queens.

OWNER OF PREMISES: Ellen de Gange.

SUBJECT—Application filed February 9, 1959—Revocation of Certificate of Occupancy Q-103582 issued on July 5, 1955 re NB 459/53.

PREMISES AFFECTED—7-24 Clintonville Street, northwest corner of 8th Avenue, Block 4512, Lot 35, White-stone, Borough of Queens.

APPEARANCES—

For Applicant: George Regan.

For Owner: Ellen de Gange.

ACTION OF BOARD—Laid over to April 28, 1959, at 10 A. M. for representative of Borough Superintendent to be present and for inspection in conjunction with Cal. No. 145-59-BZ.

222-57-BZ—Vol. II

APPLICANT—J. G. L. Molloy, for Park Drive East Holding Corp., owner.

SUBJECT—Application reopened November 12, 1958 as Vol. II—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a residence use, F area district, the erection of a six (6) story multiple dwelling that exceeds the permitted area coverage.

PREMISES AFFECTED—87-01 to 87-11 Midland Parkway and 180-02 to 180-16 Wexford Terrace, southeast corner, Block 9944, Lot 1, Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: J. G. L. Molloy.

For Opposition: W. C. Mattison.

ACTION OF BOARD—Application withdrawn, without prejudice.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Foley, Commissioner Sleeper and Commissioner Fox 4

Negative: 0

Absent: Vice Chairman Kleinert 1

1283-18-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober for Socony Mobil Oil Company, owner.

SUBJECT—Application reopened July 22, 1958 as Vol. II—decision of the Borough Superintendent under sections 7c and 7i of the Zoning Resolution to permit in a business, residence and local retail use district, the reconstruction of the present gasoline service station and extend the uses to include lubritorium, minor auto repairs, car washing, store utility room, parking and storage of motor vehicles and discontinue the uses of public garage, repair shop and brake repairs.

PREMISES AFFECTED—1702-1714 Neptune Avenue and 2802-2814 West 17th Street, southwest corner, Block 7020, Lot 6, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Klein-

ert, Commissioner Foley, Commissioner Sleeper and

Commissioner Fox 5

Negative: 0

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on July 22, 1958 subject to regular procedure; and

WHEREAS, a public hearing was held on this application on March 31, 1959 after due notice by publication in the Bulletin; laid over to April 21, 1959, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site is in business, residence and local retail use, C area, class 1 height districts; Neptune Avenue is in a business use, C area, class 1 height district; West 17th Street is in business and local retail use, C area, class 1 height districts; West 19th Street is in business and residence use, C area, class 1 height districts; that as of July 25, 1916 the entire block was in a business use district and that part of the block within 100 feet of Neptune Avenue was in a class 1 height district; that on September 25, 1931 that part of the block beyond 100 feet of Neptune Avenue and that part of the block beyond 100 feet of Mermaid Avenue running from the center line of the block to the building line of West 19th Street, was changed to a residence use district; that the present local retail use designation for that part of the site beyond 100 feet of Neptune Avenue became effective June 22, 1953; that the present class 1 height designation for that part of the premises within 100 feet of Neptune Avenue became effective April 12, 1952; and

WHEREAS, the decision of the Borough Superintendent, dated June 19, 1958 acting on N.B. Applic. No. 37-58, reads:

"1. Proposed building and premises, partly in a Business and partly in a Residence Zone and partly in a Local Retail Zone, to be used for Gasoline service station, lubritorium, minor auto repairs, car washing, store, utility room, parking and storage of motor vehicles, is contrary to Art. II, PP. 3 & PP. 4-C and Art. II, PP. 4(a), subsections 29 & 46 of the Zoning Resolution.

Note: premises were subject of the Board of Standards and Appeals variance under Cal. #1283-18-BZ."

and

WHEREAS, the applicant states that the premises consist of a plot, 127 feet 7¼ inches frontage by 105 feet in depth, presently developed with a one story building of class 3 construction, having a frontage of 71 feet 6 inches, a depth of 105 feet, irregular in shape and now occupied as a public garage, repair shop, office, auto laundry and brake repairs; that the open area is now being used as a gasoline service station with six 550 gallon gasoline tanks, 3 dispensing pumps and two open grease pits; that it is proposed to demolish the present structure and enlarge the existing legal gasoline service station by adding ten new approved 550 gallon gasoline tanks and keeping four present tanks, making a total of fourteen 550 gallon gasoline tanks; that it is also proposed to erect a new accessory building, one story in height, of class 3 construction, having a frontage of 60 feet 4 inches, a depth of 29 feet 8 inches and will contain the conjunctive uses of lubritorium, car wash, minor auto repairs, utility room and store; that the open area, not used by the gas service station, is proposed for parking and storage of motor vehicles; and

WHEREAS, the applicant states that Department of Buildings records indicate that under N.B. Applic. No. 338 of 1918 and Cal. No. 1283-18-BZ, permission was granted to erect a public garage, store and office, for which Certificate of Occupancy No. 4321 was issued; that the building was later altered under Alt. Applic. No. 3885-28 and the use changed to public garage for more than five cars, repair

MINUTES

shop, two stores, boiler room, gasoline station and office for station; that Certificate of Occupancy No. 51697 was issued for said use as permitted under Alt. Applic. No. 3885-28; and

WHEREAS, the applicant contends that the existing gas station has been in continuous operation since 1928, which proves conclusively that this station is rendering a required service to this area; that demolishing the existing building and reconstructing a new building of modern design will lead the way to any future development in this area; that the gasoline dispensing pumps are proposed to be set 15 feet in back of the street building line, will protect pedestrian travel and keep cars being serviced off the sidewalks; that the curb cuts as proposed, two 30 foot cuts on West 17th Street and three 30 foot cuts on Neptune Avenue are located so as to provide an orderly flow of traffic in and out of the gas station; and

WHEREAS, the applicant states that the present owner has held title to the property since October 14, 1941; that the assessed valuation of land is \$30,000 and of the building \$12,000 making a total of \$42,000; that the building was erected in 1919; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivisions c and i of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is granted under Section 7c, to permit the legally existing gasoline service station to be extended and reconstructed substantially as proposed and as indicated on plans filed with this application marked, "Received February 19, 1959," 5 sheets and "February 20, 1959," 1 sheet, on condition that all buildings and uses not proposed to be retained shall be removed and the gasoline selling station shall be reconstructed and extended substantially as shown on plans above cited; that the existing building may be surfaced with Seaporcel, and shall have no cellar and shall be arranged as indicated, and in all other respects shall comply with all laws, rules and regulations applicable thereto; that pumps shall be of the low approved type not nearer than 15 feet to either street building line; that the number of gasoline storage tanks shall not exceed a total of twelve such tanks and that any tanks now in existence and proposed to be continued shall be tested by the Fire Commissioner as to structural condition and shall be replaced with new tanks if not satisfactory; that along the lot line to the south there shall be erected a masonry base not less than 6 inches in height with a woven wire fence erected thereon to a total height of not less than 5 feet, 6 inches, and with suitable terminating post at the building line of West 17th Street, and with such fence return on the lot line to the wall of the building on the adjoining lot; that curb cuts shall be restricted to curb cuts as proposed on Neptune Avenue and West 17th Street; that the sidewalks and curbing abutting the premises shall be reconstructed or repaired to the satisfaction of the Borough President; that such portable fire-fighting appliance shall be maintained as the Fire Commissioner shall direct; that under Section 7i, there may be minor repairs with hand tools only maintained solely within the accessory building located in the business use district extending into a local retail and residential use district to the extent of approximately five feet along the southerly lot line; that under Section 7c, there may be parking and storage of motor vehicles; that the public garage, repair shop and brake repairs formerly permitted shall be discontinued with the proposed removal of garage and shall not be reinstated; and that all permits shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

486-25-BZ—Vol. II

APPLICANT—Herman Kron, for Washgert Garage Corp., owner.

SUBJECT—Application reopened January 19, 1954 as Vol. II—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a business use district the use of roof for more than five motor vehicles, in building used as a garage for more than five motor vehicles.

PREMISES AFFECTED—113-117 Chrystie Street, west side, 100 feet north of Grand Street, Block 423, Lots 22, 23 and 24, Borough of Manhattan.

APPEARANCES—

For Applicant: Herman Kron.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Kleintert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox 5

Negative 0

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on January 19, 1954 subject to regular procedure, to consider extension of use; and

WHEREAS, a public hearing was held on this application on October 23, 1956 after due notice by publication in the Bulletin; then to November 20, 1956, then to December 11, 1956, then laid over; date to be set after applicant has filed floor load computations with the Department of Buildings and obtained approval and filed same with the Board; and for further consideration and decision; hearing previously closed; the premises were inspected by a committee of the Board; then put on a dismissal list on February 10, 1959; then taken off dismissal list and referred to examiner for setting date of hearing; then set for April 14, 1959; then to April 21, 1959 for applicant to report to Board as to roof load; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site is in a business use, B area, class 2 height district; Chrystie street is in business and residence use, B area, class 2 height districts; Grand street is in business, residence and unrestricted use, B area, class 2 height districts; and

WHEREAS, the decision of the Borough Superintendent, dated December 21, 1953 as amended by decision dated December 16, 1958 acting on Alt. Applic. 1532-53, reads:

"1. Proposal to use roof of bldg. as a garage for more than 5 motor vehicles in a business use district is contrary to Sec. 4 Art. II Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 75 feet frontage by 100 feet 2 inches in depth, on which is located a building covering entire lot on 1st floor, 89.9 feet in depth on 2nd, 3rd and 4th floors, four stories, 89.9 feet in height, of class 1 construction, used as a garage, for which Certificate of Occupancy No. 11697-26 has been filed; that it is proposed to use the roof for the storage of motor vehicles; and

WHEREAS, the applicant contends that the resolution limited the use to four floors when the original architect filed the construction plans, which showed that the elevator was to extend to roof level; that such plans were approved and roof was used for parking since the day of completion; that on July 1, 1953 the Building Department issued a violation that roof parking is contrary to Certificate of Occupancy No. 11697 which was issued November 11, 1926; that being the elevator leads to the roof and was so approved by the Building Department, the owner was of the impression that roof parking was permitted, but the Building Department stated that the Board has to amend the original resolution and specify parking on the roof; and

WHEREAS, the applicant states that the present owner has held title to the property since January 7, 1925; that the assessed valuation of land is \$120,000 and of the building \$20,000 making a total of \$140,000; that the building was erected in 1925; and

WHEREAS, the premises and surrounding area were in-

MINUTES

spected by a committee of the Board and the Committee recommended that the application should be granted on condition; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision c of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application and be it hereby is *granted* under Section 7c to permit the use of the existing garage as permitted by the Board under Vol. I to be also occupied for parking and storage of motor vehicles of the pleasure car type only, on the roof, substantially as proposed and as indicated on plans filed with this application marked "Received January 5, 1954," 3 sheets "June 21, 1956," one sheet and "November 19, 1956," one sheet, *on condition* that the roof loading shall be as approved by the Borough Superintendent for not less than 40 pounds per superficial foot; that the parapet shall be reconstructed with reinforcing to a height not less than five feet above the mean level of the roof; that the means of exit shall be as proposed and as shown on such plans; that the elevator shall be reconstructed as may be necessary to permit entrance at the roof level; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; and that all permits shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

492-27-BZ—Vol. II and Vol. III

APPLICANT—Ingram S. Carner, for Halward Realty Corporation, owner.

SUBJECT—Application reopened March 17, 1959 for consideration as to extension of time to complete and amendment of resolution—decision of the Borough Superintendent, previously granted on condition, under sections 7c and 21 of the Zoning Resolution, permitting in a business and residence use district, the change in occupancy from gasoline station, to gasoline station, sales, office, lubritorium, brake testing, wheel aligning and extension of existing structure.

PREMISES AFFECTED—1120-1144 East New York Avenue, south side, from East 98th Street to Rockaway Parkway; 2-12 East 98th Street and 5-21 Rockaway Parkway, Block 4600, Lots 1 and 7, Borough of Brooklyn.

APPEARANCES—

For Applicant: Ingram S. Carner.

For Opposition: None.

ACTION OF BOARD—Resolution amended and time extended to complete the work.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Kleintert, Commissioner Foley and Commissioner Sleeper... 4

Negative: Commissioner Fox 1

THE RESOLUTION—

WHEREAS, on July 23, 1946 this application was granted by the Board on certain conditions, under Sections 7c and 21 of the Zoning Resolution, to permit in a business use district, the change in occupancy from gasoline station, previously granted by the Board, to gasoline station, sales office, lubritorium, brake testing, wheel alignment and extension of existing structure, affecting premises 1120-1144 East New York Avenue, south side, from East 98th Street to Rockaway Parkway; 2-12 East 98th Street and 5-21 Rockaway Parkway, Block 4600, Lots 1 and 7, Borough of Brooklyn; and

WHEREAS, the applicant requested reopening of this application and extension of time, to obtain permits and complete the work, which had expired by time limitation December 11, 1957; and

WHEREAS, the applicant requested reopening of this application and amendment of the Resolution adopted February 28, 1933 as amended through December 11, 1956 only so far as it refers to the gasoline tanks, so that as amended this portion of the Resolution shall read: "that the twelve

550 gallon gasoline tanks adjacent to the pumps may be abandoned to the satisfaction of the Fire Department, that the four 550 gallon storage tanks near the westerly fence wall may be increased in number by the installation of twelve 550 gallon approved gasoline tanks contiguous along the westerly wall and lot line, maintaining the present number of sixteen tanks as indicated on plan marked "Received January 4, 1959" (one sheet) and that in all other respects the conditions of the resolution shall be complied with; and

WHEREAS, this application was reopened on January 27, 1959 and set for hearing on March 17, 1959 at 10 A.M., subject to regular procedure, waiving all requirements except a new decision of the Borough Superintendent and two publications in the Bulletin; and

WHEREAS, by action of the Board, the case was taken off the Calendar and referred to the Examiner to prepare a corrected digest, reciting prior resolution and current request for discontinuing twelve tanks and installing twelve new tanks in a location adjacent to four existing tanks, and to extend time to complete, and set for hearing on April 21, 1959, at 10 A.M.; and

WHEREAS, a public hearing was held on this application on April 21, 1959 after due notice by publication in the Bulletin; and

WHEREAS, the decision of the Borough Superintendent, dated December 30, 1958 acting on Misc. Applic. No. 2186-51, reads:

"1. Proposed installation and relocation of gasoline tanks is not in accordance with the Bd. of Standards and Appeals approved under Cal. #492-27-BZ.

2. Application Misc. 2186-51 has expired under 22-A of the Zoning Resolution on Dec. 11, 1957. Obtain extension of time from the Bd. of Standards and Appeals."

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on February 28, 1933, as thereafter amended by resolutions adopted through December 11, 1956, only so far as it has reference to the change of tanks and the time to obtain permits and complete the work, so that as amended this portion of the resolution shall read:

"that in view of the statement by the applicant that plans have been approved by the Department of Buildings, that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this amended resolution."

374-37-BZ—Vol. III

APPLICANT—James J. Lyons, Jr. and John J. Lynch for Lucie Blaesius, owner; Keslec, Inc., Lessee.

SUBJECT—Application reopened November 25, 1958 as Vol. III—re decision of the Borough Superintendent under Sections 7f, 7e and 7i of the Zoning Resolution, to permit in a business use district the erection and maintenance of a gasoline and oil service station, lubritorium, facilities for car washing and minor repairs, an office and salesroom, and the parking and storage of more than five (5) motor vehicles.

PREMISES AFFECTED—2165-2175 Southern Boulevard and 820 East 182nd Street, southwest corner, Block 3111, Lot 59, Borough of the Bronx.

APPEARANCES—

For Applicant: James J. Lyons, Jr. and John J. Lynch.

For Opposition: Harold Malsky.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Kleintert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox 5

Negative 0

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. III on November 25, 1958 subject to regular procedure; and

WHEREAS, a public hearing was held on this application

MINUTES

on March 31, 1959 after due notice by publication in the Bulletin; laid over to April 21, 1959, for inspection and decision; applicant to submit additional copies of Commissioner Moses' letter; hearing closed; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site, East 182nd Street and Southern Boulevard are in a business use, B area, class 1¼ height district; East 181st Street and Mapes Avenue are in business and residence use, B area, class 1¼ height districts; and

WHEREAS, the decision of the Borough Superintendent, dated October 2, 1958 acting on N.B. Applic. No. 900-58, reads:

"1. Proposed gasoline service station, lubratorium, car wash, motor vehicle repairs with hand tools only, office & sales room, storage room, and parking and storage for more than five cars in a business use district is contrary to Art. II Sect. 4 of the Z.R."

and

WHEREAS, the applicant states that the premises consist of a plot, 78.3 feet frontage by 116.87 feet in depth, presently occupied by an unsightly, old-fashioned dilapidated two story taxpayer building, almost 60 years old, consisting of a carpenter's and upholstering shop, a plaster ornament shop, a paint supply and storage shop, a machine repair shop, battery, tire, ignition and carburetor repair service as well as apartment accommodations on the second floor; that in addition, there are located on the premises ten old, one-car wood and metal garages; that it is proposed to erect a modern gasoline and oil service station with accessory facilities; that the accessory building will be faced with face brick on all sides; and

WHEREAS, the applicant states that the premises, located on the southwest corner of East 182nd Street and Southern Boulevard, is situated in a genuinely unique location; that while the site fronts upon the west side of Southern Boulevard, to the east there is another public street known as Crotona Parkway; that Southern Boulevard is separated from Crotona Parkway by a cement mall; that at this point, Southern Boulevard, a two-way roadbed, runs parallel with Crotona Parkway, which is a one-way public street northbound; that slightly northeast of the premises, Crotona Parkway terminates and rejoins Southern Boulevard continuing northward as Southern Boulevard; that diagonally to the northeast of the premises is the Bronx Zoo; and that the New York Zoological Park is privately owned, controlled and operated by the New York Zoological Society, a private organization, and thus not being "within the jurisdiction and control of the Commissioner of Parks", it is not within the purview of the language of Section 21-A; that the premises is not affected by the 300 foot restrictive provision of Section 21-A; that conceding, for argumentative purposes only, that the New York Zoological Park is a public park, this provision still has no effect for two factual reasons; and

WHEREAS, the applicant further contends that the concrete mall lying between Crotona Parkway and Southern Boulevard does not constitute a park; that opposite the site and to the northeast, there lies between Southern Boulevard and Crotona Parkway, a small cement mall of approximately 5,600 square feet—less than one-half acre—adorned with three trees and a small tree lawn; that to the southeast there is another mall extending from Bronx Park South to East 181st Street, consisting of approximately 15,000 square feet—less than one-half acre—which mall is almost entirely cemented and has a few scattered benches; that in view of the fact that the two malls act as a center island between Southern Boulevard and Crotona Parkway they do not constitute parks in accordance with the language of Section 1(Z), and that even if they were parks, they each consist of less than one-half acre and thus do not come within the purview of Section 21-A; and

WHEREAS, the applicant states that the present owner has held title to the property since December 27, 1954; that the assessed valuation of land is \$30,000 and of the building \$10,000 making a total of \$40,000; that the building was erected in 1899; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, and correspondence indicated that the jurisdiction over Crotona Parkway is to be transferred from the Department of Parks to the Office of the Borough President of The Bronx; and the committee recommended that the application be granted under certain conditions; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivisions f and e of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7f for a term of fifteen years, to permit the premises to be occupied as a gasoline service station and lawful uses accessory thereto, substantially as proposed and indicated on plans filed with this application marked "Received October 30, 1958", 5 sheets, *on condition* that all buildings, structures and other uses now on the site shall be entirely removed and the plot reconstructed and arranged as indicated on plans above cited; that the accessory building shall be of the design, arrangement and location indicated and shall be faced with face brick on the north, east and west sides; and its rear wall on the lot line may be of brick or block painted, without windows; that there shall be no cellar in such building; that pumps shall be of a low approved type, erected not nearer than 15 feet to the street building line at any point; that the number of gasoline storage tanks shall not exceed twelve 550 gallon approved tanks; that the premises where not occupied by accessory building and pumps shall be paved with concrete or asphalt; that along the lot lines to the south and west where walls of adjoining buildings or wall of accessory building do not occur there shall be a woven wire chain link fence erected on a masonry base to a total height of not less than 5 feet 6 inches; that curb cuts shall be restricted to two 30 feet in width each to East 182nd Street and two of similar width to Southern Boulevard; that signs shall be restricted to permanent signs on the facade of accessory building and to the illuminated globes of the pumps, excluding all roof signs, temporary signs and advertising devices, but permitting the erection of a post standard within the building line at the intersection for supporting a sign which may be illuminated, advertising only the brand of gasoline on sale, and permitting such sign to extend not more than 4 feet beyond the building line, as shown; that at such intersection there shall be maintained a block of concrete not less than 12 inches in height, extending for five feet along either street line from the intersection; that the sidewalk and curbing abutting the premises shall be constructed or repaired to the satisfaction of the Borough President; that such portable fire-fighting appliances shall be maintained as the Fire Commissioner shall direct; that under Section 7e for a similar term there may be parking and storage of motor vehicles, so arranged as not to interfere with the servicing of the station; that under Section 7i there may be minor repairs with hand tools only maintained solely within the accessory building; that no new certificate of occupancy shall be issued for these premises until transfer of jurisdiction as to Crotona Parkway from the Department of Parks to the Borough President has been effected; and that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

135-49-BZ—Vol. II

APPLICANT — Leonard A. Swarthe, for Krckor and Pauline Selian, owners.

SUBJECT—Application reopened February 10, 1959—re extension of time to complete, and amendment to resolution—decision of the Borough Superintendent, previously granted on condition, under sections 7c, 7e, 7f and 7i of the Zoning Resolution, permitting in a business use district, the proposed extension of an existing gasoline and oil service station.

MINUTES

PREMISES AFFECTED—1773 East Gun Hill Road, north side, 125 feet east of Wickham Avenue, Block 4806, Lot 44, Borough of The Bronx.

APPEARANCES—

For Applicant: Leonard A. Swarthe.

For Opposition: None.

ACTION OF BOARD—Resolution amended and time extended to complete the work.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Kleintert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox 5

Negative: 0

THE RESOLUTION—

WHEREAS, the applicant requested reopening of this application and extension of time, to obtain permits and complete the work, which had expired by time limitation June 11, 1958; and

WHEREAS, the applicant requested reopening of this application and amendment of the Resolution adopted February 28, 1950 as thereafter amended through June 11, 1957, only so far as it refers to the two additional gasoline pumps and two additional 550 gallon gasoline tanks granted by the Resolution adopted February 7, 1956, so that as amended the Resolution shall read: "that the two additional gasoline pumps of an approved low type and the two additional 550 gallon approved gasoline storage tanks as granted may be omitted and that in all other respects the conditions of the resolution shall be complied with; and

WHEREAS, this application was reopened on February 10, 1959 and set for hearing on March 17, 1959 at 10 A.M., subject to regular procedure, waiving all requirements except a new decision of the Borough Superintendent and two publications in the Bulletin; and

WHEREAS, by action of the Board, the case was taken off the calendar and referred to the Examiner to prepare a revised digest as to amendment to omit two tanks and two pumps permitted by Resolution as amended June 11, 1957 and now to be omitted, and to extend time to complete, and set for hearing April 21, 1959 at 10 A.M.; and

WHEREAS, a public hearing was held on this application on April 21, 1959 after due notice by publication in the Bulletin; and

WHEREAS, the decision of the Borough Superintendent, dated January 9, 1959 acting on Alt. Applic. No. 159-55, reads:

"1. Amendment of December 10, 1958 disapproved for reason that the elimination of the two (2) additional pumps and the two (2) additional underground gasoline storage tanks is contrary to the resolution by the Board of Standards and Appeals dated February 7, 1956 under Cal. #135-49-BZ, Vol. II."

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on February 28, 1950 to omit two tanks and two pumps, as now proposed to be omitted as originally shown to be installed as indicated on plan marked "Received March 31, 1955," referred to as permitted to be installed in resolution adopted February 7, 1956, (plans referred to in error as March 13, 1955), and to extend time to complete *on condition* that all permits shall be obtained and all work completed within six months from the date of this amended resolution.

148-56-BZ

APPLICANT—William A. Giesen, for Octavio Barrios, owner.

SUBJECT—Application reopened March 10, 1959 for consideration as to extension of time to complete, expired December 18, 1957—decision of the Borough Superintendent, previously granted on condition under section 7h of the Zoning Resolution, permitting in a residence use district, the maintenance of a parking lot for the parking and storage of more than five (5) motor vehicles, for a stated term of ten (10) years.

PREMISES AFFECTED—1437 Longfellow Avenue, west side, 150 feet south of Jennings Street, Block 2999, Lots 31 and 32, Borough of The Bronx.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: None.

ACTION OF BOARD—Time extended to complete the work.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Kleintert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox 5

Negative: 0

THE RESOLUTION—

WHEREAS, on June 18, 1957, this application was granted by the Board on certain conditions, under Section 7h of the Zoning Resolution to permit in a residence use district the maintenance of a parking lot for the parking and storage of more than five motor vehicles, for a term of two years, affecting premises 1437 Longfellow Avenue, west side, 150 feet south of Jennings Street, Block 2999, Lots 31 and 32, Borough of The Bronx; and

WHEREAS, the applicant requested reopening of this application and extension of time, to obtain permits and complete the work, which had expired by time limitation December 18, 1957; and

WHEREAS, this application was reopened on March 10, 1959 and set for hearing on April 21, 1959 at 10 A.M., subject to regular procedure, waiving all requirements except a new decision of the Borough Superintendent and two publications in the Bulletin; and

WHEREAS, a public hearing was held on this application on April 21, 1959 after due notice by publication in the Bulletin; and

WHEREAS, the decision of the Borough Superintendent, dated February 19, 1959 acting on Alt. Applic. No. 93-56, reads:

"1. Proposed use of parking for more than five motor vehicles in a residence use district is contrary to Art. II Sect. 3 of the Z.R."

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 18, 1957, only so far as it has reference to obtaining permits and the completion of the work so that as amended this portion of the resolution shall read:

"that in view of the statement by the applicant that the work has been completed, that all permits, including a certificate of occupancy, shall be obtained and all work completed within six months from the date of this *amended* resolution."

707-56-BZ—Vol. II

APPLICANT—Charles M. Spindler, for William Galvin, owner.

SUBJECT—Application reopened November 18, 1958 as Vol. II—decision of the Borough Superintendent, under sections 7f and 7i of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubrication, auto washing—non automatic, office, sale of accessories, minor repairs with hand tools only, safety inspection station and the parking and storage of motor vehicles, all for a temporary term of fifteen (15) years.

PREMISES AFFECTED—1500-1510 Williamsbridge Road and 1601-1611 Eastchester Road, northeast corner, Block 4082, Lots 5 and 10, Borough of The Bronx.

APPEARANCES—

For Applicant: Charles M. Spindler.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Kleintert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox 5

Negative: 0

MINUTES

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on November 18, 1958 subject to regular procedure, previously withdrawn; and

WHEREAS, a public hearing was held on this application on February 3, 1959 after due notice by publication in the Bulletin; laid over to March 3, 1959, for inspection and decision; hearing closed; then to March 31, 1959, for further inspection and decision; then to April 21, 1959, for further inspection and decision; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site, Williamsbridge Road, Eastchester Road, Poplar Street and Jarrett Place are in a business use, C area, class 1½ height district; and

WHEREAS, the decision of the Borough Superintendent, dated October 15, 1958 acting on N.B. Applic. No. 1818-56, reads:

"1. Proposed use of gasoline service station, lubrication, auto washing (non automatic), office, sales of accessories, minor repairs for adjustments with hand tools only, safety inspection station, and parking & storage of motor vehicles in a business use district is contrary to Art. II Sect. 4 of the Z.R."

and

WHEREAS, the applicant states that the premises consist of a plot, 106.94 feet frontage by 95.06 feet in depth; that the building on the plot is vacant and boarded up; that the former lessee endeavored to continue in business; that by reason of the arrangement of the building, it could only be used for its former occupancy as a bar and grill, which use has proven unprofitable and the building must therefore be demolished in order to reduce carrying charges; that it is proposed to change the original proposal by the erection of a three bay building of the standard type suggested by the Tidewater Oil Company, the conditional lessee; that this will comply with the requirements so that a State Inspection Station permit could be granted in the event of a grant of variance by the Board; that in addition thereto, the plans have been altered showing the pumps along the Williamsbridge Road frontage set back fifteen feet from the proposed Williamsbridge Road building line; and

WHEREAS, the applicant states that Williamsbridge Road has been physically widened at the intersection of East Tremont Avenue and St. Raymond Streets, and while the Bronx Topographical Bureau has informed him that no proceeding is pending for the widening of Williamsbridge Road at the site, it is plausible to assume that as work was started a short distance away, that the widening may extend to and include the site; and

WHEREAS, the applicant further states that adjoining the site to the north in block 4082, lot 11, is a two story fire house, with an unpierced masonry wall along a portion of the north lot line, and a seven foot high woven wire fence along the balance of this lot line; that adjoining the site to the east in block 4082, lots 1, 2, 3, 4, 28 and 29, is a factory, warehouse and garage in connection with an oil distributing business; that this building covers, with the exception of a small court, the entire easterly lot line; that there are a number of automotive and non-conforming uses within the affected area, including a gasoline service station in block 4083, lot 1, located in an unrestricted use district some 240 feet east of the site; that there is also a large gas station, garage and repair shop on Williamsbridge Road within the affected area in Block 4077, Lot 43; that directly opposite the site across Eastchester Road, there is an ice cream and custard stand surrounded by a large customer parking area in block 4081, lot 4; that there is also a motor vehicle repair shop on Eastchester Road in block 4081, lot 18; that opposite the site along Williamsbridge Road, there is a vacant lot containing large advertising billboards in block 4079, lot 37; and

WHEREAS, the applicant contends that as previously mentioned, Williamsbridge Road has been physically widened at the intersection of East Tremont Avenue and St. Raymond Street; that this widening was done in connection with a gasoline station which was granted by the Board under Cal.

No. 4-53-BZ, Vol. II; that it is felt that the present proposal will considerably improve the appearance of the site by removing the two dilapidated frame structures and replacing them with a modern brick building on a well-lighted, paved and fenced site; that with the type of occupancies immediately abutting the site, as well as those directly opposite it, it is felt that this proposal can have no adverse effect on the adjoining property; that it will provide a needed service on these two heavily trafficked arteries; that the only feasible development of the site is the use proposed and a grant is requested for a temporary term of fifteen years so that the owner can realize a return on his investment pending future possible developments, at which time the site may be converted to a conforming use; and

WHEREAS, the applicant states that the present owner has held title to the property since June 18, 1946; that the assessed valuation of land is \$17,000 and of the building \$3,500 making a total of \$20,500; that the building was erected prior to 1924; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board which recommended the application be granted under certain conditions; and

WHEREAS, when formerly denied, the building contained a going business; the building is now vacant and fast deteriorating; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivisions f, e and i of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7f for a term of fifteen years, to permit the premises to be occupied as a gasoline service station with uses lawfully accessory thereto, substantially as proposed and indicated on plans filed with this application, marked "Received October 23, 1958," 4 sheets, *on condition* that all buildings and uses on the premises shall be removed and the site graded substantially to the grade of Williamsbridge Road, constructed and arranged and indicated on plans above cited; that the accessory building shall be of the design, arrangement and location indicated, faced with face brick on the west and south sides; that the north and east sides may be of block or common brick painted; that there shall be no openings in such walls to adjoining premises; that there shall be no cellar in such building and in all other respects the building shall comply with all laws, rules and regulations applicable thereto; that pumps shall be of an approved low type, erected not nearer than 15 feet to the street building lines of Williamsbridge and Eastchester Roads; that there shall be not more than twelve 550 gallon approved gasoline tanks on the premises; that on the lot line to the north, where walls of adjoining buildings do not occur there shall be erected a woven wire chain link fence on a masonry base to a total height of not less than 5 feet, 6 inches; that such fence shall temporarily extend to the existing building line of the premises; that such space within the plot as is proposed to be acquired by the City for street widening may be used to traverse for entrance and exit, provided such space is paved similarly to the paving of the station, which shall be concrete or asphalt; that curb cuts shall be restricted to two on Williamsbridge Road and two on Eastchester Road, each 30 feet in width and with no portion of any curb cut nearer than 5 feet to a lot line as prolonged; that at the intersection there shall be a block of concrete 12 inches in height, extending for five feet along each street line from the intersection; that such portable fire-fighting appliances shall be maintained as the Fire Commissioner shall direct; that under Section 7i there may be minor repairs with hand tools only, for adjustments, and as may be necessary for a safety inspection station, provided all such repairs and inspections are maintained solely within the accessory building; that under Section 7e there may be for a similar term parking and storage of motor vehicles, provided such uses are located so as not to interfere with the servicing of the station; that signs shall be restricted to permanent signs

MINUTES

attached to the facade of accessory building and to the illuminated globes of the pumps, excluding all temporary and roof signs and advertising devices, but permitting the erection within the intersection of one post standard for supporting a sign which may be illuminated, advertising only the brand of gasoline on sale and permitting such sign to extend not more than 4 feet beyond the building line; and that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

702-58-A

APPLICANT—Charles M. Spindler, for William Galvin, owner.

SUBJECT—Application October 23, 1958—filed pursuant to section 35, General City Law proposed sign within bed of mapped street—proposed widening of Williamsbridge Road.

PREMISES AFFECTED—1500-1510 Williamsbridge Road, northeast corner of Eastchester Road, Block 4082, Lots 5 and 10, Borough of The Bronx.

APPEARANCES—

For Applicant: Charles M. Spindler.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Kleinert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox. 5
Negative 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated October 15, 1958 on N.B. Applic. 1818/56, reads:

"2—Proposed sign within the bed of a mapped street is contrary to Sec. 35 of the General City Law."

and
WHEREAS, the applicant states that the premises consist of a plot 106.94 feet by 95.05 feet, located in business use, C area, class 1½ height district, upon which there is proposed to build a gasoline service station more fully described under application 707-56-BZ, VOLUME II; that the proposed curb cuts and post standard with sign are within the area of the proposed widening of Williamsbridge Road; and

WHEREAS, the applicant proposes to relocate the post-standard with sign, when Williamsbridge Road will be widened, to conform to the requirements of the Board; and

WHEREAS, the premises were inspected by a committee of the Board, which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, acting on N.B. App. 1818/56, Objection No. 2, dated October 15, 1958, be and it hereby is *modified* under the powers vested in the Board by Section 35 of the General City Law, and that the appeal be and it hereby is *granted*, to permit the use of a portion of the premises along Williamsbridge Road temporarily as a portion of the gasoline service station, as provided for this day in resolution adopted by the Board under Cal. No. 707-56-BZ, Vol. II; and that in the event this portion of the premises is acquired by the City for street widening, payment therefor shall be as determined by the Court.

782-56-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for David Minkin, Sigmund S. Briger and Elias Thall, owners.

SUBJECT—Application reopened April 22, 1958 as Vol. II—decision of the Borough Superintendent, under sections 7f, 7i, 7e and 7A of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs, car washing, storage, office and sales, parking and storage of motor vehicles with show window and sign less than 75 feet from a residence use district for a stated term of fifteen (15) years.

PREMISES AFFECTED—195-06 to 195-24 (195-20 official) Northern Boulevard, south side, from 195th to 196th Streets, 43-01 to 43-09 195th Street and 43-02 to 43-10 196th Street, Block 5519, Lot 1, Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Vice Chairman Kleinert, Commissioner Foley and Commissioner Fox 3
Negative: Chairman Murdock, Commissioner Sleeper... 2

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on April 22, 1958 subject to regular procedure; and

WHEREAS, a public hearing was held on this application on February 3, 1959 after due notice by publication in the Bulletin; laid over to February 25, 1959 at the request of the applicant to permit attendance of owner; no further requests for adjournment; then to March 17, 1959, for inspection and decision; hearing closed; then to April 7, 1959, for applicant to furnish information requested at meeting of February 25th and decision; then to April 21, 1959, for applicant to furnish revised plans showing the space to the right and left and back of the accessory building planted and with wall from the front of the accessory building going east and west to the building line; and for decision; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site and Northern Boulevard are in a retail use, D area, class 1 height district; 195th Street and 196th Street are in retail and residence use, D area, class 1 height districts; that as of July 25, 1916 the premises were in a business use district, class 1 height district and class C area district; that the present use designation became effective May 4, 1953 and the present area designation became effective March 24, 1955; and

WHEREAS, the decision of the Borough Superintendent, dated March 18, 1958 acting on N.B. Applic. No. 52-58, reads:

"1. The use of the premises as a gasoline service station, lubritorium, minor auto repairs, car washing, storage, office and sales, parking and storage of motor vehicles and ground sign on a lot located in a Retail Use District is contrary to Art. II Sec. 4A of Zoning Resolution.

2. A show window and sign located less than 75' from a Residence Use District is contrary to Art. II Sec. 7A of Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 200.92 feet frontage, by 102.01 feet in depth, irregular, presently vacant except for several billboards which are to be removed; that it is proposed to erect a modern gasoline service station to consist of twelve 550 gallon gasoline tanks and nine dispensing pumps; that the proposed accessory building will be one story in height of class 3 construction, and contain the conjunctive uses of lubritorium, minor auto repairs, car wash, storage, office and sales; that part of the open area of the site will be reserved for the storage of motor vehicles; and

WHEREAS, the applicant states that the proposal will be modern in design and improve the appearance of the community by developing a vacant piece of unkempt property; that planted areas will be maintained which will act as a buffer to the properties to the south and also afford additional permanent light and ventilation to said properties; that curb cuts will be limited to one 20 foot wide cut on 195th Street and one 20 foot wide cut on 196th Street, thereby keeping all cars receiving service off said streets and preserving the residential aspect of these streets; that the curb cuts on Northern Boulevard will be limited to four 30 foot wide cuts, which will insure pedestrian safety on said Boulevard; and

WHEREAS, the applicant further states that although the proposed show window and signs are within 75 feet of the

MINUTES

residence zone on 195th Street, these conditions, set 70 feet back of the building lines of said street, are not visible from 195th Street and thereby cannot possibly affect the residential aspect of 195th Street; and

WHEREAS, the applicant contends that Northern Boulevard is a main auto lane leading across Queens and the large number of dwellings north and south of Northern Boulevard have created a need for the proposed gas station and make it entirely in keeping at this point; that there are sufficient stores in the area for public requirements, so that to use the site for additional stores would not be financially feasible and would not provide the community with the service of the gas station now vitally required and lacking in the area; that a gas station is as much a required service under present day conditions as any other local store; and

WHEREAS, the applicant states that the present owners have held title to the property since November 19, 1946 and that the assessed valuation of land is \$24,000; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended the application be granted according to the revised plans as filed and under certain conditions; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivisions f, e, i and A of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7f for a term of fifteen years, to permit the premises to be occupied as a gasoline service station and uses lawfully accessory thereto, as proposed and indicated on plans filed with this application, marked "Received March 25, 1958", 4 sheets, and revised plan marked "Received April 14, 1959", 1 sheet, *on condition* that all buildings and uses now on the site shall be removed and the plot shall be graded to the grade of Northern Boulevard, constructed substantially as proposed on such plans, particularly revised plan marked "Received April 14, 1959"; that the accessory building shall be of the design and arrangement as indicated, faced with brick on all sides, that the building shall have no cellar, and in all other respects shall comply with all laws, rules and regulations applicable thereto; that such building shall have no windows in the rear wall; that on the premises in the position in line with the front of the accessory building, from street to street there shall be maintained a masonry wall of face brick matching that of accessory building, not less than 2 feet in height with steel picketing above to a total height of 5 feet and with suitable masonry terminating posts at the building line and at a distance of 5 feet from the accessory building, to permit access to the rear for maintenance of the landscaped areas and to reach the toilets; that a fence of similar construction and height shall be erected and maintained on the street building lines of 196th and 195th street from such rear fence to the terminal posts of the cross-wall; that the balance of the premises shall be paved with concrete or asphalt; that pumps shall be of an approved low type, erected not nearer than 15 feet to a street building line; that gasoline storage tanks shall not exceed twelve 550 gallon approved tanks; that curb cuts shall be restricted to four, each 30 feet in width, to Northern Boulevard and one each to 195th and 196th Streets, each within the first 25 feet from the intersection; that within the intersection there shall be maintained a block of concrete to the east and to the west 12 inches in height, extending for 5 feet along each building line; that the area between the crosswall and the woven wire fence shall be planted with suitable material, a landscaped plan for which shall be submitted by this applicant to the Board for further consideration, showing the spacing and size and kind of trees and shrubs proposed to be maintained; that such portable fire-fighting appliances shall be installed as the Fire Commissioner shall direct; that signs shall be restricted to signs on the front facade of accessory building and the globes of the pumps, excluding all roof and temporary signs

but permitting the erection within the building line at each intersection of a post standard for supporting a sign which may be illuminated, advertising only the brand of gasoline on sale and permitting such sign to extend at right angles to Northern Boulevard not more than 4 feet beyond the building line; that under Section 7i for a similar term there may be auto repairs with hand tools only for adjustments, maintained solely within the accessory building; that under Section 7e for a similar term there may be parking and storage of motor vehicles, provided such parking is so located as not to interfere with the servicing of the station; that under Section 7A any show window, sign or curb cut deemed contrary thereto may be permitted, provided the requirements of this resolution are complied with; and that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

19-57-BZ

APPLICANT—Reginald S. Hardy, for Frances P. Headley and Seena Prastien, owners.

SUBJECT—Application January 15, 1957—decision of the Borough Superintendent, under sections 7f, 7i and 7A of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry, non-automatic, motor vehicle repair shop, for minor repairs, hand tools only, and vehicle with show windows within 75 feet of residence use district.

PREMISES AFFECTED—1790-1820 Utica Avenue and 4914-4924 Avenue J, southwest corner, Block 7797, Lots 47, 49, 50 and 51, Borough of Brooklyn.

APPEARANCES—

For Applicant: Reginald S. Hardy.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Kleiner, Commissioner Foley, Commissioner Sleeper and Commissioner Fox

Negative: 5
0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on July 16, 1957 after due notice by publication in the Bulletin; laid over to July 23, 1957, for inspection and decision; hearing closed; then to December 17, 1957, for further consideration by the Board after community building has been developed; then to May 20, 1958, for report at that time as to the condition in connection with the proposed community house in Block 7775 opposite the proposed gasoline station; and for determination by the Board as to procedure thereafter; then to June 17, 1958, for inspection and decision; hearing closed; also for applicant to advise the Board the status of proposed Community House across Avenue J; then to July 8, 1958, at request of the applicant to permit him to examine plans filed for the nearby Community House and to report to the Board what such plans call for and the status of proposed structure and for decision; then to September 23, 1958, for applicant to report to the Board as to his examination of plan and the status of the proposed structure under the building now planned to be located in similar location; then to October 28, 1958, for information as to status of Community Center opposite and as to ownership; then to November 25, 1958, at the request of the applicant to furnish the Board with information as to the proposed community center; then to January 27, 1959, for further consideration and decision; then to March 10, 1959, for decision; at request of applicant; then to April 14, 1959, at request of the applicant, for full report to the Board as to proposed Community building on the other side of Avenue J; then to April 21, 1959, for decision; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site, Utica Avenue and East 49th Street are in a business use, D area, class 1 height district; and

MINUTES

WHEREAS, the decision of the Borough Superintendent, dated December 27, 1956 acting on N.B. Applic. 2321-56, reads:

"1. Proposed building and premises in a Business Zone, to be used for gasoline service station, lubricatorium, auto laundry, non-automatic, and minor auto repairs with hand tools only is contrary to Art. II, PP. 4a, subsections 29 and 46 of the Zoning Resolution.

2. Proposed show window within 75 feet of a Residence Zone in a transition from non-residential to residential zone is contrary to Art. II, PP. 7A of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot 100 feet frontage by 100 feet in depth, vacant, except for two advertising signs or billboards which have been erected near the corner formed by the intersection of the streets upon which the property abuts; that it is proposed to erect a one story structure, to be used for a gasoline service station with a chain-linked fence on a masonry base, having a total height of 5 feet 6 inches along the southerly and westerly lot lines, and to maintain a planted area along these fences; and

WHEREAS, the applicant contends that Utica Avenue at this point is a wide and relatively heavily travelled thoroughfare; that the space between the intersecting streets is generally 700 feet in length and most of the frontage of the property in this area is either unimproved or given over to uses which are customarily found in a manufacturing or unrestricted district; that because of conditions in the area, there is little or no demand for business property along Utica Avenue and efforts to interest prospective purchasers or developers in this property have proved of no avail; that the owners were therefore forced to the conclusion that the property could be used only for a gas station; and

WHEREAS, the applicant further contends that plans submitted with this application provided for a single curb cut on Avenue J located within 25 feet of the building line along Utica Avenue and therefore the proposal does not violate the provisions of section 7A in this respect; that however, the plans indicate that a show window will be placed on the side of the accessory building facing Avenue J; that this window will be located 34 feet from the Avenue J building line and will be shielded from that street by the proposed fence and planted area; that the residential properties to the west of the premises are improved with buildings facing upon East 49th Street and that there are substantial rear yards between such buildings and the site under consideration; and

WHEREAS, the applicant states that the present owners have held title to the property since August, 1956 and that the assessed valuation of land is \$7,300; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application should be granted on condition; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision f of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7f for a term of fifteen years to permit the premises to be occupied as a gasoline selling station and uses lawfully accessory thereto, substantially as proposed and as indicated on plans filed with this application marked "Received January 15, 1957", five sheets, *on condition* that all buildings and uses now on the premises shall be removed and the premises shall be constructed and maintained substantially as indicated on plans above cited; that the accessory building shall be of the design and arrangement and location as indicated; that there shall be no cellar under the accessory building; that the building shall be faced with face brick on the Avenue J and Utica Avenue sides and the other walls may be of common brick or block painted; that the doors

to the toilet rooms shall be rearranged so as not to be contiguous, that in all other respects the building shall comply with all laws, rules and regulations applicable thereto; that pumps shall be of a low approved type erected not nearer than fifteen feet to the street building line of Utica Avenue; that the number of gasoline storage tanks shall not exceed twelve 550 gallon approved tanks; that the premises where not occupied by the accessory building and pumps shall be paved with concrete or asphaltic pavement; that along the side lot line to the south and east there shall be a woven wire fence of the chain link type on a masonry base to a total height of five feet six inches with suitable terminating posts at the ends of such fence at the building lines; that continuously along the street line of Avenue J there shall be a masonry wall with face brick matching the accessory building two feet in height between masonry posts; and picket steel fence to a total height of four feet six inches, that curb cuts shall be restricted to two curb cuts to Utica Avenue not over 30 feet in width and with no portion of either curb cut nearer than five feet to a street building line as prolonged; that the sidewalk and curbing abutting the premises shall be reconstructed to the satisfaction of the Borough President; that signs shall be restricted to permanent signs attached to the facade of the accessory building facing Utica Avenue and to the illuminated globes of the pumps, excluding all roof signs and temporary signs and advertising devices but permitting the erection within the intersection of a post standard for supporting a sign, which may be illuminated, advertising only the brand of gasoline on sale and permitting such sign to extend beyond the building line for a distance of not more than five feet at right angles to Utica Avenue; that at such intersection there shall be maintained a block of concrete extending for a distance of five feet along either street from the intersection and not less than twelve inches in height; that such portable fire-fighting appliances shall be maintained as the Fire Commissioner shall direct; that under Section 7i there may be minor repairing maintained solely within the accessory building with hand tools only for adjustments; that under Section 7A any show windows deemed contrary to the requirements thereof may be permitted provided the requirements of this resolution are complied with; that planting areas shall be maintained where indicated toward the north and toward the west with suitable planting material and properly protected with a concrete curbing not less than 18 inches in height and six inches in width; and that all permits shall be obtained and all work completed within the requirement of Section 22A of the Zoning Resolution.

345-58-BZ

APPLICANT—Leo Kornblath, for Geray Comp, and Ethel Latt, owners.

SUBJECT—Application May 27, 1958, decision of the Borough Superintendent, under Sections 7c and 7f of the Zoning Resolution, to permit in a business use district, on a plot presently used for the parking of more than five (5) motor vehicles, the installation of gasoline tanks and pumps to be used in conjunction with the existing gasoline service station located on the adjoining lot.

PREMISES AFFECTED—2125 Jerome Avenue, west side, 70.65 feet south of West 181st Street, Block 3192, Lots 46 and 42, Borough of The Bronx.

APPEARANCES—

For Applicant: Leo Kornblath.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Klei-
ert, Commissioner Foley, Commissioner Sleeper and
Commissioner Fox 5

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on March 3, 1959 after due notice by publication in the Bulletin; laid over to March 31, 1959, for inspection and decision; hearing closed; then to April 14, 1959, for further

MINUTES

study with report and decision; then to April 21, 1959, for applicant to consult examiner as to Borough Superintendent's decision with the Examiner; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site, Jerome Avenue and West 181st Street are in a business use, B area, class 1¼ height districts; Davidson Avenue is in business and residence use, B area, class 1¼ height district; and

WHEREAS, the decision of the Borough Superintendent, dated April 28, 1958 acting on Alt. Applic. No. 315-58, reads:

"1. The proposed extension of a gasoline service station in a business use district is contrary to Art. II Sec. 3 of the Zon. Res. and B.S.A. res. 835-26-BZ."

and

WHEREAS, the applicant states that the premises consist of a plot, 103.01 feet frontage by 90 feet in depth, irregular, located adjacent to an existing gas station at the northwest corner of East 181st Street and Jerome Avenue; that both properties are leased and operated by Mr. Herman Kaplan personally; that it is proposed to reduce a traffic problem by erecting two additional islands with gas selling pumps on the site in question, and in so doing, allow cars wishing to make gasoline purchases to pull further along the property; that it is not requested at this time that any additional buildings or extensions for any purpose be erected; that due to the existing retaining wall at the rear of this property, necessary because of the grade condition, the present apartment house at the rear has its basement approximately 25 feet above the level of the proposed Jerome Avenue level of the proposed new gas pumps; that the present legal car parking area will still be maintained for the majority of the premises; and

WHEREAS, the applicant states that of utmost importance is the physical location of both of these properties; that East 181st Street meets Jerome Avenue and rises approximately 40 feet in grade in a northerly direction, as it intersects Davidson Avenue; that there now exists a curb cut on East 181st Street and a curb cut on Jerome Avenue for said gas station for ingress and egress of cars; that due to the aforementioned sharp increase in grade, which is quite prevalent for even the small corner plot, the entire gasoline station apron is a sharply warped surface; that this presents a serious problem of maneuverability for cars pulling into the gas station from East 181st Street and for all practical purposes, prevents any cars attempting to pull into the station from Jerome Avenue; that this has presented a traffic-blocking problem if more than two cars attempt to enter the station and, in essence, is severely curtailing the possibility of the lessee from utilizing these premises; and

WHEREAS, the applicant contends that due to the severe competition of the many gasoline selling stations presenting easy entrances and exits situated along Jerome Avenue, there has been a declining return on the lessee's investment each year; that this has reached such severe proportions that it is preventing the lessee from earning a livelihood; and

WHEREAS, the applicant states that the present owners have held title to the property since 1951 and that the assessed valuation of land is \$17,000; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application should be granted on condition; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision f of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7f to permit the additional lot No. 46 to be operated in conjunction with Lot 42, which was permitted to be occupied as a gasoline service station and repairing under Cal. No. 835-26-BZ, Vol. I, by resolution adopted January 18, 1927, *on condition*, that such additional lot No. 46 shall have all buildings and uses now on such lot removed and the premises leveled sub-

stantially to the grade of Jerome Avenue and maintained as proposed and as shown on plans showing proposed conditions marked "Received January 22, 1959," 4 sheets; that the existing parking lot shall have a fence or retaining wall on the lot line with an opening to connect such lot with the existing Lot 42 as shown; and to permit the erection of six approved low type gasoline pumps, where shown, not less than fifteen feet from the street building line, and twelve 550 gallon approved type gasoline storage tanks and the continuation of the office building, with existing curb cut from the premises to Jerome Avenue and an additional curb cut to the north not over 20 feet in width; that the surfacing of the plot shall be of concrete or asphaltic pavement; that sidewalks and curbing abutting the premises shall be reconstructed or repaired to the satisfaction of the Borough President; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that the term of this variance and the variance for Lot No. 42, expiring June 7, 1959, may be extended so that variances for both lots will terminate on the same date; and that all permits shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

627-58-BZ

APPLICANT—Morris Kweller, for East Park Realty Co., owner.

SUBJECT—Application October 30, 1958—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the erection of two buildings for use as gasoline service station and diner, the gasoline service station will include lubritorium, car wash, minor repairs with hand tools, sale of accessories and parking of cars awaiting service, the diner will have kitchen facilities, office and patron parking.

PREMISES AFFECTED—2347-2369 Linden Boulevard, northeast corner of Shepherd Avenue, Block 4476, Lot 22, Borough of Brooklyn.

APPEARANCES—

For Applicant: Morris Kweller.

For Opposition: Abraham L. Banner.

For Administration: John J. Saunders, Bd. of Education.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative: 0

Negative: Chairman Murdock, Vice Chairman Kleintert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox. 5

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on March 31, 1959 after due notice by publication in the Bulletin; laid over to April 21, 1959, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site is in a residence use, D area, class 1 height district; and

WHEREAS, the decisions of the Borough Superintendent, dated October 30, 1958, as amended by decision dated February 13, 1959—for No. 1547 only—acting on two N.B. Applics. Nos. 1547 and 1548-58, reads:

"1. Proposed building and premises in a Residence Zone, to be used for Gasoline service station, auto washing, lubrication, minor repairs with hand tools only, Parking and storage of motor vehicles awaiting service, office and accessory sales is contrary to Article II, PP. 3 of the Zoning Resolution. (Note—see N.B. 1548-58 for same lot)."

and

WHEREAS, the applicant states that the premises consist of a plot, 200 feet frontage by 1600 feet and 80 feet in depth, presently vacant; that it is proposed to develop the site with a parkway type gasoline service station and diner; that the proposed buildings will have substantially flat roofs with face brick, stainless steel or porcelain enameled steel finish on street fronts; that pumps will be

MINUTES

set back fifteen feet from the building lines, and fencing will be provided along lot lines; and

WHEREAS, the applicant contends that there appears to be no demand for development of the premises for residential purposes, as most of the affected area is vacant and has been vacant for many years; that this property is on a plot having a frontage on one of the most heavily trafficked streets in the City; that there is an economic demand for use of the subject premises as a gas station, diner and accessory uses because of its unique location, fronting on Linden Boulevard, and gives assurance that a substantial investment will yield a reasonable return; that a grant would have no adverse effect upon real estate values in the area and would result in a substantial increase of the assessed valuation and of tax revenue from the premises; and

WHEREAS, the applicant states that the present owner has held title to the property since October 21, 1957 and that the assessed valuation of land is \$17,800; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that there was no justification for the exercise of discretion to grant a zoning variance under Section 7, Subdivision e of the Zoning Resolution.

Resolved, that the decision of the Borough Superintendent, acting on two N.B. Applies. 1547 and 1548-58, Objection No. 1 be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

644-58-BZ

APPLICANT—Lama, Proskauer and Prober, for Abraham H. Spilky, owner.

SUBJECT—Application November 10, 1958—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a business, retail and residence use district, the erection and maintenance of a one story building extending from the business portion into the residence portion of the plot and used for bowling alleys, snack bar, and dining room, kitchen, cocktail lounge, offices, sport shop, locker room and parking of patrons' cars on the unbuilt upon portion of the plot—no fee to be charged.

PREMISES AFFECTED—878 Bay Street, 1-27 Greenfield Avenue, southwest corner and 16-24 Townsend Avenue, Block 2840, Lot 93, St. George, Borough of Richmond.

APPEARANCES—

For Applicant: Alfred A. Lama, Julian Adler and Leif Myhre.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Kleintert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox 5

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on February 3, 1959 after due notice by publication in the bulletin; laid over, date to be set; for inspection and decision; hearing closed; then set for April 7, 1959; then to April 21, 1959, for decision; applicant to consider filing revised plans; the premises were inspected by a Committee of the Board which recommends revised plans showing a different location for the proposed bowling alley for consideration; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site is in business, retail and residence use, D and E area, class 1½ and class 1 height districts; Townsend Avenue is in residence and retail use, D and E area, class 1½ and class 1 height districts; Greenfield Avenue is in business and retail use, D area, class 1½ height district; Bay Street is in a retail use, D area, class 1½ height district; that the use, height and area district maps indicate that part of the premises within 100 feet of Greenfield Avenue is in a business use district, class D area district and class 1½ height district; that part of the premises within 100 feet of Bay Street is in a retail use district, class D area district and class 1½ height district; that the balance of

the premises is in a residence use district, class E area district and class 1 height district; that as of July 25, 1916 that part of the premises within 100 feet of Bay Street and within 100 feet of Greenfield Avenue was in an unrestricted use district and the balance of the premises was in a residence use district; that as of July 25, 1916 the entire plot was in a class B area district and class 1½ height district; that on June 14, 1935 that part of the premises within 100 feet of Bay Street was changed to a business use district and the area classification for the entire plot was changed to a C area district; that on January 21, 1942 the unrestricted portion of the plot was changed to a residence use district; that on August 2, 1943 that part of the premises within 100 feet of Bay Street and that part of the premises within 100 feet of Greenfield Avenue was changed to a D area district and the balance of the plot to an E area district, and at the same time that part of the plot within the residence use district was changed to a class one height district; that on June 28, 1956 that part of the premises within 100 feet of Bay Street was changed to a retail use district; that the premises are presently vacant; and

WHEREAS, the decision of the Borough Superintendent, dated November 3, 1958 acting on N.B. Applic. No. 614-58, reads:

"1. Proposed erection of a building to be used as a bowling alley, snack bar, cocktail lounge, office, sport shop, kitchen and dining room, locker rooms and toilets and parking of patrons cars (no fee to be charged) on the residence portion of a lot which is located partly within a Business Use District, partly within a Retail Use District and partly within a Residence Use District is contrary to Art. II Sec. 3 of the Zoning Resolution."

WHEREAS, the applicant states that the premises consist of a plot, 107.19 feet frontage by 202.90 feet in depth, irregular and vacant; that it is proposed to erect and maintain a modern bowling alley building, one story in height, of class 3 construction, having a frontage of 185 feet and a depth of 150 feet; that the open area is proposed for parking of patrons' cars—no fee to be charged; and

WHEREAS, the applicant contends that the uses as proposed are permitted in the business and retail use district portions of the plot, and it is requested that these uses be extended into the residence use portion of the plot; that the proposal, with its large parking area, will make this a self-contained unit and will not impose any parking or traffic problems in the area; that the building will be colonial in design so as to be in keeping with the surrounding architecture and lead the way to new development in this area; that the granting of this application would provide a new recreational center for this area; and

WHEREAS, the applicant states that the present owner has held title to the property since December 26, 1957 and that the assessed valuation of land is \$15,200; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended that the application be granted under certain conditions; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision c of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7c, to permit the extension of use into the more restricted district of a bowling alley building and parking, as proposed and indicated on plans filed with this application, marked "Received November 10, 1958," 4 sheets, as revised by plans marked "Received April 17, 1959," 3 sheets, *on condition* that the location of the bowling alley building and the grades shall be as indicated on such revised plans, to be further corrected to indicate correctly marked sections A-A and B-B; that such building shall not be nearer than 20 feet to the adjoining lots to the north, Nos. 70 and 76; that along the interior lot lines there shall be constructed and maintained woven wire chain link fences on a masonry base to a total

MINUTES

height of not less than 5 feet, 6 inches with suitable terminating posts at the building lines; that such fence may be omitted where walls of buildings on lots 70 and 76 occur and where there are suitable fences satisfactory to the Borough Superintendent on other lot lines; that such fencing shall be extended along the building line of Townsend Avenue with an opening therein as shown not over 20 feet in width, with curb cut opposite of similar width; that parking may be permitted toward the east and the premises shall be properly graded with cinders or gravel, treated with a binder and properly rolled; that openings and curb cuts may be permitted to Greenfield Avenue as shown, each not over 20 feet in width in addition to the curb cut above referred to on Townsend Avenue; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that all fences and retaining walls that may be required shall be constructed by the owner of subject premises at his expense; and that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

670-58-BZ

APPLICANT—Gustave Goldman, for James Nugent, owner.

SUBJECT—Application November 20, 1958—decision of the Borough Superintendent under sections 7c, 19A (i) and 21 of the Zoning Resolution, to permit in a local retail use C area district, the construction of a one story extension to the rear of an existing building, use the first and second floors as funeral chapels as an extension to the funeral chapel in the adjoining building and use the third floor for caretaker's apartment, the proposed extension to occupy more than the permitted area and the elimination of the required loading and unloading berth.

PREMISES AFFECTED—2721 Avenue D, north side, 20 feet west of East 28th Street, Block 5193, Lot 41, Borough of Brooklyn.

APPEARANCES—

For Applicant: Gustave Goldman.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Kleintert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox. 5

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on March 31, 1959 after due notice by publication in the Bulletin; laid over to April 21, 1959, for inspection and decision; applicant to obtain new Certificate of Occupancy from Building Dept.; hearing closed; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site is in a local retail use, C area, class 1½ height district; Avenue D is in local retail and retail use, C area, class 1½ height district; East 28th Street is in local retail and residence use, C area, class 1½ height districts; Rogers Avenue is in a retail use, C area, class 1½ height district; and

WHEREAS, the decision of the Borough Superintendent, dated November 14, 1958 as amended by decision dated April 14, 1959 acting on Alt. Applic. No. 68-58, reads:

"1. Proposed funeral chapels within a Local Retail district violates Art. 2 Sect. 4c of zone resolution.

2. Proposed extension exceeds area in a "C" district & violates Art. 4, Sect. 13b of zone resolutions.

4. Provisions for loading & unloading as per Sect. 19A of Zone."

and

WHEREAS, the applicant states that the premises consist of a plot, 40 feet frontage by 90 feet in depth, occupied by two buildings, three stories in height, erected some time before 1929 and originally occupied as stores on the first floor and an apartment each on the second and third floors;

that the building located at 2723 Avenue D in block 5193, lot 40 was occupied as a funeral chapel on the first floor under a Certificate of Occupancy issued in 1938; that in 1954 under an alteration permit, the funeral chapel was extended to include what was three, one-car garages, and the second floor converted to storage and display of chapel supplies, and on the third floor living quarters for the caretaker; that Certificate of Occupancy No. 141777 was issued November 29, 1954; that the building at 2721 Avenue D, lot 41, in said block was occupied as a store on the first floor and dwelling on the second and third floors; that it is proposed to construct an extension to the rear of the building at 2721 Avenue D, one story in height, and extend the present use of the adjoining building on lot 40 to include said building with a funeral chapel on the first and second floors, and on the third as living quarters for a caretaker; that openings will be provided in the party wall at the first and second floors for access from one building to the other building; that both buildings will be 20 feet by 90 feet and the connecting openings will be protected by self-closing, fireproof doors; and

WHEREAS, the applicant contends that this funeral chapel has been at these premises since 1938 and the owner is a member of the Church at Newkirk and Nostrand Avenues and performs services for the Church; that the area cannot be adversely affected; and

WHEREAS, the applicant states that the present owner has held title to the property since October 1938 and April 15, 1958; that the assessed valuation of land is \$5,600 and of the buildings \$22,000 making a total of \$27,600; that the buildings were erected prior to 1929; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and the committee recommends that the application should be granted on condition only as to the first floor; and

WHEREAS, it is understood that the establishment is for funeral chapels with no undertaking; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivisions c and 19A, j of the Zoning Resolution, as to use, and that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21, and is therefore entitled to relief, as to area, on the grounds of practical difficulty and unnecessary hardship as area proposed to be constructed on is closed in by neighboring buildings providing no light or air.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use and area district regulation of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7c as to use and Section 21 as to area to permit the extension of the building as to the first floor as proposed and indicated on plans filed with this application marked, "Received February 20, 1959," 11 sheets, *on condition* that the proposed extension shall not exceed one story as proposed and as indicated on such plans; that there shall be an opening on the first floor between such space proposed to be used as a chapel to the adjoining chapel to the east as an additional means of exit; that all exits as proposed on the first floor shall be maintained; that no changes shall be made to the balance of the building above the first floor until revised plans and a new decision of the Borough Superintendent are filed; that the use of the building shall be as proposed, funeral chapels without undertaking and in all other respects shall comply with all laws, rules and regulations applicable thereto; that granted under Section 19A, Subdivision j, waiving the requirements as to loading; and that all permits shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

685-58-A

APPLICANT—Gustave Goldman, for James Nugent, owner.

SUBJECT—Application December 1, 1958—Appeal from a decision of the Borough Superintendent, re construction.

PREMISES AFFECTED—2721-2723 Avenue D, north

MINUTES

side, 20 feet west of East 28th Street, 1st floor; Block 5193, Lots 40 and 41, Borough of Brooklyn.

APPEARANCES—

For Applicant: Gustave Goldman.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Klei-
ert, Commissioner Foley, Commissioner Sleeper and
Commissioner Fox 5
Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated November 14, 1958, on Alt. Applic. 68/58, reads:

"(3) Proposed combined area of each bldg. exceeds 3000 sq. ft. & violates Sect. 4.2.10 of Code."

and

WHEREAS, the applicant states that the building is 3 stories, 30 feet in height, 20 feet by 55 feet in area, of non-fireproof construction, located in local retail use, C area, class 1 height district, used and occupied since prior to 1929; Cellar—ordinary; 1st floor—store, 5 persons; 2nd and 3rd floors one family each; that the applicant proposes to build a one story extension on the rear of the building and change use of 1st and 2nd floor to funeral chapel; that the building will be connected to No. 2723 Avenue D on the 1st and 2nd floor; that these connections through the party wall will be properly protected by a 3 hour assembly; that the present stair with their enclosures are acceptable to the Building Department; that the area of 1st floor is 1800 square feet, 2nd floor—1100 square feet and 3rd floor—1100 square feet; and

WHEREAS, the premises was inspected by a committee of the Board.

Resolved, that the decision of the Borough Superintendent, dated November 14, 1958, acting on Alt. Applic. 68/58, Obj. 3, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition*, that the requirements of the resolution as adopted this day under Cal. No. 670-58-BZ shall be complied with.

673-58-BZ

APPLICANT—Hurley and Hughes, for Beverly Management Corp., owner; A. and P. Tea Co., lessee.

SUBJECT—Application November 21, 1958—decision of the Borough Superintendent, under sections 7c and 7A of the Zoning Resolution, to permit in a retail and residence use district, the erection of a one story and cellar structure for use as a retail supermarket and to provide, in the residence portion of the premises, a business entrance into the rear yard for an unloading area.

PREMISES AFFECTED—300-304 West 20th Street and 189-195 8th Avenue, southwest corner, Block 743, Lots 44, 45, 47 and 49, Borough of Manhattan.

APPEARANCES—

For Applicant: Edward J. Hurley.

For Opposition: Manuel Fernandez.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Klei-
ert, Commissioner Foley, Commissioner Sleeper and
Commissioner Fox 5
Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on March 3, 1959 after due notice by publication in the Bulletin; laid over to April 21, 1959, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site, West 20th Street and West 19th Street are in retail and residence use, B area, class 1½ height districts; 8th Avenue is in a retail use, B area, class 1½ height district; and

WHEREAS, the decision of the Borough Superintendent, dated November 18, 1958 acting on amendment to N.B. Applic. No. 132-58, reads:

"1. Proposed entrances to a business from the residence use portion of a lot partially in a retail and partially in a residence use district is not permitted. Art. II, Sec. 3 and 7A Zoning Resolution.

2. Proposed curb cut and loading yard in the residence use district portion not permitted. Art. II, Sec. 3 and 7A Zoning Resolution.

and

WHEREAS, the applicant states that the premises consist of a plot, 80 feet 6 inches frontage by 125 feet in depth; that it is proposed to erect a one story building of 8,000 square feet area, with full cellar, to be used by a single tenant as an A. & P. Food store; that the west 25 feet of the lot is in a residence district and it is proposed to provide for off street truck unloading in this portion of the lot, with one opening in first floor and two openings in cellar at west wall of building; that the lot will be paved with black top; and

WHEREAS, the applicant contends that this arrangement will eliminate unloading of merchandise across the sidewalk, which interferes with pedestrian traffic, and will also eliminate parking of trucks in the street for unloading purposes; that the proposed off street unloading space conforms to the spirit and intent of Section 19A of the Zoning Resolution; that there is an existing business use with large doors for handling freight at first floor in block 743, lot 51, on the south side of West 20th Street, 25 feet west of the subject site, and there is another existing business use in block 744, lot 30 on the north side of West 20th Street, with an overhead door and dropped curb, 75 feet west of the subject site; that similar non-conforming uses exist at block 770, lot 18 and block 769, lot 61; that the unused portion of the lot is not usable for any other purpose; and

WHEREAS, the applicant states that the present owner has held title to the property since August, 1958; that the assessed valuation of land is \$124,000 and of the building \$12,500 making a total of \$136,500; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended that the application be granted under certain conditions; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision c of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7c, to permit the extension of use into the more restricted district, substantially as proposed and indicated on plans filed with this application, marked "Received November 21, 1958," 6 sheets, *on condition* that the building as proposed shall be located in the business use district and shall comply in all respects with all laws, rules and regulations applicable thereto; that the portion to the rear in the residence district proposed to be occupied as a yard and for delivery of merchandise shall be suitably paved and shall have a woven wire chain link fence on a masonry base installed on the lot lines to the west, south and east, where shown, and along the street building line of West 19th Street, where gates shall be maintained which shall remain closed when automobiles are not going in and out; that there may be a curb cut opposite such gates 20 feet wide; that the sidewalk and curbing abutting the site shall be constructed or repaired to the satisfaction of the Borough Superintendent; that in all other respects the buildings and occupancy shall comply with all laws, rules and regulations applicable thereto; and that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

684-58-BZ

APPLICANT—Frederick A. Ketcher, for Jack Treulieb, owner; Rayco Auto Seat Covers, Inc., lessee.

SUBJECT—Application November 24, 1958—decision of the Borough Superintendent, under section 7c, 7i and 7h

MINUTES

of the Zoning Resolution, to permit in a business and residence use district, a permanent variance to maintain the legal conforming use of store, storage and installation of auto seat covers and for the additional use of minor motor vehicle repairs limited to the installation and service of mufflers with the use of acetylene torch, the parking of more than five (5) motor vehicles for patrons only and the erection of a roof sign.

PREMISES AFFECTED—81-15 Queens Boulevard, northwest corner 51st Avenue, Block 1540, Lots 3 and 6, Elmhurst, Borough of Queens.

APPEARANCES—

For Applicant: Frederick A. Ketcher.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Kleintert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox

Negative: 5

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on March 31, 1959 after due notice by publication in the Bulletin; laid over to April 21, 1959, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site, Dongan Avenue and St. James Avenue are in business and residence use, C area, class 1½ height district; Queens Boulevard is in a business use, C area, class 1½ height district; Poyer Street is in a residence use, C area, class 1½ height district; and

WHEREAS, the decision of the Borough Superintendent, dated November 10, 1958 as amended by decision dated January 15, 1959 acting on Alt. Applic. No. 2524-58, reads:

"1. The proposed change in use from store, factory and storage to store, office, sales, display, installation and storage of auto-seat covers, minor motor vehicle repairs with hand tools only (limited to muffler installation and service), oxygen-acetylene torch and parking of more than 5 motor vehicles for patrons and tenants on a lot in a business use district is contrary to Art. 2, Sec. 3 and Sec. 4(a) item 29 of the Z. R.

2. Proposed roof sign on the business portion of the lot is contrary to Art. 2, Sec. 4(a), item 49(a) of the Z. R."

and

WHEREAS, the applicant states that the premises consist of a plot, 51.77 feet and 27.40 feet frontage by 185.58 feet and 137.09 feet in depth, irregular, occupied by a building approximately 40 feet wide, with an average depth of 106 feet; that the building was erected as a store, factory and storage, for which Certificate of Occupancy No. 35288-40 had been issued; that it is in a business and residence use district and there has been no change in zoning since 1916; that it is proposed to seek a permanent variation in order to maintain the legal conforming use of store, storage and installation of auto seat covers, and for the additional use of minor motor vehicle repairs with hand tools, limited to the installation and service of mufflers with the use of acetylene torch, and to permit the parking of more than five motor vehicles for patrons only, and the erection of a roof sign; that it is further proposed to alter the interior of the building by dividing it into separate area for each use, that is, for storage, muffler replacement with use of an acetylene torch, and auto seat cover installation; that for patron parking, it is proposed to grade the lot, surface it with steam cinders with a suitable binder all properly rolled, erect a five foot six inch high chain link fence along property lines where no walls or openings occur, and provide substantial bumpers along the property lines, and the erection of a roof sign; and

WHEREAS, the applicant states that the building is entirely within the business use district; that the minor motor vehicle repairs for the muffler replacement service will be re-

stricted to a specific area in the building set aside for such work; that only three cars can be serviced at any one time; that this muffler service will not be a motor vehicle repair shop as commonly understood as there will be no automotive—moving parts—repairs, no ignition and no body and fender work; that it will not be a nuisance as there will be no smoke, odor, fumes or noise; that the parking will be limited to patrons and customers and no fees will be charged; that it will be used only during regular business hours and no cars will be parked on Sundays; that this parking space is urgently needed as it is essential to the operation of the business that patrons park on the premises; that only 710 square feet, or less than 7% of the area of the plot, used for parking, is in the residence use district; and

WHEREAS, the applicant contends that the premises is located on the northwest corner; that within the affected area, over 80% of the frontage along Queens Boulevard is allocated to gas stations, non-conforming, automotive and business uses; that the adjoining building at the north on 51st Avenue is within the business use district; that the plot to the east is used for the sale of used cars; that the garages of the buildings to the west almost block off these houses from said premises; that the sole lessee and operator of the entire premises is a responsible company who will maintain the premises, conduct the minor motor vehicle repairs for the muffler service and the accessory patron parking; that the requests in this application are absolutely vital to the proper conduct of the business; that the Rayco Company now operates the adjoining premises and will operate both buildings simultaneously; that to prevent patrons driving their cars across street and sidewalk, thus creating an operational hazard, request is made to omit fence between both premises; that this will insure greatest possible safety in operation; that the granting of this application for the permanent use of minor repairs limited to the muffler service, and for the parking of more than five cars for patrons would enable the owner to make a reasonable and just use of his property without affecting anyone adversely and permit the lessee to expand in a logical and unobstructive manner; and

WHEREAS, the applicant states that the present owner has held title to the property since July 19, 1946; that the assessed valuation of land is \$32,000 and of the building \$27,000 making a total of \$59,000; that the building was erected in 1954; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application should be granted on condition; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivisions c, h and i of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is granted under Section 7c to permit the use as proposed of the existing plot and building to be extended into the residence district, where shown on plans marked "Received November 24, 1958", five sheets, and "January 12, 1959", one sheet; and under Section 7i to permit minor repairing and muffler and seat cover installation on cars and use of an oxy-acetylene torch, on condition, that the building in all other respects shall comply with all laws, rules and regulations applicable thereto; that such portable fire-fighting equipment shall be maintained as the Fire Commissioner shall direct; that these premises may be used in conjunction with the premises under the same ownership and control on Lot 7 adjoining to the west; that the proposed sign on the roof shall not be constructed; that any signs erected shall be in accordance with the requirements of the Zoning Resolution therefore and located below the roof cornice; that at the rear, on the side lot line to the west and the rear line to the north there shall be erected a masonry block wall not less than five feet six inches in height; that under Section 7h, for a term of five years, there may be parking of more than five motor

MINUTES

vehicles for patrons only awaiting service in connection with their cars; and that all permits shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

697-58-BZ

APPLICANT—Frederick A. Ketcher, for Charles E. Fletcher, owner.

SUBJECT—Application December 1, 1958—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a local retail use D area district, the erection of a one story building for use as seven (7) stores, the proposed structure exceeds the permitted area coverage.

PREMISES AFFECTED—285 West 231st Street, and 3103 Corlear Avenue, northwest corner, Block 3406, Lot 83, Borough of The Bronx.

APPEARANCES—

For Applicant: Frederick A. Ketcher.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.
THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Kleintert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox. 5
Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on March 31, 1959 after due notice by publication in the Bulletin; laid over to April 21, 1959, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site and West 231st Street are in a local retail use, D area, class 1 height district; Tibbett Avenue and Corlear Avenue are in local retail and residence use, D and DD area, class 1 height districts; West 232nd Street is in a residence use, DD area, class 1 height district; and

WHEREAS, the decision of the Borough Superintendent, dated November 3, 1958 acting on N.B. Applic. No. 1115-58, reads:

"1. In a D area district, the proposed use of building for stores exceeds the 70% allowable area and is contrary to Sec. 14(c) of the Zoning Resolution and is hereby denied."

and

WHEREAS, the applicant states that the premises consist of a plot, 29.97 feet frontage by 100 feet in depth, presently vacant; that it is proposed, in general, to erect a one story and cellar masonry building on the corner, finished with face brick and limestone trim and designed in a basic colonial motif; that specifically, it is proposed to occupy the remaining 30 feet of the lot for stores, instead of garages; and

WHEREAS, the applicant states that Article 2, Section 14c permits a 70% coverage of said corner lot for stores, and permits accessory garage use on the remaining 30%; that this application is for a permanent variation to permit this remaining 30 feet to be used for stores; and

WHEREAS, the applicant further states that if the accessory garages were to be built, the enclosure lot line walls on the west and north for this garage would be exactly the same as for the stores; that there would be no difference in the height of the walls or in the volume of the building; that basically this proposal could not be construed as an increase in area, inasmuch as the legal building would cover said area; that actually, it is a request for a change in the occupancy of the 30 feet of the frontage on 231st Street, from accessory garage to stores; and

WHEREAS, the applicant contends that the soil conditions at this location necessitate installation of piles and a reinforced concrete retaining wall from present grade to the level of the cellar floor, and thus the foundation for the proposed building obviously presents practical difficulties which are in excess of standard construction; that these physical conditions and the attending additional costs are

self-evident and constitute an unnecessary hardship; that all adjoining properties are in the local retail use district; that the plot to the west is used for unlimited parking; that the owner is willing to make the additional investment in order to rigidly safeguard the character of the local retail district; that the proposed occupancy would insure proper community development, up-grade the area, be an asset to the neighborhood and enhance adjoining property values; that the granting of this application for use of the 900 square feet for stores such as permitted in a local retail use district, in place of accessory garages, would enable the owner to make a just and reasonable use of his property without affecting anyone adversely; that by the erection of these stores, the City of New York would stand to benefit by an annual increase in taxes of about \$2,000; that the proposed request would result in a definite improvement in the general appearance of the premises and inure to the comfort, convenience and safety of the public; and

WHEREAS, the applicant states that the present owner has held title to the property since May 12, 1951 and that the assessed valuation of land is \$8,000; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21 of the Zoning Resolution, and is therefore entitled to relief as to area on the grounds of practical difficulty.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the area district regulations of the Zoning Resolution and that the application be and it hereby is granted under Section 21 as to area, to permit the construction of a one-story building substantially as proposed and as indicated on plans filed with this application marked, "Received December 1, 1958," 6 sheets, on condition that there shall be no windows opening in the rear or west side lot line wall to adjoining premises; that the sidewalks and curbing abutting the premises on the abutting streets shall be constructed or repaired to the satisfaction of the Borough President; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that there may be no signs above the cornice line of the building; that such sign shall comply with the requirements therefore; and that all permits shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

698-58-BZ

APPLICANT—George H. Colin, for Cities Service Oil Co., owner.

SUBJECT—Application December 1, 1958—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a business use district, the reconstruction of an existing gasoline service station, lubricatorium, car wash, accessory sales, minor motor repairs and parking and storage of more than five (5) motor vehicles, the proposed reconstruction to provide a new accessory building, additional gasoline tanks and eliminate two existing curb-cuts.

PREMISES AFFECTED—457 Southern Boulevard, northeast corner of Tinton Avenue, Block 2582, Lot 1, Borough of The Bronx.

APPEARANCES—

For Applicant: Benjamin Mosher and Thomas E. Berkery.

For Opposition: None.

For Administration: John J. Saunders, Bd. of Education.

ACTION OF BOARD—Application granted on condition.
THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Kleintert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox. 5
Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on March 31, 1959 after due notice by publication in the

MINUTES

Bulletin; laid over to April 21, 1959, for inspection and decision; applicant to file three sets of plans; hearing closed; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site, Southern Boulevard, Tinton Avenue and East 14th Street are in a business use, B area, class 1½ height district; and

WHEREAS, the decision of the Borough Superintendent, dated November 10, 1958 acting on N.B. Applic. No. 347-58, reads:

"1. In a business district the proposed "Gasoline service station, accessory sales, car wash, lubritorium, minor motor repairs and parking and storage of more than 5 motor vehicles" is contrary to Sect. 4, Art. II Zoning Resolution and is therefore denied."

and

WHEREAS, the applicant states that the premises consist of a plot, 145.36 feet frontage by 81.34 feet in depth, improved with a one story brick building approximately 15 feet by 18 feet, which building has a peaked tile roof and contains an office, one toilet and a heater room; that there are also on the property three outside grease pits, a three-pump concrete island and nine 550 gallon underground gasoline storage tanks; that abutting the premises are five curb cuts, two on Southern Boulevard, two on Tinton Avenue and one at the apex, a masonry retaining wall and a wood fence along the interior lot line; that Certificate of Occupancy No. 703 was issued by the Building Department in 1925 for a gasoline station, at which time the premises were improved with a metal building; that the existing brick building was erected under N.B. Applic. No. 2493-26 and said Certificate of Occupancy was superseded by Certificate of Occupancy No. 3139, which, in turn, was superseded by Certificate of Occupancy No. 21572, submitted with this application; that it is proposed to remove the existing building and to erect a new two-bay service station building; that the building is to be 30 feet by 44 feet and will accommodate, in addition to the office, two bays, one for lubrication and one for car washing, ladies and mens restrooms and a combined heater and storage room; that the construction is to consist of concrete foundations, masonry walls and wood roof; that it is believed that porcelain enamel facing is appropriate for this location and this type of exterior is therefore indicated; that an illuminated free standing sign is proposed on the roof of the building; that the existing wood fence is to be replaced by a new 4 foot high chain link fence, and a retaining wall with a chain link fence above it is to be installed on a portion of the westerly property line; that three new 550 gallon underground gasoline storage tanks are proposed, making a total of 12, and one new 550 gallon waste oil tank is also proposed; that of the existing five curb cuts, two are to be closed, the one at the apex and the northerly curb cut on Tinton Avenue; that no change is contemplated with respect to the three remaining curb cuts; and

WHEREAS, the applicant contends that Southern Boulevard and Tinton Avenue are important vehicular thoroughfares, with ever increasing traffic; that the building was erected about 30 years ago according to the standards and requirements of that day and does not meet the present day requirements of either the public or progressive service station operation; that this application reflects the purpose of the owner to erect a modern gas station in lieu of the existing station which has lapsed into obsolescence in the course of 30 years past; that the enclosed lubritorium will make available an appropriate modern greasing facility to the advantage of the public, the property owner and the persons employed at the station; that operating personnel will work under more favorable conditions from the viewpoint of their health and safety, since they will not be exposed to bad weather conditions; that the proposed car wash bay is necessary by reason of public demand for complete servicing facilities at one station; that in addition, necessary and appropriate storage room will be furnished and the restrooms will afford the public modern, sanitary convenience of this nature; that in the over-all aspect, the

proposed modernization will improve the general appearance of the neighborhood by substituting a service station building of handsome appearance and modern design for an outdated structure, and will also, for the same reason, tend to increase property values and the City's tax income; that the parking and storage facility requested will remove from the public streets many of the vehicles now clogging the thoroughfares in this vicinity and will thereby further municipal efforts to minimize street parking and alleviate traffic congestion; and

WHEREAS, the applicant further contends that the owner is at present under a special and unique hardship in respect of the property involved in this application; that by reason of its inability to effect the proposed improvements and thereby increase its economic productivity, the owner is burdened with the full cost of carrying and maintaining this property and cannot realize the full economic potential of the property in order to defray such costs; that the granting of this application will not alter the essential character of the locality; and

WHEREAS, the applicant states that the present owner has held title to the property since 1926; that the assessed valuation of land is \$14,500 and of the building \$3,500 making a total of \$18,000; that the building was erected in 1925-29; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application should be granted on condition; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivisions c and i of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7c to permit the lawfully existing gasoline service station to be reconstructed and extended, substantially as proposed and as indicated on plans filed with this application marked "Received December 1, 1958", six sheets, *on condition* that all buildings and uses now on the site and not proposed to be retained shall be removed and the premises shall be as proposed to be extended, constructed and arranged as indicated on plans filed with this application cited above; that the arrangement of the plot shall be as indicated on plans showing proposed conditions; that there shall be no cellar under the proposed accessory building; that the accessory building shall in all other respects comply with all laws, rules and regulations applicable thereto; that there shall be no signs erected above the cornice or canopy of the building; that any signs constructed on the facade of the building shall be below the cornice and facing southerly; that there shall be no cellar under the building; that doors to the toilet rooms shall be rearranged so as not to be contiguous; that pumps shall be of a low approved type erected not nearer than ten feet to the street building line; that curb cuts shall be restricted to curb cuts now existing, with no curb cut toward the point, which if existing, shall be closed and with the curb cut on Tinton Avenue, where shown, to be closed; that sidewalks and curbing abutting the premises shall be constructed or repaired to the satisfaction of the Borough President; that the number of gasoline storage tanks shall not exceed twelve 550 gallon approved tanks; that if any of the twelve are existing, they shall be tested by the Fire Commissioner for structural condition and shall be replaced with new tanks if found not to be in good structural condition; that the plot where not occupied by accessory building and pumps shall be paved with concrete or asphaltic pavement; that signs shall be restricted to permanent signs attached to the facade of the accessory building, and as above required, and to the illuminated globes of the pumps, excluding all roof signs and temporary signs and advertising devices but permitting toward the north one post standard for supporting a sign, which may be illuminated, advertising only the brand of gasoline on sale and permitting such sign to extend beyond

MINUTES

the building line for a distance of not over four feet; that such portable fire-fighting appliances shall be maintained as the Fire Commissioner shall direct; that under Section 7i there may be minor repairs with hand tools only for adjustments maintained solely within the accessory building; that under Section 7c there may be parking and storage of motor vehicles so parked as not to interfere with servicing of the station; and that all permits shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

707-58-BZ

APPLICANT—Leonard F. Rothkrug, for George and Witali Federow, doing business as Four Brothers Repair Shop, owners.

SUBJECT—Application December 2, 1958—decision of the Borough Superintendent, under sections 7e, 7f and 7i of the Zoning Resolution, to permit in a business use district the rebuilding and extension of a motor vehicle repair shop, completely destroyed by fire, with accessory welding, painting and spraying and the additions of gasoline pumps and tanks, not for sale, car washing, non-automatic, parking and used car sales all for a temporary term of ten (10) years.

PREMISES AFFECTED—858-862 Bedford Avenue, west side, 232 feet, 9 inches north of Myrtle Avenue, Block 1900, Lots 53 and 54, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Kleiner, Commissioner Foley, Commissioner Sleeper and Commissioner Fox 5

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on March 31, 1959 after due notice by publication in the Bulletin; laid over to April 21, 1959, for inspection and decision; applicant to submit new photograph and corrected plans as to gasoline pump; hearing closed; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site and Bedford Avenue are in a business use, B area, class 1½ height district; Myrtle Avenue and Park Avenue are in business and unrestricted use, B area, class 1½ height districts; Skillman Street is in an unrestricted use, B area, class 1½ height district; that on July 25, 1916 the premises was in an unrestricted use district and was rezoned to business on June 8, 1923; and

WHEREAS, the decision of the Borough Superintendent, dated November 19, 1958 acting on Alt. Applic. No. 3558-58, reads:

"1. Proposed motor vehicle repair shop, body and fender work with acetylene welding in a Business use Zone is contrary to Article II, PP. 4a, subsections 4 and 29 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 75 feet frontage by 100 feet in depth, on which was located two frame buildings destroyed by fire, formerly used as a motor vehicle repair shop, and the basement portion of a three story frame building destroyed by fire and being rebuilt under approved Alt. Applic. No. 970-58 for a conforming retail store use, and a one story concrete block extension presently used as a motor vehicle repair shop; that it is proposed to rebuild the motor vehicle repair shop buildings destroyed by fire by erecting a one story building 30 feet by 50 feet in area, to be used in conjunction with the existing one story cement block building as a motor vehicle repair shop with accessory welding, painting and spraying, non-automatic car wash, gasoline pumps and tanks for customer use only, and parking and used car sales; and

WHEREAS, the applicant states that Fire Department Permit No. F-514558 for a motor vehicle repair shop, storage

of 100 gallons of lubricating oil, storage of fifteen gallons of paints and fifty gallons of Savasol is presently in effect on these premises, and have been issued continuously since 1924; that the records of the Fire Department show that earlier motor vehicle repair shop uses were existing on these premises; that Violation No. 3586-57 was issued on August 14, 1957 covering 862 Bedford Avenue, Block 1900, Lot 55, as follows: "building was partly destroyed by fire. Unsafe Building No. 60-57 pending for fire damage. Remainder of building has been demolished without obtaining proper permits from this Department"; that the Unsafe Building notice was removed by obtaining the necessary permits and completing the demolition of the upper two frame stories destroyed by fire; that subsequently Alt. Applic. No. 970-58 was approved, under which the remaining basement story was used as the basis of a one story retail store; that Zoning Violation No. 160-58 was issued July 9, 1958 in that the premises, located in a business use district, is being unlawfully used for a parking lot of more than five motor vehicles; and

WHEREAS, the applicant contends that this neighborhood was one of the earliest developed in the Borough, and in 1916 when the Zoning Resolution became effective, Bedford Avenue and most of the surrounding area was zoned unrestricted; that the area was rezoned to business in 1923, but most of this area had already been developed with automotive uses; that the following automobile uses exist within the affected area: block 1900, lot 72—motor vehicle repair shop; block 1900, lot 50—used car lot; block 1900, lot 39—sale of auto accessories; block 1734, lots 67 and 68—motor vehicle repair shop; block 1734, lot 60—motor vehicle repair shop and block 1734, lot 31—storage garage; and

WHEREAS, the applicant further contends that the present owners conducted business on the rear frame buildings on these premises at the time of the fire under a lease with the prior owner, and in addition, another repair shop tenant occupied the existing rear cement block building; that after the fire the Four Brothers leased a nearby gasoline service station and purchased the subject premises; that the lease with the remaining tenant expired and that the tenant vacated the rear building; that the owners of the subject premises are also the owners of block 1900, lot 7, fronting on Skillman Street; that the building on this abutting lot is used as a residence by the owners' family so that there is constant supervision of the premises; that the present owners have established a good reputation in this neighborhood for honest, reliable auto repair services and desire to replace the fire-destroyed buildings by an attractive building which will be used by them in the conduct of their business; and

WHEREAS, the applicant states that the present owners have held title to the property since July 17, 1957; that the assessed valuation of land is \$11,200 and of the building \$5,800 making a total of \$17,000; that the building was erected in 1958; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended that the application be granted under certain conditions; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivisions e and i of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is granted under Section 7e for a term of ten years, to permit the reconstruction and extension of the former motor vehicle repair shop, substantially as proposed and indicated on plans filed with this application, marked "Received December 2, 1958", 5 sheets and "April 10, 1959", 4 sheets, on condition that all buildings and uses not proposed to be retained shall be removed and the premises shall be constructed and arranged as indicated on plans above cited; that under Section 7i motor vehicle repairing may be permitted with hand tools only within a portion of the new building where shown and in Building B general motor vehicle repairing with hand tools only but body and fender work and acetylene welding may

MINUTES

be permitted; that there shall be a fireproof door constructed between the motor vehicle repair shop section and the similar section adjoining; that the space to be occupied for parking and used car sales shall be suitably surfaced; that fences shall be constructed and maintained where walls do not exist on the lot lines, such fences shall be of the woven wire chain link type on a masonry base to a total height of not less than 5 feet, 6 inches, and along the street building line such fences shall also be maintained; that there shall be gates in the fence, where and as shown, which shall be kept closed when cars are not passing in and out of the premises and with curb cut opposite not exceeding 10 feet in width each; that in all other respects the buildings and use shall comply with all laws, rules and regulations applicable thereto; that such portable fire-fighting appliances shall be maintained as the Fire Commissioner shall direct; that signs not in compliance with present requirements shall be removed and only signs in accordance with the requirements herein shall be installed; that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

712-58-BZ

APPLICANT—Carl H. Salminen, for Ida Cacciatore, owner.

SUBJECT—Application December 5, 1958—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit on a plot partly in a G-1 area and partly in a D area district, the conversion of a one family dwelling to a two family dwelling.

PREMISES AFFECTED—190-17 33rd Avenue and 32-66 191st Street, northwest corner, Block 4941, Lot 5, Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Carl H. Salminen.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Kleintert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox 5

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on March 10, 1959 after due notice by publication in the Bulletin; laid over to April 7, 1959, for inspection and decision; hearing closed; then to April 21, 1959 for further inspection and decision; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site and 190th Street are in residence and retail use, G-1 and D area, class ½ height districts; 191st Street is in residence and retail use, D area, class ½ height districts; Francis Lewis Boulevard is in a retail use, D area, class ½ height district; 33rd Avenue is in a residence use, G-1 and D area, class 1 height district; that in 1916 the property was in a business and residence D, 1 height district; that on July 7, 1953 the area was changed to G-1 residence and D retail, ½ height district, which is the present zoning; that there are no zoning proposal changes at the present time; and

WHEREAS, the decision of the Borough Superintendent, dated December 1, 1958 acting on Alt. Applic. No. 2703-58, reads:

"1. The proposed conversion of a one family dwelling to a 2 Fam. Dwg. in a G-1 district is contrary to Art. 2 Sec. 16c of the Zone Res."

and

WHEREAS, the applicant states that the premises consist of a plot, 60 feet frontage by 88.08 feet in depth, improved with a 2½ story frame dwelling with basement, erected in 1914 under Plan N.B. 3536-14 and altered under Applic. No. 440-47 and Misc. No. 5525-48; that after the alteration was completed in 1947, Certificate of Occupancy No. Q46100 was issued on March 24, 1948; that there is a one car masonry garage erected in 1958 under N.B. Applic. No.

1928-58 and signed off in the Department of Buildings on October 10, 1958; that it is proposed to legalize the existing two family dwelling, requesting the kitchen to remain in the attic floor with a 7 foot 8 inch ceiling height, and the summer kitchen to remain in the basement; and

WHEREAS, the applicant states that the owner purchased the property in May 11, 1936 as a one family dwelling; that subsequently the married children moved in when the building was converted to a two family dwelling in May, 1942, with a summer kitchen in the basement; and

WHEREAS, the applicant contends that the owners are an elderly and infirm couple requiring the constant care of their children; that they have spent quite a sizable sum of money to improve this building for the use of their children, thereby reducing the carrying charges; that it would be an extreme hardship for the owners, physically and financially, to bring this building back to legal status as a one family dwelling and thus be deprived of the help and care of their children; that in view of these circumstances, it is requested that a variance be granted to permit this building to remain as a two family dwelling; and

WHEREAS, the applicant states that the present owner has held title to the property since May 11, 1936; that the assessed valuation of land is \$5,000 and of the building \$6,500 making a total of \$11,500; that the building was erected in 1914; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which found the building occupied by a single family but that a second family could be maintained in the second story and attic and recommended that the application be granted under certain conditions; and it appeared that the proposal is to continue the joint use of the residence building for the several members of the family; and

WHEREAS, the Board found that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21 of the Zoning Resolution, and is therefore entitled to relief as to area on the grounds of practical difficulty and unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the area district regulations of the Zoning Resolution and that the application be and it hereby is granted under Section 21, to permit the alteration of the existing one-family residence building to a two-family building, on condition that all alterations required to complete such change shall be complied with and that in addition there shall be an exterior fire escape at the rear leading from an attic window directly to grade or to a platform at second story level with counter-balanced ladder to grade, as proposed and indicated on plans filed with this application, marked "Received December 5, 1958", 6 sheets; and that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

713-58-A

APPLICANT—Carl H. Salminen, for Ida Cacciatore, owner.

SUBJECT—Application December 5, 1958—Appeal from a decision of the Borough Superintendent, re frame construction.

PREMISES AFFECTED—190-17 33rd Avenue and 32-66 191st Street, northwest corner, Block 4941, Lot 5, Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Carl H. Salminen.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Kleintert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox 5

Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent dated December 1, 1958 on Alt. Applic. 2703/58, reads:

MINUTES

"2. The use of more than 2 stories for living purposes in a 2 family dwg. is contrary to Section 8.7.2.1 of B.C."

and

WHEREAS, the applicant states that the building is 2 stories, attic and cellar, 30 feet high, 30 feet by 39 feet in area, of wood frame construction, located in residence and retail use, G-1 and D area, class ½ height district, built in 1914 as a 1 family dwelling, used since 1936 as a 2 family dwelling with kitchens in cellar, 1st floor and attic floor; that a Certificate of Occupancy Q46100/48 was issued against Alt. Applic. 440/47 for a one family dwelling with attic use, described as dwelling; that the owner proposes to legalize present use as a 2 family dwelling with a kitchen and lavatory in the attic; that all conditions are more fully described in Calendar Number 712-58-BZ; and

WHEREAS, the premises was inspected by a committee of the Board.

Resolved, that the decision of the Borough Superintendent, dated December 1, 1958, acting on Alt. Applic. 2703/58, Objection #2, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the requirements of the resolution adopted by the Board this day under Cal. No. 712-58-BZ shall be complied with.

717-58-BZ

APPLICANT—Lama, Proskauer and Prober, for Virver Atlantic Realty Corp., owner.

SUBJECT—Application December 8, 1958—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot for more than five (5) motor vehicles for a temporary term of ten (10) years.

PREMISES AFFECTED—244-262 Hendrix Street, west side, 105 feet, 11 inches south of Atlantic Avenue, Block 3962, Lot 24, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Kleiner, Commissioner Foley, Commissioner Sleeper and Commissioner Fox 5

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on March 31, 1959 after due notice by publication in the Bulletin; laid over to April 21, 1959, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site is in a residence use, C area, class 1 height district; Hendrix Street and Van Siclen Avenue are in residence and business use, C area, class 1 height districts; Atlantic Avenue and Liberty Avenue are in a business use, C area, class 1 height district; that as of July 25, 1916 the premises were in an unrestricted use district, a class one height district and a class C area district; that the present use district designation became effective May 15, 1941; and

WHEREAS, the decision of the Borough Superintendent, dated November 13, 1958 acting on Alt. Applic. No. 2828-58, reads:

"1. Proposed parking and storage of motor vehicles on a lot located in a Residence use district is contrary to Art. II Sect. 3 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 160 feet frontage by 100 feet in depth, now occupied as lumber yard and coal pockets; that no permits or Certificate of Occupancy are indicated for these uses in the Bureau of Buildings, said uses having been in use since before 1916; that it is proposed to remove the present buildings and uses now on the site and, for a temporary period of ten years, to use the premises for parking and storage

of motor vehicles; that the site will be leveled to grade, cinder paved and a 5 foot 6 inch high woven wire fence on a 6 inch high concrete curb erected on all interior lot lines and at the building line, except for a 30 foot wide entry; that only one 20 foot wide curb cut will be installed at the curb in front of the site; and

WHEREAS, the applicant states that Atlantic Avenue, only 105 feet 11 inches north of the site, and Hendrix Street, are heavily congested streets and the proposed parking lot will do much towards relieving the traffic situation in the area; that the plot is now occupied with old coal pockets and frame buildings and their removal will do much to improve the appearance of the community and also remove a fire hazard; that although the site was rezoned from unrestricted to residence use on May 15, 1941, Hendrix Street still has an unrestricted aspect as is evidenced by the following non-conforming uses in the affected area: block 3963, lots 8 and 3—gas station and factory; block 3978, lots 23 and 30—steel yard and garage; block 3962, lots 30, 12 and 2—gas station, lumber yard and garage; and

WHEREAS, the applicant contends that the proposed parking lot will be entirely in keeping at this point, will go far towards improving the general welfare, health and safety of the entire community by removing a fire hazard, improving the appearances and alleviating the parking situation in the area; and

WHEREAS, the applicant states that the present owner has held title to the property since June 26, 1958; that the assessed valuation of land is \$26,500 and of the building \$4,000 making a total of \$30,500; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application should be granted on condition; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision h of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7h for a term of five years to permit the premises to be occupied for parking and storage of motor vehicles, substantially as proposed and as indicated on plans filed with this application marked "Received December 8, 1958", 4 sheets, *on condition* that all buildings, uses and structures now on the premises shall be removed as proposed, and the plot shall be leveled substantially to the grade of Hendrix Street and shall be surfaced with clean gravel or steam cinders and treated with a binder and properly rolled; that there shall be erected on all lot lines a woven wire fence of the chain link type not less than five feet six inches in height including a masonry base with no openings therein except one for entrance and exit to Hendrix Street; that such opening shall be fitted with gates which shall normally be kept closed when the cars are not going in or out; that such opening shall not exceed twenty feet and shall have suitable terminating posts at either jamb; that opposite such opening there may be a curb cut of similar width; that sidewalks and curbing abutting the premises shall be constructed or repaired to the satisfaction of the Borough President; that such portable fire-fighting appliances shall be maintained as the Fire Commissioner shall direct; that if any retaining walls are required they shall be furnished on the lot lines at the expense of this owner; that signs shall be restricted to one sign attached to the fence near the entrance advertising the parking and storage use and the rates charged and such other information as may be required by the Commissioner of Licenses; that such sign shall not exceed five square feet and shall not be illuminated and shall not extend beyond the building line; that suitable bumpers shall be maintained at all points to protect the fences and walls of others on the lot lines; and that all permits shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

MINUTES

724-58-BZ

APPLICANT—Paul Friedman, for Peter J. Houser, owner; Houser Buick, Inc., lessee.

SUBJECT—Application December 9, 1958—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit for a term of ten (10) years the outdoor display and sale of more than five (5) motor vehicles, office, parking of more than five (5) motor vehicles for tenants or its employees, customers and patrons and business ground sign in a local retail use district.

PREMISES AFFECTED—218-18 Hempstead Avenue, south side, 150.16 feet west of 218th Place, Block 11106, Lots 43, 46 and 49, Queens Village, Borough of Queens.

APPEARANCES—

For Applicant: Paul Friedman.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Kleintert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox 5

Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on March 31, 1959 after due notice by publication in the Bulletin; laid over to April 21, 1959, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site and Hempstead Avenue are in a local retail use, D area, class ½ height district; 217th Place and 218th Lane are in local retail and residence use, D and E-1 area, class ½ height district; 103rd Avenue is in a residence use, E-1 area, class ½ height district; that as of July 25, 1916 the property was zoned as a business use, one times height and D area district; that on January 21, 1947 the present local retail designation became effective, and on June 30, 1952 the present class ½ height designation became effective; that the D area designation has not been changed; that no zoning amendment relating to this property is pending at the present time; and

WHEREAS, the decision of the Borough Superintendent, dated December 3, 1958 acting on Alt. Applic. No. 2562-58, reads:

"1. Outdoor display and sale of more than five motor vehicles, office, parking of more than five motor vehicles for tenants or its employees, customers and patrons, and business ground sign in a local retail district is contrary to Art. 2 Sec. 4c of the Zoning Res."

and

WHEREAS, the applicant states that the premises consist of a plot, 150.13 feet frontage by 71.51 feet and 69.36 feet in depth; that Certificate of Occupancy No. 106418 was issued on December 1, 1955, for storage—on ground—and renting of two wheel trailers; that it is proposed to obtain a temporary Certificate of Occupancy for a term of ten years for the outdoor display and sale of more than five motor vehicles, office, parking of more than five motor vehicles for tenants or its employees, customers and patrons, and business ground sign, substantially in accordance with the plans of proposed conditions filed with this application and subject to such further conditions as the Board may deem appropriate; and

WHEREAS, the property was sold by the City at public auction to Peter J. Houser, who is President of Houser Buick, Inc., and the deed was delivered to him on November 14, 1958; that the premises is now being used for outdoor display and sale of more than five motor vehicles, parking of more than five motor vehicles for tenant or its employees, customers and patrons, and for a ground sign; that as to curb cuts, two seven foot curb cuts with one and one-half foot displays were approved by the Department of Buildings on November 1, 1955; that one of said curb cuts was described on the permit as 182 feet west of 218th Place and the other as 279 feet west of 218th Place; that the additional 14 foot curb cut at the east-

erly frontage of the premises is unauthorized; that the tenant is Houser Buick, Inc., an authorized Buick dealer of which the owner, Peter J. Houser, is President; that Houser Buick, Inc., maintains its automobile showroom and accessory repair shop, parking lot and used car lot opposite to the subject premises at 218-25 Hempstead Avenue, as per Cal. No. 816-53-BZ, Vols. I and II; and

WHEREAS, the applicant contends that the authorized automobile dealer whose premises are opposite the subject premises is in need of additional space for its used car department and for parking for patrons and employees; and

WHEREAS, the applicant states that the present owner has held title to the property since November 14, 1958 and that the assessed valuation of land is \$12,000; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision e of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7e for a term of five years, to permit the premises to be occupied for outdoor sale and display of motor vehicles and parking of motor vehicles belonging to the tenants and employees, customers and patrons substantially as proposed and indicated on plans filed with this application marked "Received December 9, 1958," 5 sheets, "December 16, 1958," 1 sheet, *on condition* that all buildings and uses now on the premises shall be removed and the premises shall be leveled substantially to the grade of Hempstead Avenue and shall be surfaced with clean gravel, treated with a binder and properly rolled; that the curb cuts shall not exceed two, each not over 10 feet in width; that the sidewalks and curbing abutting the premises shall be repaired or constructed to the satisfaction of the Borough President; that along the side lot lines there shall be erected a woven wire fence of the chain link type not less than 5 feet, 6 inches in height on a masonry base; except that the existing conditions on the rear lot line between the garages of the abutting owners may be continued consisting of a lattice fence, shrubbery hedge and a wire fence; that against such fence at all points there shall be substantial wood bumpers for protection thereto; that during the term of this variance the premises shall be occupied for no other use and no buildings erected thereon, except there may be one building not exceeding one hundred square feet and one story in height solely for an office and shelter for the attendant; that signs shall be as permitted under the Zoning Resolution but not including the type of ground sign as proposed; that such portable fire-fighting appliances shall be maintained as the Fire Commissioner shall direct; that the existing gate in the fence on the easterly lot line may be retained for the convenience of the adjoining owner, but not as a means of exit from the premises; and that all permits shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

736-58-BZ

APPLICANT—De Rose and Cavalieri, for Vincent J. Vella and Dr. Frank A. Manzella, owners.

SUBJECT—Application December 16, 1958—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, for a stated term of five (5) years, the parking and storage of more than five (5) pleasure-type motor vehicles.

PREMISES AFFECTED—414 East 120th Street, south side, 175 feet east of First Avenue, Block 1807, Lot 42, Borough of Manhattan.

APPEARANCES—

For Applicant: J. E. Cavalieri.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

MINUTES

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Klei-
ert, Commissioner Foley, Commissioner Sleeper and
Commissioner Fox 5
Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on March 17, 1959 after due notice by publication in the Bulletin; laid over to April 14, 1959, for inspection and decision; hearing closed; then to April 21, 1959, for further consideration and decision; applicant to advise Board as to possibility of control of parking lot; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site and Pleasant Avenue are in a residence use, B area, class 1½ height district; East 120th Street and East 119th Street are in residence and business use, B area, class 1½ height districts; First Avenue is in a business use, B area, class 1½ height district; that as of July 25, 1916 the property was in an unrestricted district and was changed to its present residence designation on May 28, 1938; that the height and area designations have not been changed since July 25, 1916 and no zoning amendment relating to this property is pending at the present time; and

WHEREAS, the decision of the Borough Superintendent, dated November 13, 1958 acting on Alt. Applic. No. 1595-58, reads:

"1. The proposed parking lot for parking & storage lot for more than five (5) pleasure type motor vehicles is contrary to Article II, Section 3 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 25 feet frontage by 100 feet 11 inches in depth, now vacant and fenced off from the street by a wire fence located about 7 feet behind the street line; that foundation walls of former structure are exposed above the surface at rear of property; that there originally existed on this property, a six story, old law tenement, which was demolished under Demolition Permit No. 168-1941; that this application was filed July 22, 1941; approved the same date and demolition work completed December 11, 1941; that the present owners purchased and acquired title to the property directly from the City of New York; that it is proposed to construct a driveway across the sidewalk and retaining walls along the easterly lot line for the distance of adjoining yard, outer and inner courts; that it is also proposed to erect wire fence and gates along the street line and a similar fence along the side and rear lot lines where masonry walls of adjoining structures do not abut; that it is further proposed to re-grade the property substantially to the sidewalk grade and thence surface same with a pervious pavement, which will also prevent the raising of dust; and

WHEREAS, the applicant contends that there is no provision for necessary parking available in the surrounding private and multiple dwellings; that although the lot is limited in area, the proposed use would help to relieve street parking; that the improvement would eliminate the present unsightly appearance of the property and would be a deterrent to littering of rubbish; that the owners reside and have their places of business in the neighborhood and therefore adequate maintenance and policing of the proposed use would be assured; that parking and storage will be strictly on a monthly basis and, except for immediate egress, the gates will be kept locked to prevent vandalism; that the proposed use is the highest and best use, as a conforming use would not be economically sound now or in the foreseeable future due to the character of the neighborhood and the very limited available land area; that the proposed use would not adversely affect public health, safety and the general welfare; and

WHEREAS, the applicant states that the present owners have held title to the property since November 20, 1958 and that the assessed valuation of land is \$4,000; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee rec-

ommended that the application should be granted on condition; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision h of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7h for a term of five years to permit the premises to be occupied for parking and storage of motor vehicles of the pleasure car type, substantially as proposed and as indicated on plans filed with this application marked "Received December 16, 1958", 2 sheets, *on condition* that all buildings and uses now on the premises shall be removed and the premises shall be leveled substantially to the grade of East 120th Street and shall be surfaced with clean gravel or steam cinders and treated with a binder and properly rolled; that where masonry walls of adjoining buildings do not occur on the lot line there shall be erected a woven wire fence of the chain link type not less than five feet six inches in height, and across the court and on the lot lines to the rear and including the front with no openings therein except one opening for entrance and egress to East 120th Street, which shall be fitted with gates, normally kept closed when cars are not entering or leaving; that all tenants shall be assigned parking spaces and shall be furnished with a key to the gate; that the general supervision of the plot shall be under the control of the person having charge of similar lots in the immediate vicinity; that such portable fire-fighting appliances shall be maintained as the Fire Commissioner shall direct; that proper bumpers shall be maintained at all points along the lot lines for the protection of fences and walls; and that all permits shall be obtained and all work completed within six months from the date of this resolution.

745-58-BZ

APPLICANT—Leonard F. Rothkrug for Joseph and Edna Ragozini, owner.

SUBJECT—Application December 19, 1958—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot with accessory caretaker's dwelling for a temporary term of five (5) years.

PREMISES AFFECTED—2556/2558 East 14th Street, west side, 125 feet north of Avenue Z, Block 7434, Lots 30, 31 and 32, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Klei-
ert, Commissioner Foley, Commissioner Sleeper and
Commissioner Fox 5
Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on March 31, 1959 after due notice by publication in the Bulletin; laid over to April 21, 1959, for inspection and decision; applicant to file plan showing proposed storage of cars on the lot, operation with signs of entrance and exits and the spaces involved; hearing closed; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site and Avenue Y are in a residence use, D area, class 1 height district; East 14th Street and East 13th Street are in residence and business use, D area, class 1 height districts; Avenue Z is in a business use, D area, class 1 height district; that there has been no change in zoning since July 25, 1916 and no change is pending at the City Planning Commission; and

WHEREAS, the decision of the Borough Superintendent, dated December 12, 1958 acting on Alt. Applic. No. 4126-58, reads:

MINUTES

"1. Parking and storage of motor vehicles, vacant portion of lot in a Residence use district is contrary to Art. II Sec. 3 of Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 125 feet frontage by 100 feet in depth, on which is located a one story dwelling, occupied by the owners; that it is proposed to maintain the premises as a parking lot with the dwelling to be used by the owners, who will be caretakers of the parking lot; and

WHEREAS, the applicant states that the premises consists of three lots; that the owners purchased lot 32, with the dwelling, from the former owner, and subsequently purchased lots 30 and 31 from the City; that the owners reside in the dwelling and propose to maintain the balance of the premises as a parking lot; and

WHEREAS, the applicant contends that there is an urgent need for parking in this neighborhood; that this area was developed before the Zoning Resolution was amended to require accessory off street parking, and as a result, this densely developed area has very limited private parking facilities; that if the dwellings on these tax blocks were erected at the present time, they would all be required to have garages or other off street parking; that presently there are only four or five private one-car garages in the area; that there is bumper to bumper parking along the street, and the condition becomes worse with the increase of commuters who park in the neighborhood and then entrain at the nearby station; and

WHEREAS, the applicant further contends that a grant of the variance will not adversely affect adjoining owners; that the presence of the owners in their home on the premises insures the neighborhood that the lot will be maintained in a clean and attractive manner; that it also guarantees that no unauthorized persons or parking will be permitted on the premises; that the heavy street parking presents a danger to pedestrians which will be partially relieved; that the proposed development of the vacant lots will permit them to be maintained, whereas in the past such maintenance was not possible; that elimination of some street parking will enable the Police Department to better supervise the neighborhood; and

WHEREAS, the applicant states that the present owners have held title to the property since June 12, 1958; that the assessed valuation of land is \$10,000 and of the building \$3,500 making a total of \$13,500; that the building was erected in 1931; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application should be granted on condition; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision h of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and hereby is *granted* under Section 7h for a term of five years to permit the premises to be occupied for the parking and storage of motor vehicles substantially as proposed and as indicated on plans filed with this application marked "Received December 19, 1958", three sheets, and "April 7, 1959", one sheet, *on condition* that the space where parking is proposed and the roadway for exiting from such parking space, as shown, shall be leveled substantially to the grade of the street and shall be surfaced with clean gravel or steam cinders and treated with a binder and properly rolled; that the existing dwelling and existing one-story two-car garage may remain; that there shall be erected on all lot lines where masonry walls of adjoining occupancies do not occur a woven wire fence of the chain link type not less than five feet six inches in height with no openings therein except one existing opening leading to the garage and two openings, one for entrance and one for exiting, not over 14 feet in width; that such openings in the fence shall all be fitted with gates which shall normally be kept closed when

cars are not going in or out; that opposite such openings there may be curb cuts of the width as shown on plans above cited; that sidewalks and curbing abutting the premises on the street shall be reconstructed or repaired to the satisfaction of the Borough President; that signs shall be restricted to a permanent sign attached to the fence at the opening for entrance, such sign not to exceed five square feet in area, advertising the parking and storage use and such other information as may be required by the Commissioner of Licenses; that such sign shall not be illuminated nor extend beyond the building line; that such portable fire-fighting appliances shall be maintained as the Fire Commissioner shall direct; that the tree toward the southerly lot line of the premises shall be retained and protected against damage; and that all permits shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

56-59-BZ

APPLICANT—Reginald S. Hardy for Stockman Holding Corporation, owner; H. C. Bohack Company, Inc., lessee.

SUBJECT—Application January 30, 1959—Appeal from a decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a D area district, the extension of the cellar and first floor of an existing two story building occupying more than the permitted area and without the required rear yard.

PREMISES AFFECTED—72-50 Austin Street, south side, 101.17 feet west of Ascan Avenue, Block 3255, Lot 65, Forest Hills, Borough of Queens.

APPEARANCES—

For Applicant: Reginald S. Hardy and Murray Stockman.
For Opposition: None.

ACTION OF BOARD—Application granted on condition.
THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Klei-
ert, Commissioner Foley, Commissioner Sleeper and
Commissioner Fox 5

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on March 31, 1959 after due notice by publication in the Bulletin; laid over to April 21, 1959, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site, Austin Street, Burns Street and Ascan Avenue are in a retail use, D area, class 1 height district; that on July 25, 1916 the property was included in a business use and C area district; that on February 5, 1940 these designations were amended to conform to the present use and area designations; and

WHEREAS, the decision of the Borough Superintendent, dated January 27, 1959 acting on Alt. Applic. No. 171-59, reads:

"1. The proposed extension to a retail market located in a "D" area district is excessive in area and contrary to Art. IV Sec. 14(c) of Zoning Resolution.

"2. Provide a rear yard as required by Art. IV Sec. 14(a) of Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 50.48 feet frontage by 100.93 feet in depth, improved with a two story brick structure, the first floor of which is arranged for use as retail stores and the second floor as offices; that the building was erected pursuant to N.B. Applic. No. 2884-1930 and Certificate of Occupancy No. 44704 was issued October 11, 1931; that it is proposed to extend the cellar and first floor of the building to cover the entire plot; that the second floor will remain unchanged; and

WHEREAS, the applicant states that the area of the plot is 5,049.50 square feet; area of present building is 3,500 square feet; area of permissible coverage of lot under existing zoning regulations—55%—2,777.22 square feet; area

MINUTES

of proposed extension—1,549.50 square feet; area of proposed extended building—5,049.50 square feet; excess coverage—2,272.28 square feet; and

WHEREAS, the applicant contends that Austin Street, upon which the subject premises abut, constitutes one of the major shopping areas in Forest Hills; that the property on both sides of that thoroughfare for several blocks is devoted to retail stores and the entire area is an active retail shopping district; that the first floor of the premises under appeal were formerly occupied by retail stores, but they became vacant and the owner endeavored to obtain a tenant for the entire first floor; that it was ultimately able to interest H. C. Bohack Co. Inc. in the location; that a survey was made and it was found that the property is of inadequate size to accommodate the needs of that organization; that a lease of the premises was executed conditioned upon obtaining permission to extend the building to cover the entire plot; and

WHEREAS, the applicant further states the building to the east of the subject premises in block 2355, lot 67, occupies the entire plot extending from Austin Street to the rear lot line; that the building to the west of the site in block 2355, lot 62, occupies substantially all of the lot, having a depth of approximately 92 feet and leaving a rear yard of 8 or 9 feet at its maximum depth; that the embankment of the main line of the Long Island Railroad is directly to the rear of the site; that this embankment is occupied by a four track railroad line which is extensively used throughout the day; that it extends to a height somewhat above the first floor ceiling of the building on the subject premises; that it is therefore apparent that the rear yard serves no useful purpose, for the buildings to the east and west extend virtually to the rear lot lines and the side walls thereof are blank walls containing no openings therein; that the railroad embankment makes the rear yard an enclosed court, affording no benefit to any other property; and

WHEREAS, the applicant contends that the prospective tenant of the property, H. C. Bohack Co. Inc., has indicated a willingness to enter into the premises and to expend a substantial amount of money to improve and extend the building if this application be granted; that if, however, it be denied and the owner is forced to retain the building in its present condition, it will be unable to obtain a rent commensurate with that which would be paid under the proposed lease; that the effect of the area district restriction therefore, is to prevent the owner from obtaining an adequate return from his investment in the premises without in any way benefitting any of the adjacent or nearby properties; that the Board had occasion to consider the area restrictions in this vicinity in acting on Cal. No. 55-50-BZ, which was granted October 3, 1950, which application affected premises located on the southwesterly corner of Austin Street and 75th Road in block 3291, lot 16, a short distance east of the site; that the Board recognized that the conditions in the area entitled the owner of that property to relief and accordingly permitted the erection of a building covering a greater percentage of the area of the plot than otherwise would have been permitted; and

WHEREAS, the applicant contends as to Item 2 of the denial of the Borough Superintendent which requires the maintenance of a rear yard as provided in Section 14a of the Zoning Resolution, that the inclusion of a rear yard on the subject premises would serve no useful purpose and would not benefit the owners of any adjacent or nearby properties; that at the time this building was erected, the premises were in a business use district and consequently no rear yard was required below the sill level of the second story windows (Zoning Resolution, Sec. 16b); and

WHEREAS, the applicant states that the present owner has held title to the property since October 31, 1935; that the assessed valuation of land is \$37,500 and of the building \$17,500 making a total of \$55,000; that the building was erected in 1931; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the rear portion is of no use as providing light and air to others and is blocked at the rear by the high bank of the railroad; and

WHEREAS, the Board found that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21 of the Zoning Resolution, and is therefore entitled to relief as to area on the grounds of practical difficulty.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the area district regulations of the Zoning Resolution and that the application be and it hereby is granted under Section 21 to permit the proposed one-story extension to the rear as proposed without rear yard and indicated on plans filed with this application marked "Received February 17, 1959," 7 sheets, on condition that such extension shall be used only in connection with the first floor of the building as proposed, and shall in all other respects comply with all laws, rules and regulations applicable thereto; that there shall be no windows on the side or rear lot lines; that arrangements shall be made to obtain an exit door to the west or south toward the adjoining premises and through such premises or the premises next adjoining to Austin Street, and to accomplish this the stairs shown from cellar to first floor may be placed against the rear wall if necessary; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; and that all permits shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

95-59-A

APPLICANT—Reginald S. Hardy, for Stockman Holding Corporation, owner; H. C. Bohack Company, Inc., lessee.

SUBJECT—Application February 17, 1959—Appeal from a decision of the Borough Superintendent—re egress; provide two means of egress from cellar area.

PREMISES AFFECTED—72-50 Austin Street, south side, 100.17 feet west of Ascan Avenue, Block 3255, Lot 65, Forest Hills, Borough of Queens.

APPEARANCES—

For Applicant: Reginald S. Hardy and Murray Stockman.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Kleintert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox 5
Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated January 27, 1959 on Alt. Applic. 171/59, reads:

"3. Provide two means of egress from cellar area as per 6.1.2.2.3 B.C."

and

WHEREAS, the applicant states that the building is 2 stories, 26 feet high, of non-fireproof construction, 50.48 feet by 73.5 feet in area, located in retail use, D area, class 1 height district, built in 1931 for the following uses: Cellar—storage; 1st floor—store, now vacant; 2nd floor—offices, 25 persons; that Certificate of Occupancy 44704/31 was issued against N.B. Applic. 2884/30 for the above uses; and

WHEREAS, the applicant states that it proposes to build a one story and cellar extension; that the new floor area will be 50.48 feet by 100.93 feet irregular; that the use of the 1st floor will be changed to retail food market, 250 persons; that the cellar will be used for storage of merchandise; that no persons will be regularly employed in this cellar; that the occupancy will be intermittent as necessary to handle merchandise; that the exits of the 2nd floor remain — one 3 foot 8 inch wide fireproof stair in one hour enclosure; that the cellar exits will consist of two stairs of fireproof construction, enclosed in the cellar in masonry walls and in 1 hour partitions on the 1st floor, doors top and bottom will be fireproof self-closing; that the rear stair will be 3 feet 8 inches wide; that the present front stair is 3 feet wide; that these

MINUTES

stairs are remote and terminate on the 1st floor; that the exits of the 1st floor are two doors, one at the west end the other near east end of the front wall; and

WHEREAS, the premises was inspected by a committee of the Board.

Resolved, that the decision of the Borough Superintendent, dated January 27, 1959, acting on Alt. Applic. 171/59, Obj. 3, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the requirements as to two means of exit from the first floor and cellar shall be in accordance with the resolution as adopted this day under Cal. No. 56-59-BZ; and that the second means of exit from cellar may be by means of steps from the cellar to grade as indicated on plans marked, "Received February 17, 1959," 6 sheets and "March 3, 1959," one sheet.

Adjourned: 5:10 P. M.

Joseph J. Doyle, *Chief Clerk.*

REGULAR MEETING

TUESDAY AFTERNOON, APRIL 21, 1959, 2 P. M.

Present: Chairman Murdock, Vice Chairman Kleinert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox.

228-39-SM

APPLICANT—Porete Manufacturing Company, owner.

SUBJECT—Application reopened December 2, 1958 for amendment of resolution—re Porete Nailing Slabs and Porete Channel Slabs; previously approved.

APPEARANCES—

For Applicant: Michael Neiss.

ACTION OF BOARD—Resolution amended in accordance with the report of Committee Test.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Kleinert, Commissioner Foley and Commissioner Sleeper. 4

Negative 0

Absent Commissioner Fox 1

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Calendar Number 228-39-SM.

Subject: Porete Precast Roof and Floor Channel Slabs.

Porete Manufacturing Co., No. Arlington, New Jersey, requested by letter dated November 19, 1958 for additional approval of the material known as Porete Precast Roof and Floor Channel Slabs under the provisions of C26-618.0, C26-344.0, C26-347.0 and C26-620.b. The application was reopened by vote of the board, December 2, 1958.

Purpose

The material is used as an incombustible precast floor and/or roof slab.

Description

The precast plank is manufactured of the same materials as the channel slab, previously approved by the Board March 28, 1939 under Calendar Number 228-39-SM. The channel slab that was tested differed in size and reinforcement.

Inspection and Test

The plant of the applicant was inspected by Ass't Engr. J. A. Darts, Committee on Test. The process of manufacture was witnessed and sample slabs were tested in accordance with the requirements of C26-626.0 Administrative Building Code.

The results of the test are as follows:

1. Channel slab,— $3\frac{1}{2}$ " x 24" x 100"
web thickness— $1\frac{1}{8}$ "
leg reinforcement— $\frac{1}{2}$ " rods on bottom
web reinforcement—4" x 4" & 12ga. x 14ga.
clear span—96"
Area under load = 16.0 Sq. ft.
Adjusted average load at failure = 4930
Load in lbs. per sq. ft. = $4930 \div 16.0 = 308$
Safe carrying capacity (Superimposed load) = $308 \div 4 = 77$
2. Channel slab,— $3\frac{1}{2}$ " x 24" x 108"
web thickness— $1\frac{1}{8}$ "
leg reinforcement— $\frac{1}{2}$ " rods on bottom, $\frac{3}{8}$ " rods on top
web reinforcement—4" x 4" & 12ga. x 14ga.
clear span—104"
Area under load = 17.3 Sq. ft.
Adjusted average load at failure = 4105
Load in lbs. per sq. ft. = $4105 \div 17.3 = 237$
Safe carrying capacity (Superimposed load) = $237 \div 4 = 59.2$

The following channel slabs received a cement finish. The application of this finish was witnessed by the Committee on Test on December 30, 1958.

3. Channel slab— $3\frac{1}{2}$ " x 24" x 112"
web thickness— $1\frac{1}{8}$ "
web reinforcement—4" x 4" & 12ga. x 14ga.
leg reinforcement— $\frac{1}{2}$ " rods on bottom, $\frac{3}{8}$ " rods on top
web reinforcement—4" x 4" & 12ga. x 14ga.
topping— $1\frac{1}{4}$ " nailable concrete
Overall thickness of slab including finish— $4\frac{3}{4}$ "
clear span—108"
Area under load = 18.0 Sq. ft.
adjusted average load at failure = 6375
load in lbs. per sq. ft. = $6375 \div 18 = 354$
Safe carrying capacity (superimposed load) = $354 \div 4 = 88.5$
 4. Channel slab— $3\frac{1}{2}$ " x 24" x 96"
web thickness— $1\frac{1}{2}$ "
leg reinforcement— $\frac{1}{2}$ " rods on bottom
topping web & reinforcement—4" x 4" 12 ga. x 14 ga.
1" Cement topping—1 : 3 cement
overall thickness— $4\frac{1}{2}$ "
clearspan—92"
Area under load = 7.7 Sq. ft.
Adjusted Average load at failure = 7280
Load in lbs. per sq. ft. = $7280 \div 7.7 = 945$
Safe carrying capacity (Superimposed load) = $945 \div 4 = 236$
 5. Channel slab— $3\frac{1}{2}$ " x 24" x 108"
web thickness— $1\frac{1}{2}$ "
leg reinforcement— $\frac{1}{2}$ " rods on bottom
web topping & reinforcement—4" x 4" & 12ga. x 14 ga.
1" Cement finish—1 : 3 cement
overall thickness— $4\frac{1}{2}$ "
clear span 104"
Area under load = 8.7 Sq. ft.
Adjusted average load at failure = 6205
Load in lbs. per sq. ft. = $6205 \div 8.7 = 714$
Safe carrying capacity (Superimposed load) = $714 \div 4 = 178.5$
- The following slab is similar to (1) and (2) and did not have a separate cement topping.
6. Channel slab— $3\frac{1}{2}$ " x 24" x 120"
web thickness— $1\frac{1}{2}$ "
leg reinforcement— $\frac{1}{2}$ " rods on bottom
web reinforcement—4" x 4" & 12ga. x 14ga.
Clearspan—116"
Area under load = 9.7
Adjusted average load at failure = 4155
Loads in lbs. per sq. ft. = $4155 \div 9.7 = 428$
Safe carrying capacity (Superimposed load) = $428 \div 4 = 107$

MINUTES

Recommendation

On the basis of the inspection and test and the data filed by the applicant. The Committee on Test recommends approval of the material known as Porete Precast Roof and Floor Channel Slabs for use in New York City as an incombustible precast floor and/or roof slab under the provisions of C26-618.0 & C26-619.0, C26-620.b, C26-344.0 and C26-347.0 Administrative Building Code and further recommends approval of the channel slab for floors and/or roofs in multi-story Class One structures when protected from below, with a 3 hour ceiling. The span and load limitations are as follows:

1. $3\frac{1}{2}$ " channel slab
 $\frac{1}{2}$ " rods in legs
clear span 96"—77 lbs./sq. ft. superimposed live and dead load
 2. $3\frac{1}{2}$ " channel slab
 $\frac{1}{2}$ " rods bottom and $\frac{3}{8}$ " rods on top
clear span 104"—59.2 lbs./sq. ft. superimposed live and dead load
 3. $3\frac{1}{2}$ " channel slab
 $\frac{1}{2}$ " rods bottom and $\frac{3}{8}$ " rods on top
 $1\frac{1}{4}$ " plant or field applied nailable cement topping
clear span 108"—88.5 lbs./sq. ft. superimposed live and dead load
 4. $3\frac{1}{2}$ " channel slab
 $\frac{1}{2}$ " rods bottom
1" plant or field applied 1 : 3 cement topping reinforced with 4" x 4" & 12 ga. x 14 ga. mesh
clear span 92"—236 lbs./sq. ft. superimposed live and dead load
 5. $3\frac{1}{2}$ " channel slab
 $\frac{1}{2}$ " rods bottom
1" plant or field applied 1 : 3 cement topping reinforced with 4" x 4" & 12 ga. x 14 ga. mesh
clear span—104"—178.5 lbs./sq. ft. superimposed live and dead load
 6. $3\frac{1}{2}$ " channel slab
 $\frac{1}{2}$ " rods bottom
clear span—116"—107 lbs./sq. ft. superimposed live and dead load
- on condition that the requirements of the resolution adopted March 28, 1939 under Calendar Number 228-39-SM be complied with.

(Sgd.) SAMUEL L. BECKER,
Director,
JOHN A. DARTS,
Asst. Engr.,
GEORGE F. SKLENARIK,
Asst. Engr.,
Committee on Test.

Resolved that the Board of Standards and Appeals does hereby amend the above cited resolution in accordance with the above report.

1507-39-SM

APPLICANT—Porete Manufacturing Company, owner.
SUBJECT—Application reopened December 2, 1958 for amendment of resolution—re Precast Featherweight Tongue and Groove Concrete Plank for floor and roof construction; previously approved.

APPEARANCES—

For Applicant: Michael Neiss.

ACTION OF BOARD—Resolution amended in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Kleintert, Commissioner Foley and Commissioner Sleeper... 4

Negative: 0

Absent: Commissioner Fox 1

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Calendar Number 1507-39-SM.

Subject: Porete Precast Roof and Floor Slabs.

Porete Manufacturing Co., of No. Arlington, New Jersey, requested by letter dated November 19, 1958 that the resolution adopted July 6, 1940 under Calendar Number 1507-39-SM be amended to include additional material known as Porete Precast Roof and Floor Slabs under the provisions of C26-618.0, C26-344.0, C26-347.0 and C26-720b Administrative Building Code.

Purpose

The material is used as an incombustible precast floor and/or roof slab.

Description

The precast plank is manufactured of the same materials as the plank previously approved by the Board of Standards and Appeals on July 6, 1940 under Calendar Number 1507-39-SM. The plank that was tested differed only in the type and size of galvanized wire mesh.

Inspection and Test

The plant of the applicant was inspected by Ass't Engr. J. A. Darts, Committee on Test.

The process of manufacture was witnessed and sample slabs were tested in accordance with the requirements of C26-626.0 Administrative Building Code.

The results of the test are as follows:

1. Concrete plank — $2" \times 23\frac{3}{4}" \times 66"$
wire mesh — $3" \times 6"$
mesh gage — $7" \times 12"$
clear span — 62"
Area under load = 10.2 sq. ft.
Adjusted average load at failure = 2725 lbs.
Load in lbs. per sq. ft. = $2725 \div 10.2 = 270$ lbs. sq. ft.
Safe carrying capacity (Superimposed Load) = $270 \div 4 = 67.5$ lbs./sq. ft.
2. Concrete plank — $2" \times 23\frac{3}{4}" \times 80"$
wire mesh — $2" \times 6"$
mesh gage — $7" \times 12"$
clear span — 76"
Area under load = 12.5 sq. ft.
Adjusted average load at failure = 3230 lbs.
Load in lbs. per sq. ft. = $3230 \div 12.5 = 259$
Safe carrying capacity (Superimposed Load) = $259 \div 4 = 64.7$ lbs./sq. ft.
3. Concrete plank — $2\frac{3}{4}" \times 23\frac{3}{4}" \times 48"$
wire mesh — $3" \times 6"$
mesh gage — $7" \times 12"$
clear span — 44"
Area under load = 7.2 sq. ft.
adjusted average load at failure = 5625 lbs.
load in lbs. per sq. ft. = $5625 \div 7.2 = 781$
Safe carrying capacity (Superimposed load) = $781 \div 4 = 195$ lbs. per sq. ft.
4. Concrete plank — $2\frac{3}{4}" \times 23\frac{3}{4}" \times 48"$
wire mesh — $4" \times 6"$
mesh gage $8" \times 12"$
clear span — 44"
Area under load = 7.2 sq. ft.
Adjusted average load at failure = 3475 lbs.
Load in lbs. per sq. ft. = $3475 \div 7.2 = 483$
Safe carrying capacity (Superimposed Load) = $483 \div 4 = 109.5$
5. Concrete plank — $2\frac{3}{4}" \times 23\frac{3}{4}" \times 84"$
wire mesh $3" \times 6"$
mesh gage $7" \times 12"$
clear span — 80"
Area under load = 13.1 sq. ft.
Adjusted average load at failure = 2765 lbs.
Load in lbs. per sq. ft. = $2765 \div 13.1 = 211$
Safe carrying capacity (Superimposed Load) = $211 \div 4 = 52.7$

MINUTES

6. Concrete plank — $2\frac{3}{4}" \times 23\frac{3}{4}" \times 96"$
 wire mesh — $2" \times 6"$
 mesh gage $7" \times 12"$
 clear span — $92"$
 Area under load = 15.1 sq. ft.
 adjusted average load at failure = 3405
 load in lbs. per sq. ft. = $3405 \div 15.1 = 225$
 safe carrying capacity (Superimposed load) = $225 \div 4 = 56.3$
7. Concrete plank — $2\frac{3}{4}" \times 23\frac{3}{4}" \times 48"$
 wire mesh — $3" \times 6"$
 mesh gage $7" \times 12"$
 clear span — $44"$
 Area under load = 7.2 sq. ft.
 adjusted average load at failure = 5625
 load in lbs. per sq. ft. = $5625 \div 7.2 = 780$
 safe carrying capacity (Superimposed load) = $780 \div 4 = 195$
8. Concrete plank — $2\frac{3}{4}" \times 23\frac{3}{4}" \times 48"$
 wire mesh $4" \times 6"$
 mesh gage $8" \times 12"$
 clear span — $44"$
 Area under load = 7.2 sq. ft.
 adjusted average load at failure = 4325
 load in lbs. per sq. ft. = $4325 \div 7.2 = 600$
 safe carrying capacity (Superimposed load) = $600 \div 4 = 150$

The complete report is on file with and is part of the record.

Recommendation

On the basis of the inspection and test and the data filed by the applicant, the Committee on Test recommends the approval of the material known as Porete Precast Roof and Floor slabs for use in New York City as an incombustible precast floor and/or roof plank under the provisions of C26-618.0, C26-619.0, C26-620b, C26-344.0 and C26-347.0 Administrative Building Code, and further recommends approval of the plank for floors and/or roofs in multi-story Class One structures when protected from below with a 3 hour ceiling.

The span and load limitations are as follows:

- (1) 2" thick, double wire mesh $3" \times 6"$
 mesh gage $7" \times 12"$
 clear span $62"$ — 67.5 lbs./sq. ft. superimposed live and dead load
- (2) 2" thick, double wire mesh $2" \times 6"$
 mesh gage $7" \times 12"$
 clear span $76"$ — 64.7 lbs./sq. ft. superimposed live and dead load
- (3) $2\frac{3}{4}"$ thick, double wire mesh $3" \times 6"$
 mesh gage $7" \times 12"$
 clear span $44"$ — 195 lbs./sq. ft. superimposed live and dead load
- (4) $2\frac{3}{4}"$ thick, double wire mesh $4" \times 6"$
 mesh gage $8" \times 12"$
 clear span $44"$ — 120.7 lbs./sq. ft. superimposed live and dead load
- (5) $2\frac{3}{4}"$ thick, double wire mesh — $3" \times 6"$
 mesh gage $7" \times 12"$
 clear span $80"$ — 52.7 lbs./sq. ft. superimposed live and dead load
- (6) $2\frac{3}{4}"$ thick, double wire mesh — $2" \times 6"$
 mesh gage $7" \times 12"$
 clear span $92"$ — 56.3 lbs./sq. ft. superimposed live and dead load
- (7) $2\frac{3}{4}"$ thick, single wire mesh $3" \times 6"$
 mesh gage $7" \times 12"$
 clear span $44"$ — 195 lbs./sq. ft. superimposed live and dead load
- (8) $2\frac{3}{4}"$ thick, single wire mesh $4" \times 6"$
 mesh gage $8" \times 12"$
 clear span $44"$ — 150 lbs./sq. ft. superimposed live and dead load

On condition that all bills of lading, shipping tickets or bills of material shall be marked or stamped "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 256-57-SM" and all plans submitted to the Department of Buildings showing the proposed use of the material shall be similarly marked.

(Sgd.) SAMUEL L. BECKER,
 Director,
 JOHN A. DARTS,
 Assistant Engineer,
 GEORGE F. SKLENARIK,
 Assistant Engineer,
 Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution above cited in accordance with the above report.

200-49-SM

APPLICANT—Febco, Inc., owner.

SUBJECT—Application reopened July 10, 1953—Hot water Valve and Vacuum Breaker, Models 710 and 740, approval of.

APPEARANCES—

For Applicant: Louis J. Bimbi.

ACTION OF BOARD—Material approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Kleintert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox 5
 Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Calendar Number 200-49-SM.

Subject: Febco Inc., Backflow Prevention Units #710 & #740.

Febco Inc., Los Angeles, California, filed November 18, 1949, an application with the Board of Standards and Appeals for approval of the material known as Febco Inc. Backflow Prevention Units, Models 600 & 605, under the Submerged Inlet Rules of the Board. The applicant at a later date amended their application so as to supersede the model designation, so that the requested models are 710 & 740.

Purpose

The material is to be used as a vacuum breaker.

Description

The fitting is a bronze vacuum breaker of the bottom feed angle type. The size of the 710 range from $\frac{3}{8}$ inch to 2 inch inclusive, and the 740 from $\frac{1}{2}$ to $\frac{3}{4}$ inch.

The 710 is designed for cold water service and the 740 for hot water; maximum of 212°F.

Inspection and Test

The units were tested at the Department of Water Supply, Gas and Electricity Test Bench located at Flushing & Kent Avenues, Brooklyn, New York. The samples successfully passed vacuum tests of 29, 22, 15 and $7\frac{1}{2}$ inches of Hg. for five minutes duration each. The complete report is on file with and is part of the record.

Recommendation

On the basis of the test and the data filed by the applicant, The Committee on Test recommends the approval of the Febco Inc., Backflow Prevention Units, Models 710 & 740 for use in New York City under the provisions of C26-

MINUTES

1277.o.h Administrative Building Code, on condition that the appliance be stamped or labeled "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 200-49-SM".

(Sgd.) SAMUEL L. BECKER,
Director,
JOHN A. DARTS,
Assistant Engineer,
GEORGE F. SKLENARIK,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

1005-54-SA

APPLICANT—Linde Company, Division of Union Carbide Corp., owner.

SUBJECT—Application reopened December 2, 1958 for amendment of resolution as to additional models of Linde Liquid Storage tanks for Oxygen, Nitrogen and Argon—re Linde Liquid Storage Tank for Oxygen, Nitrogen and Argon, Models LO-300, LO-600 and LO-1500; previously approved.

APPEARANCES—

For Applicant: R. M. Neary.

ACTION OF THE BOARD—Resolution amended in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Klei-
ert, Commissioner Foley and Commissioner Sleeper. 4
Negative: 0
Absent: Commissioner Fox 1

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Calendar Number 1005-54-SA

Subject: Amendment to resolution as to additional models of Linde Liquid, Storage tanks for Oxygen, Nitrogen and Argon.

Linde Company, Division of Union Carbide Corporation, New York Owner-Manufacturer, requested by filing an application dated November 14, 1958 that the resolution adopted October 20, 1956 under Calendar Number 1005-54-SA—be amended so as to include additional models of the Linde Liquid Storage Tank for Oxygen, Nitrogen and Argon (Models 150 VST, 250 VST and 500 VST). The application was reopened by a vote of the Board, December 2, 1958.

Purpose

Insulated storage tanks for liquid oxygen, nitrogen and argon above 6 p.s.i. pressure.

Description

The requested Models 150 VST, 250 VST and 500 VST are basically the same in construction and operation to the Models approved October 30, 1956, the only difference being in the capacity of the units. The construction details of the three models are as follows:

LIQUID CONTAINER	150 VST	250 VST	500 VST
Design Pressure	84	34	30
Capacity (gal.)	1300	2175	4350
Hydrostatic Test	130	117.5	60
Outside Diameter	5' 0"	8' 6"	8' 6"
Steel Thickness	3/16"	3/16"	1/4"
Material	Stainless Steel	Everdur	Everdur & Copper
Safety Valve Setting	65 psi	15	15
Bursting Disc	90 psi	30	30-36

Outer Casing

Design Pressure	15 psi (ext)	15 psi (ext)	15 psi (ext)
Pneumatic Test	22 1/2 psi (int)	22 1/2 psi (int)	22 1/2 psi (int)
Outside Diameter	6' 6"	10' 10"	1' 6"
Shell Thickness	3/8"	3/16"	9/16"
Material	Carbon Steel	Carbon Steel	Carbon Steel
Length or height (approx).	12' 4"	12' 5"	16' 9"

In all other respects the requested models and the approved models are similar. Each storage tank is constructed in accordance with the ASME Code for Unfired Pressure Vessels but those operating at 15 psi or less may be stamped "National Board." The inner liquid container is protected by both a safety valve and a bursting disc and the outer casing is protected by a safety device set to relieve positive internal pressure at not to exceed 5 psi.

Recommendation

The Committee on Test recommends that the resolution adopted October 30, 1956 under Calendar Number 1005-54-SA be amended so as to include the Model 150 VST, 250 VST and 500 VST insulated storage tanks in addition to the previously approved LO-300, LO-600 and LO-1500 models on condition that the requirements of the resolution adopted October 30, 1956 under Calendar Number 1005-54-SA be complied with except that in installations made on industrial sites the minimum clearance between the storage station and adjacent structures may be 5 feet if the walls of the adjacent structures are fire resistive in construction and with no openings in the walls within 25 feet of the storage station.

(Sgd.) SAMUEL L. BECKER,
Director,
JOHN A. DARTS,
Asst. Engr.,
GEORGE F. SKLENARIK,
Asst. Engr.,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *amend* the above cited resolution in accordance with the above report.

1006-54-SA

APPLICANT—Linde Company, Division of Union Carbide Corp., owner.

SUBJECT—Application reopened December 2, 1958 for amendment of resolution as to additional models of Linde Liquid Storage Tanks with Pumping Units for Oxygen, Nitrogen and Argon—re Linde Liquid Storage Tank with Pumping Unit for Oxygen, Nitrogen and Argon, Models LO-300, LO-600 and LO-1500; previously approved.

APPEARANCES—

For Applicant: R. M. Neary.

ACTION OF BOARD—Resolution amended in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Klei-
ert, Commissioner Foley and Commissioner Sleeper... 4
Negative: 0
Absent: Commissioner Fox 1

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Calendar Number 1006-54-SA.

Subject: Amendment to resolution as to additional models of Linde Liquid Storage Tanks with Pumping Units for Oxygen, Nitrogen and Argon.

Linde Company, Division of Union Carbide Corporation, New York, Owner-Manufacturer, requested by filing an application dated November 14, 1958 that the resolution

MINUTES

adopted January 8, 1957 under Calendar Number 1006-54-SA be amended so as to include additional models of the Linde Liquid Storage Tank with Pumping Unit for Oxygen, Nitrogen and Argon (Models 150 VST, 250 VST and 500 VST). The application was reopened by a vote of the Board, December 2, 1958.

Purpose

Insulated storage tanks with pump and vaporizers to supply high pressure gas and store liquid oxygen, nitrogen and argon above 6 psi. pressure.

Description

The requested models 150 VST, 250 VST and 500 VST are basically the same in construction and operation to the models LO-300, LO-600, LO-1500 approved January 8, 1957. The only difference being in the capacity of the units. The construction details of the three models are as follows:

LIQUID CONTAINER	150 VST	250 VST	500 VST
Capacity (gal).	1300	2175	4350
Design Pressure	84	34	34
Hydrostatic Test	130	117.5	60
Outside Diameter	5' 0"	8' 6"	8' 6"
Steel Thickness	3/16"	3/16"	1/4"
Material	Stain. Steel	Everdur	Everdur
Safety Valve Setting	65 psi	15	15
Bursting Disc	90 psi	30	30-36

OUTER CASING

Design Pressure	15 psi (ext)	15 psi (ext)	15 psi (ext)
Pneumatic Test	22½ psi (int)	22½ (int)	22½ psi (int)
Outside Diameter	6' 6"	10' 10"	11' 6"
Shell Thickness	3/8"	3/16"	9/16"
Material	Carbon Steel	Carbon Steel	Carbon Steel
Length or Height (approx.)	12' 4"	12' 5"	16' 9"

In all other respects the requested models and the approved models are similar. Each storage tank is constructed in accordance with the ASME Code for Unfired Pressure Vessels but those operating at 15 psi are not stamped "National Board" as permitted by the Code. The inner liquid container is protected by a safety device set to relieve positive pressure at not to exceed 5 psi.

Recommendation

The Committee on Test recommends that the resolution adopted January 8, 1957 under Calendar Number 1006-54-SA be amended so as to include the model 150 VST, 250 VST and 500 VST storage tanks with pumps and vaporizers in addition to the LO-300, LO-600 and LO-1500 models previously approved on condition, that the requirements of the resolution adopted January 8, 1957 under Calendar Number 1006-54-SA be complied with except that in installations made on industrial sites the minimum clearance between storage station and adjacent structures may be 5 feet if the walls of the adjacent structures are fire resistive in construction and with no openings in the walls within 25 feet of the storage station; the distance from storage station to wall openings in rooms used exclusively for the storage of oxygen and/or the charging of cylinders with oxygen may be reduced to 10 feet.

(Sgd.) SAMUEL L. BECKER,
Director,
JOHN A. DARTS,
Asst. Engr.,
GEORGE F. SKLENARIK,
Asst. Engr.,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby amend the above cited resolution in accordance with the above report.

760-56-SM

APPLICANT—The Lincoln Electric Co., owner.

SUBJECT—Application September 21, 1956—Jetweld No. 1 and No. 2 and Improved Fleetweld No. 47 (welding electrodes), approval of.

APPEARANCES—

For Applicant: David M. Thorsen.

ACTION OF BOARD—Material approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Vice-Chairman Kleinert, Commissioner Foley and Commissioner Sleeper.. 4

Negative: 0

Absent: Commissioner Fox 1

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Calendar Number 760-56-SM.

Subject: Jetweld No. 1 & No. 2, Welding Electrodes.

Lincoln Electric Co., Cleveland, Ohio, filed September 21, 1956 an application with the Board of Standards and Appeals for approval of the material known as Jetweld No. 1 & No. 2, LH-70 & 47, Welding Electrodes under the provisions of the Welding Rules of the Board.

Purpose

The material is to be used for welding of structural members.

Description

1. Jetweld #1 is a mild steel welding electrode having a heavy powdered iron coating. The composition of the electrode coating makes welds crack resistant and provides extra impact properties not found in conventional electrodes. It is especially designed for operation on fillet welds in the flat or near flat positions. This electrode meets the requirements of A.S.T.M. A233-48T and A.W.S. a 5.1-48T for an E-6012 electrode. Under the latest revisions of these specifications A.S.T.M. A233-55T and A.W.S. A5.1-55T Jetweld No. 1 meets the requirements of an E-6024 electrode. The physical properties of Jetweld No. 1 and conventional E-6012 electrodes are nearly identical. The difference in the two electrodes is the material used in the coating. Jetweld No. 1 has an iron powder type material for a coating and conventional E-6012 electrodes have a rutile type material for a coating. Typical physical properties for Jetweld No. 1 are as follows:

Tensile Strength — 80,000 to 90,000 lbs/sq. in.
Yield Strength — 65,000 to 75,000 lbs/sq. in.
Elongation in 2 inches — 25% to 30%

This electrode is manufactured in the following sizes: 3/32", 1/8", 5/32", 3/16" and 1/4".

2. Jetweld No. 2 is a mild steel electrode having a heavy powdered iron coating. It is especially designed for operation in deep groove butt welds in the flat position. This electrode meets the requirements of A.S.T.M. A233-48T and A.W.S. 5.1-48T for an E-6020 electrode. Under the latest revisions of these specifications, A.S.T.M. A233-55T and A.W.S. 5.1-55T, Jetweld No. 2 meets the requirements of an E-6027 electrode. The physical properties of Jetweld No. 2 are identical with those of conventional E-6020 electrodes. The difference in the two electrodes is the material used in the coating. Jetweld No. 2 has an iron powder-iron oxide type coating whereas conventional E-6020 electrodes have a mineral type coating. Typical properties for Jetweld No. 2 are as follows:

Tensile Strength — 62,000 lbs/square inch
Yield Strength — 52,000 lbs/square inch
Elongation in 2 inches — 25% minimum

This electrode is manufactured in the following sizes: 5/32", 3/16" and 1/4".

3. "Improved" Fleetweld No. 47 is a mild steel electrode having powdered iron in the coating. It is designed for operation in the flat, overhead and vertical positions. This

MINUTES

electrode meets the requirements of A.S.T.M. A233-48T and A.W.S. 5.1-48T for an E-6012 electrode. Typical physical properties for this electrode are as follows:

Tensile Strength — 68,000 to 72,000 lbs/square in.
Yield Strength — 55,000 to 62,000 lbs/square in.
Elongation in 2 inches — 17% to 30%

This electrode is manufactured in the following sizes: 1/8", 5/32", 3/16", 7/32", 1/4" and 5/16".

Inspection and Test

Samples of the electrodes were tested at the United States Testing Co., Inc., in accordance with the requirements of ASTM-A-233-55T and ASTM-E-8-54T in the Presence of Ass't Engr. J. A. Darts, Committee on Test and the samples tested successfully met the requirements.

The complete report is on file with and is part of the record.

The electrodes have been approved by the American Bureau of Shipping.

Recommendation

On the basis of the tests and the data filed by the applicant, the Committee on Test recommends the approval of the material known as Jetweld No. 1 and No. 2, LH-70 and No. 47 Welding Electrodes for use in New York City under the provisions of the Welding Rules of the Board, on condition that each container in which the material is marketed shall be tagged, stamped or labeled "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 760-56-SM".

(Sgd.) SAMUEL L. BECKER,

Director.

JOHN A. DARTS,

Asst. Engr.

GEORGE F. SKLENARIK,

Asst. Engr.

Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

392-58-SA

APPLICANT—Ingersoll-Rand Company, owner.

SUBJECT—Application June 26, 1958—Consolidated Edison Company of New York, Inc., Vertical Centrifugal Pumps for Fuel Oil, Models VP and VHTB, approval of.

APPEARANCES—

For Applicant: Frank S. Freeman.

ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Kleintert, Commissioner Foley and Commissioner Sleeper.. 4

Negative: 0

Absent: Commissioner Fox 1

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Calendar Number 392-58-SA.

Subject: Ingersoll-Rand Company, Vertical Centrifugal Pumps for Fuel Oil, Models VP and VHTB.

Ingersoll-Rand Company, New York, N. Y., filed June 26, 1958 an application with the Board of Standards and Appeals for approval of the Ingersoll-Rand Co., Vertical Centrifugal Pumps for Fuel Oil, Models VP and VHTB under the provisions of the Oil Burner Rules of the Board.

Purpose

These appliances are used as transfer pumps for fuel oil.

Description

The class VP pumps are vertical multi-stage diffuser-type pumps with single suction impellers keyed to the drive shaft and axially positioned by rings and spacing sleeves. The pumps are built in 3, 4, 5, or 6 stages. Their capacities range

from 10 gallons per minute to 400 gallons per minute with pressures up to 750 psi at maximum temperatures of 750°F.

The class VHTB pumps are vertical multi-stage diffuser type pumps made with opposing groups of single suction impellers. Capacities may be varied by the number of stages used and range from 25 gallons per minute to 325 gallons per minute at pressures up to 1500 psi and at temperatures up to 750°F.

The pumps are driven by an external electric motor. The motors used are available in sizes from 5 HP to 300 HP with voltages ranging from 208 volts to 4160 volts for the largest motors. The motors are either of the totally enclosed type or explosion proof as required.

Inspection and Test

All details of construction were examined by Ass't. Engr. G. F. Sklenarik, Committee on Test.

A 1VP-5 pump was inspected at the Consolidated Edison power station at Travis, Staten Island. This model had a capacity of 50 gallons per minute at 3510 RPM against a 700 foot head. The motor used was 20 HP, 208 volts, 3 phase, 60 cycles fully enclosed for Class B locations.

Recommendation

On the basis of the inspection and the data filed by the applicant, the Committee on Test recommends the approval of the Ingersoll-Rand Co. Vertical Centrifugal Pumps for Fuel Oil, Models VP and VHTB when installed in accordance with the provisions of the Oil Burner Rules of the Board and provided that each pump shall bear a label, permanently affixed, reading "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 392-58-SA."

(Sgd.) SAMUEL L. BECKER,

Director,

JOHN A. DARTS,

Asst. Engr.,

GEORGE F. SKLENARIK,

Asst. Engr.,

Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

611-58-SM

APPLICANT—F. Schumacher and Co., owner.

SUBJECT—Application October 20, 1958—Dynel Woven and Printed Upholstery and Drapery Fabrics (flame-proofed), for hotels, theatres and places of Public Assembly, approval of.

APPEARANCES—

For Applicant: R. Curt Hasenclever.

ACTION OF BOARD—Material approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Kleintert, Commissioner Foley and Commissioner Sleeper.. 4

Negative: 0

Absent: Commissioner Fox 1

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Calendar Number 611-58-SM.

Subject: Dynel Woven & Printed Upholstery & Drapery Fabrics (flame-proofed fabrics).

F. Schumacher & Co., New York, N. Y., filed October 20, 1958, an application with the Board of Standards and Appeals for approval of Dynel Woven & Printed Upholstery & Drapery Fabrics (flame proofed fabrics) under the provisions of the Flame Proofing Rules of the Board.

Purpose

The material is a flame proof upholstery and drapery fabric, for hotels, theatres and places of Public Assembly.

MINUTES

Description

The Dynel Fabrics are non-combustible, mildew proof, moth resistant, have a high tensile strength, are easy to wash and clean, dry quickly and have a high abrasion resistance.

Inspection and Test

Samples of the fabric were tested at the Better Fabrics Testing Bureau and the results were as follows; the fabric showed no flashing, flaming after removal of test burner, or afterglow as the fabric fuses and "creeps" away from flame, no dripping. The complete report is on file with and is part of the application.

Recommendation

On the basis of the test and the data filed by the applicant, the Committee on Test recommends the approval of the material known as Dynel Woven & Printed Upholstery & Drapery Fabrics (flame proofed fabrics) for use in New York City as a fabric in places of public assembly as provided under the Flame Proofing Rules of the Board. Any tests or retests as required by the Fire Commissioner shall be conducted by him as prescribed in the above mentioned rules.

The Committee further recommends that all cartons in which this material is to be marketed shall be tagged, stamped or labeled "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 611-58-SM".

(Sgd.) SAMUEL L. BECKER,
Director,
JOHN A. DARTS,
Asst. Engr.,
GEORGE F. SKLENARIK,
Asst. Engr.,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

728-58-SM

APPLICANT—Charles E. Manning Co., owner; Robert Marr and Son, Inc., agent.

SUBJECT—Application December 12, 1958—Alumiron, grooved type Couplings, Standard Series, 1000 and Lightweight Series, 500, approval of.

APPEARANCES—

For Applicant: Paul J. Welsh and Howard K. Marr.

ACTION OF BOARD—Material approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Kleintert, Commissioner Foley and Commissioner Sleeper. 4

Negative: 0

Absent: Commissioner Fox 1

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Calendar Number 728-58-SM

Subject: Alumiron, Grooved Type Couplings, Standard Series 1000 and Lightweight Series 500.

Charles E. Manning Co., Pittsburgh, Pa., filed December 12, 1958 an application with the Board of Standards and Appeals for approval of the Alumiron Grooved Type Couplings Standard Series 1000 and Lightweight Series 500 for use as fittings in sprinkler and standpipe systems in accordance with sections C26-1340 and C26-1383 Administrative Building Code.

Purpose

Couplings for connecting the piping of sprinkler and standpipe systems.

Descriptions

Alumiron Series 1000 and Series 500 couplings are made of malleable iron in sizes of 2 to 8 inches and are to be used for coupling grooved steel pipe. The couplings are made of

two halves or housings which are bolted together over a synthetic rubber gasket to assemble the grooved steel pipe. The housings are formed with a key on both sides which fits into the grooves that are machined on the outer surface of the pipe ends.

The composition of the malleable iron used for the couplings is

carbon	2.25 — 2.70%
silicon	.80 — 1.10%
manganese	less than .40%
phosphorous	less than .20%
sulphur	.07 — .15%

The physical properties are:

tensile strength	48,000 to 52,000 psi
yield strength	32,500 to 33,500 psi
elongation	8.5% to 13%
Brinnell hardness	100 to 140

The gasket material is either Buna N or Neoprene.

Inspection and Test

The couplings and gaskets were tested at the Underwriters' Laboratories as follows:

An unrestrained joint test was made on sample couplings of each size assembled on two short lengths of steel pipe and subjected to gradually increasing hydraulic pressure until failure. Maximum test pressures varied from 1800 psi for an 8 inch coupling to 4500 psi for a 2½ inch coupling.

Deflection tests were also made on couplings of each size assembled on two short lengths of steel pipe and then subjected to an internal pressure of 350 psi. and a load applied to the coupling to deflect the joint. The load was increased until the joint failed. The maximum load varied from 10,700 psi for a 2 inch coupling to 36,000 psi for an 8 inch coupling with an average deflection of 77°.

In addition the durometer hardness, tensile strength and elongation of the rubber gaskets used were determined before and after exposure for 96 hours to oxygen at 70°C and 300 psi. with satisfactory results.

Recommendation

On the basis of the test, the Committee on Test recommends the approval of Alumiron Grooved Type Couplings Standard Series 1000 and Lightweight Series 500 for use with grooved steel pipe in sizes of 2 to 8 inches with a maximum working pressure of 500 psi. for the Series 1000 and 300 psi for Series 500 under the provisions of C26-1340.0 and C26-1383.0 Administrative Building Codes on condition that each coupling shall bear a label permanently affixed, reading "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 728-58-SM and further that;

1. No joint in a horizontal run shall be placed more than 2 feet from a hangar.

2. Vertical risers shall be supported every 24 feet in height.

3. Long runs of pipe shall include expansion joints when required by the Superintendent and further that the use of these couplings underground shall be permitted inside building walls only, not to be in soils corrosive to steel or rubber.

(Sgd.) SAMUEL L. BECKER,
Director,
JOHN A. DARTS,
Asst. Engr.,
GEORGE F. SKLENARIK,
Asst. Engr.,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

733-58-SA

APPLICANT—Gilbert & Barker Mfg. Company, owner.

SUBJECT—Application December 15, 1959—Gilbarco and Esso Conversion Oil Burner, Models BD-30-10 and CD-30-30, high pressure Atomizing Oil Burners, approval of.

MINUTES

APPEARANCES—

For Applicant: R. C. Beckman.

ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Vice-Chairman Kleintert, Commissioner Foley and Commissioner Sleeper. 4

Negative: 0

Absent: Commissioner Fox 1

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Calendar Number 733-58-SA.

Subject: Gilbarco and Esso Conversion Oil Burner, Models BD-30-10 and CD-30-30.

Gilbert and Barker Mfg. Co., West Springfield, Mass., filed December 15, 1958 an application with the Board of Standards and Appeals for approval of the Gilbarco Conversion Oil Burners, Models BD-30-10 and CD-30-30 under the provisions of the Oil Burner Rules of the Board. These burners will also be marketed under the trade name ESSO.

Purpose

Conversion Oil Burners.

Description

These oil burners are of the fully automatic pressure type for steam and hot water heating systems, warm air furnaces, forced warm air furnaces, and domestic hot water heaters. They are designed to burn No. 2 fuel oil.

The Model BD-30-10 oil burner is designed with a firing range of .65 gallons per hour minimum and 2.25 gallons per hour maximum. It is equipped with one nozzle, twin electrode single ignition, and one transformer. The controls consist of a stack-mounted combustion control, a line voltage limit control, and low voltage operating controls such as aquastat and thermostat. The oil burner operates on constant ignition only.

When the thermostat calls for heat, the load relay of the combustion control is energized and provides current to start the motor and establish ignition. When flame is established, the built-in safety switch is bypassed and the oil burner continues to operate automatically. When the thermostat is satisfied, the load relay of the combustion control is de-energized, opening the load relay contacts, which shuts down the oil burner.

In the event of flame failure and start, the combustion control locks out in 90 seconds, providing a complete shut-down of the oil burner. The same sequence occurs if there is an ignition failure on a normal start of the equipment.

The Model BD-30-10 oil burner is equipped with a 115 volt, 60 cycle, A.C., split-phase, 1/8 H.P. 1750 RPM motor with a built-in thermal overload. The motor drives the fan which provides the air for combustion and also the fuel pump which delivers oil to the nozzle. The fuel pump is a Sundstrand fuel unit which has a built-in pressure regulating valve. The valve maintains pressure of the oil delivered to the nozzle. The combustion head assembly includes the oil tube, combustion head, electrodes, ignition leads, nozzle and air tube, all of which are similar to other Gilbarco oil burners.

The Model CD-30-30 oil burner is exactly the same as the Model BD-30-10 in its design and operation, with the exception that the Model CD-30-30 is equipped with a Gilbarco Economy Clutch, which replaces the flexible rubber coupling used on the Model BD-30-10 between the motor and fuel unit.

The Gilbarco Economy Clutch provides a stream of air prior to ignition of the oil and continues the air flow several seconds after the oil burner has shut down.

Inspection and Test

All details of construction were examined by Ass't Engr. G. F. Sklenarik, Committee on Test.

The Model BD-30-10 and CD-30-30 were tested and approved by the Underwriters' Laboratories MP 163, MP 599.

Recommendation

On the basis of the examination and the data submitted by the applicant, the Committee on Test recommends the approval of the Gilbarco Conversion Oil Burner, Models BD-30-10 and CD-30-30 when installed in accordance with this report and the Oil Burner Rules of the Board and that such burners may also be marketed under the trade name ESSO, provided that each burner shall bear a label, permanently affixed, reading "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 733-58-SA."

(Sgd.) SAMUEL L. BECKER,

Director,

JOHN A. DARTS,

Asst. Engr.,

GEORGE F. SKLENARIK,

Asst. Engr.,

Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this appliance in accordance with the above report.

740-58-SA

APPLICANT—Gilbert & Barker Mfg. Company, owner.
SUBJECT—Application December 11, 1958—Gilbarco Twosome Gasoline Dispenser—Models 1124, 1124RC, 1114, 1114RC, 1134 and 1134RC, approval of.

APPEARANCES—

For Applicant: R. C. Beckman.

ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Kleintert, Commissioner Foley and Commissioner Sleeper.. 4

Negative: 0

Absent: Commissioner Fox 1

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Calendar Number 740-58-SA.

Subject: Gilbarco Twosome Gasoline Dispensers, Models 1124, 1124 RC, 1114, 1114 RC, 1134, 1134 RC.

Gilbert & Barker Mfg. Co., West Springfield, Mass., filed December 11, 1958 an application with the Board of Standards and Appeals for approval of the Gilbarco Twosome Gasoline Dispensers, Models 1124, 1124 RC, 1114, 1114 RC, 1134 and 1134 RC under the provisions of section C-19-69.c Administrative Code.

Purpose

Appliances for dispensing gasoline motor fuel.

Description

MODEL 1124

This dispenser is two complete separate dispensers in one housing and pumps two products. It is equipped with two motors, two combination pump unit-air separators, two meters, two automatic computers and two hoses. It is designed to dispense two products, and each product delivered passes through one of the two dispensers. Each of the dispensers within the Model 1124 housing has an electrically driven metering pump with a computer type of registering mechanism. The two 1/3 h.p., 115/230 volt, 60 cycle A.C. explosion-proof motors drive two positive displacement type rotary pumps to raise gasoline from the storage tank and furnish a pressure just under 20 p.s.i. for proper metering. The motors are turned "on" and "off" separately by means of a handle on each side of the dispensing unit. Each handle operates a switch rod mechanism directly connected to a junction box in which the motor switch is located.

The pump unit-air separator separates any air or vapor which may be admitted to the system through a leaking suction line or other reason. The air separators also have the important function of providing room for expansion of product in the system due to temperature rise.

The meters are of the four-piston positive displacement type.

MINUTES

A pressure regulating valve is incorporated between each meter and the pumping unit. The purpose of which is to maintain the liquid under a slight pressure at all times, thus preventing vaporization of the liquid while the gasoline dispenser is standing idle. This is a necessity as vapor at this point would cause false measurement in hot weather.

The computers are of the automatic type and are equipped with a built-in interlock mechanism and automatic set back device which is operated by means of knob and level rod assembly.

MODEL 1124RC

This dispenser is similar to the Model 1124, except that it is designed for remote control application, therefore the motors, pump unit-air separators and air separator pumps have been removed. Air separation takes place at the remote control pump unit which pumps product to the model 1124RC dispenser.

Each of the dispensers within the housing of the Model 1124RC is operated separately by means of a handle on each side of the housing which starts and stops the remote control pump unit. Each handle is also connected to a Solenoid-operated feed line valve (Underwriters' approved valve) which is operated by a switch rod mechanism to open and close the valve in sequence with the start and stop of the remote control pump unit motor. The handles are also interlocked with the automatic setback device of the computers. The Solenoid-operated feed line valves are equipped with a built-in relief device which prevents excessive pressure in the meter and the hose which may be caused by expansion of the liquid due to temperature rise in hot weather. The function of the valve also prevents pressure in the hose of any other dispenser connected to the same supply pipe line and which is not in operation while dispensing gasoline from the dispenser in operation.

MODEL 1114

The Model 1114 is a single product Twosome gasoline dispenser and is designed to dispense one product which is delivered to both nozzles on each side of the dispenser. Therefore, it is equipped with one motor, one pump unit, one air separator, two meters, two automatic computers and two hoses.

The Model 1114 is an electrically driven metering pump with a computer type of registering mechanism. A $\frac{1}{2}$ h.p. 115/230 volt, 60 cycle A.C. explosion-proof motor drives a positive displacement type rotary pump to raise gasoline from the storage tank and furnish a pressure of just under 20 p.s.i. for proper metering. The motor is turned "on" and "off" by means of a separate handle on each side of the housing of the dispensing unit. Each handle is also connected to a Solenoid-operated feed line valve (Underwriters' approved valve) which is operated by a switch rod mechanism to open and close the valve in sequence with the start and stop of the motor. This prevents pressure in the hose of the idle side of the dispenser while product is being dispensed from the other hose of the Twosome dispenser. Otherwise, the Model 1114 is the same in all respects to the Model 1124 Twosome dispenser.

MODEL 1114RC

This dispenser is similar to the Model 1114, except that it is designed for remote control application. Therefore, the motor pump unit-air separator and air separator pump have been removed. Air separation takes place at the remote control pump unit which pumps product to the Model 1114 Twosome dispenser on the island. Delivery of product to each nozzle is accomplished by means of a separate handle on each of the housing which starts and stops the remote pumping unit. Each handle is also connected to a Solenoid operated feed line valve (Underwriters' approved valve) which is operated by a switch rod mechanism to open and close the valve in sequence with the start and stop of the remote control pump unit motor. This prevents pressure in the hose of the idle side of the dispenser while product is being dispensed from the other side of the Twosome dispenser. Otherwise, the Model 1114RC is the same in all respects to the Model 1114 Twosome dispensers.

MODEL 1134

The Model 1134 is a single product Twosome gasoline dispenser and is designed to dispense one product which is delivered to both nozzles on each side of the dispenser. Therefore, it is equipped with one motor, one pump unit, one air separator, two meters, two automatic computers and two hoses.

The Model 1134 is exactly the same in design and construction as the Model 1114; the only difference being in the computer dial face. On this model dispenser, the computer dial faces have been designed so that one half of the dial face will show the price wheels, money wheels and unit price per gallon so that the other half may be used as a blank space for the brand name of the product being dispensed, the name of the oil company or for some other means of advertising purposes. However, that half of the dial face showing the indicating elements is on the same side of the dispenser as the hose for the computer. Consequently, it will have the legend—

THIS DIAL

THIS HOSE

affixed thereto and made clearly visible with the arrow pointed to the hose being used. Otherwise the Model 1134 is the same in all respects to the Model 1114 Twosome single product gasoline dispenser.

MODEL 1134RC

The Model 1134RC is similar to the Model 1134 except that it is designed for remote control application. Therefore, the motor, pump-air separator and air separator sump have been removed. Air separation takes place at the remote control pump unit which pumps product to the Model 1134RC dispenser on the island.

Delivery of product to each nozzle is accomplished by means of a separate handle on each side of the housing which starts and stops the remote pumping unit. Each handle is also connected to a Solenoid operated feedline valve (Underwriters' approved valve) which is operated by a switch rod mechanism to open and close the valve in sequence with the start and stop of the remote control pump unit motor, to prevent pressure in the hose of the idle side of the dispenser while product is being dispensed from the other side of the Twosome dispenser. Otherwise, the Model 1134RC is the same in all respects to the Model 1134 Twosome gasoline dispenser.

Both of the hoses on all six model gasoline dispensers are of the external cable-suspended type and extend from each side of the dispenser housing 13' 4" to the tip of the nozzle. The flow of product is controlled at the nozzle and the maximum rate of flow is 15 gallons per minute. The nozzles are of the non-automatic type, thereby requiring manual operation when in use.

Inspection and Test

All details of construction were examined by Ass't Engr. G. F. Sklenarik, Committee on Test.

The Model 1124, 1124RC, 1114, 1114RC, 1134 and 1134RC were tested and approved by Underwriters' Laboratories, file MH 1941.

Recommendation

On the basis of the examination and the data filed by the applicant, the Committee on Test recommends the approval of the Gilbarco Twosome Gasoline Dispensers, Models 1124, 1124RC, 1114, 1114RC, 1134 and 1134RC for use in New York City in accordance with this report and the provisions of section C-19-69.c Administrative Code provided that each dispenser shall bear a label, permanently affixed reading "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 740-58-SA".

(Sgd.) SAMUEL L. BECKER,
Director,
JOHN A. DARTS,
Asst. Engr.,
GEORGE F. SKLENARIK,
Asst. Engr.,
Committee on Test.

MINUTES

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

281-45-A—Vol. II

APPLICANT—Sirof & Sivertsen, for 608 East 133rd Street Corp. and Helen J. Hirschhorn, Executrix, for the trust of Richard S. Hirschhorn and Stewart A. Hirschhorn, owners.

SUBJECT—Application reopened November 12, 1958 as Vol. II—appeal from a decision of the Borough Superintendent re non-fireproof buildings, construction, area, etc.

PREMISES AFFECTED—608 East 133rd Street, south side, 325 feet west of Cypress Avenue and 160 Bruckner Boulevard, Block 2546, Lots 19, 23 and 24, Borough of The Bronx.

APPEARANCES—

For Applicant: A. N. Sirof.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Kleinert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox 5

Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated September 25, 1958 on Alt. Applic. 768/58, reads:

"1. Proposed opening between existing 2 story non-fireproof building fronting on two streets and one story fireproof building constitutes an enlargement of area of non-fireproof building in excess of 14500 sq. ft. contrary to Sec. 4.2.1 of B.C.

"Note: Premises previously considered under Cal. #281-45-A."

and

WHEREAS, the applicant states that the building consists of 2 portions, one of class 1, the other of class 3 construction, located in an unrestricted use, A area, class 2 height district, class 1 portion, 100 feet by 100 feet in area, class 3 portion, 100 feet by 200 feet in area, one and two stories, 24 feet high; that the building is used for manufacturing of steel products, 70 persons; that a standpipe system is installed in the non-fireproof portion; that Certificate of Occupancy 14914/54 issued against Alt. Applic. 559/44 gives use and occupancy as follows: 1st floor—factory, 70 persons; 2nd floor—office, 10 persons; that the class 1 portion was issued a Certificate of Occupancy 24039/58 against Alt. Applic. 1000/56, which gives use and occupancy as follows: Cellar—boiler; 1st floor—factory and office for the manufacture of steel products, 10 persons; and

WHEREAS, the applicant states that it proposes to provide a 32 foot by 21 foot 8 inch opening, separating the 2 portions and protect this opening with a line of sprinklers with heads 4 feet on center; that the nature of the business conducted in these premises, the manufacture of steel products, is such that the installation of continuous craneways and crossovers for the uninterrupted passage of materials is most advantageous to the operation of the plant.

Resolved, that the decision of the Borough Superintendent, dated September 25, 1958, acting on Alt. Applic. 768/58, Objection 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted* to permit an opening as proposed between the original building and the one-story addition, as indicated on plans filed with this appeal, marked "Received October 21, 1958", 6 sheets, on condition that the building shall not be increased in height or area and the premises shall be used as proposed by the one concern; that the opening proposed on the first floor shall not exceed the area indicated and shall be protected with a sprinkler curtain with not less than ten 1/2" heads 4 feet on centers fed from the standpipe line; that such take-off from the standpipe line and sprinkler curtain line shall not be less than 2 inches in diameter; that the manufacturing shall be solely for steel products, as proposed.

425-53-A—Vol. II

APPLICANT—John F. Fitzsimons, for Anthony E. and Mary C. Schneider, owners.

SUBJECT—Application reopened November 18, 1958—as Vol. II—Appeal from a decision of the Borough Superintendent, extension and increase in area of frame building for business purposes.

PREMISES AFFECTED—103-45 Lefferts Boulevard, east side, 132.59 feet north of Liberty Avenue, 1st floor; Block 9557, Lot 48, Richmond Hill, Borough of Queens.

APPEARANCES—

For Applicant: John F. Fitzsimons.

ACTION OF BOARD—Resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Kleinert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox 5

Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated October 22, 1958 on Alt. Applic. 2303/58, reads:

"1. The proposed increase in area of bldg. by erecting an extension is contrary to the resolution of the Board under Cal. #425-53-A, Bul. #31, 32, 33, 34, 35 and 36, Vol. 38."

and

WHEREAS, the applicant states that the existing building is 2 1/2 stories, 25 feet high, 17 feet by 50 feet in area of wood frame construction, located in a business use, D area, class 1 height district, built in 1921, used and occupied since 1953 as follows: Cellar—heating and storage, no persons; 1st floor—offices, 8 persons; 2nd floor—one family and an unfinished attic, for which temporary Certificate of Occupancy 124916 was issued against Alt. Applic. 1137/53 in accordance with the Board's Resolution under Calendar Number 425-53-A, Volume I; that the Board permitted business use on the 1st floor for a term of 5 years, later amended the term of variance for an additional 5 years, now due to expire on July 15, 1963; and

WHEREAS, the applicant states that it is proposed to construct a one-story masonry extension in the front of the building, said extension to be used as part of the real estate business; that in altering the building it is proposed to remove the frame front porch presently being used as an office and to construct a 17 by 19 feet masonry extension, extending to within 6 inches of the front lot line; that the entrance to the 2nd floor apartment is to be moved from the front of the building to the rear, a new stair will be built to the cellar and a new stair to the 2nd story, as shown on the plans submitted herewith; that the existing front office immediately to the rear of the porch will be widened by removing the partition separating it from the hall which presently leads to the 2nd floor stairway; and

WHEREAS, the applicant further contends that inspection of the area will disclose that the premises immediately to the north is occupied by a printing and stationery store on the street floor, said store being an extension out to the front building line of the frame dwelling to the rear; that immediately to the south is a frame dwelling, used also as the office of a chiropodist, which frame building is set back from the front building line similarly to the subject building; that the property on the northeast corner of Lefferts Boulevard and Liberty Avenue, the same being immediately south of the chiropodist's office, is built out to the street line of Lefferts Boulevard for its entire distance; and

WHEREAS, the premises was inspected by a committee of the Board, which recommended the appeal be granted under certain conditions; amending resolution adopted July 28, 1953 for a term of four years as amended as to additional term to expire July 15, 1963.

Resolved, that the resolution adopted by the Board on July 28, 1953 be *amended* to permit a front masonry extension to the building and other changes for office use as proposed and indicated on plans filed with this appeal, marked "Received October 29, 1958", 3 sheets, as passed on by the

MINUTES

Borough Superintendent under Alt. Applic. 2303/58 Objection 1 *on condition* that the requirements of this resolution and the resolutions above cited shall be complied where not inconsistent with this *amended* resolution, that an amended certificate of occupancy shall be obtained.

86-55-A—Vol. II

APPLICANT—Reuben Rappaport for Netzach Israel Jewish Center, Inc., Owner; Beth Jacob School for Girls of East Bronx, Lessee.

SUBJECT—Application reopened February 3, 1959 as Volume II—Appeal from a decision of the Borough Superintendent, re construction and egress.

PREMISES AFFECTED—1078 Kelly Street, east side, 89.32 feet south of East 167th Street Block 2716, Lot 29, Borough of The Bronx.

APPEARANCES—

For Applicant: Reuben Rappaport.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Kleintert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox

Negative: 5

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated December 15, 1958 on Alt. Applic. 1087/58, reads:

"1. Proposed change in use from a synagogue to a synagogue and school in a class 3 structure more than 30 feet in height is contrary to Sect. 4.2.1.

2. Provide two enclosed stairways from balcony as per Sect. 6.4.1.1. & 6.4.1.8. F and terminate same at roof as per Sect. 6.4.1.11(c).

3. Distance from west side of south balcony to exits must comply with Sect. 6.1.2.2.1(b)."

and

WHEREAS, the applicant states that the building is basement, 1st story and balcony, 36.3 feet high of non-fireproof construction, 44 feet by 94 feet in area, located in business and residence use, B area, class 1½ height district, built in 1927, used and occupied since 1942 as follows: basement—boiler room, synagogue and Hebrew School, 60 persons; 1st floor—Hebrew School and synagogue, 168 persons; balcony—Hebrew School and synagogue, 70 persons; that Certificate of Occupancy 215 was issued against N.B. Applic. 736/26, which certificate of occupancy gives use and occupancy: Basement and 2 stories—100 persons in basement, 200 persons on 1st floor and 100 persons on the 2nd floor; and

WHEREAS, Violation 1354-58 is pending in the Building Department for a change in occupancy from synagogue to school; and

WHEREAS, the applicant states that the building is being used as a school during the week days and during Saturdays and Jewish Holidays the 1st floor is being used as a synagogue with a maximum of 136 persons; that there is a 44 inch interior iron stairs enclosed with 4 inch terra cotta blocks with fireproof self-closing doors from the balcony floor to the street; that there is an exterior iron stairs at the rear of the building which leads to the street; that the rear stair lands in the rear yard and leads to street through a fire passageway in building 1077 Tiffany Street (agreement attached): and

WHEREAS, the applicant further states that when N.B. Applic. 736/26 was completed, Certificate of Occupancy No. 215/27 was issued by the Department of Buildings to use the building as a synagogue with a maximum occupancy of 500 persons; that the present use of the Hebrew School will have a maximum occupancy of 298 persons; that consideration is requested for the proposed change of occupancy in as much as there will be less persons in the school than permitted for the synagogue; and

WHEREAS, the premises was inspected by a committee of the Board, which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated December 15, 1958, acting on Alt. Applic. 1087/58, Objections 1, 2 and 3, be and it hereby is *modified* and that the appeal be and it hereby is *granted* to permit the change of use to include a school and to approve the stairways as shown on plans marked "Received January 14, 1959," 6 sheets and "April 9, 1959," 1 sheet, and to permit the operation of a portion of the balcony for school use with exits as indicated on such plans, *on condition* that the building shall not be increased in height or area and in all other respects shall comply with all laws, rules and regulations applicable thereto: that the number of persons attending the school on the portion of the balcony shall not exceed seventy (70), as proposed.

938-55-A

Applicant—Morris Kweller, for C. H. and R. Realty Corp., owner.

SUBJECT—Application November 2, 1955—Appeal from an order and a decision of the Fire Commissioner—re barred windows.

PREMISES AFFECTED—1733-1753 McDonald Avenue, east side, 245.6 feet south of Avenue O, Block 6608, Lot 77, Borough of Brooklyn.

APPEARANCES—

For Applicant: Morris Kweller.

For Administration: Lt. John P. Manfredi, Fire Dept.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Kleintert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox

Negative: 5

THE RESOLUTION—

WHEREAS, the order dated May 4, 1955 and decision of the Fire Commissioner, dated October 28, 1955, reads:

"1. Arrange bars on windows on 1st story so as to be readily movable or removable from both sides in such a manner as to afford free and unobstructed use of such windows for the purpose of egress, and to be left unlocked during working hours, Section 272 of the Labor Law."

and

WHEREAS, the applicant states that the building is 1 story, 12 feet high, 80 feet by 100 feet in area, of class 3 construction, built on a lot 134 feet by 100 feet in area, located in a business use, C area, class 1 height district, used and occupied since 1954 as follows: factory (shoes) 50 persons, in accordance with Certificate of Occupancy 140415/54 was issued against NB application 273/54; that the building is equipped with a one source sprinkler system; that the building has two remote 3 foot exit doors, meeting exit requirements of the Labor Law; that there is also an overhead door and doors through office areas leading to street; that present security type windows were installed when building was built; and

WHEREAS, the premises were inspected by a committee of the Board, which recommended that the appeal be granted under certain conditions.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the requirements of the Labor Law, as cited in an order and a decision of the Fire Commissioner, dated May 4, 1955 and October 28, 1955, acting on order No. 5290-5 and that the appeal be and it hereby is *granted on condition* that the means of exit shall be located and maintained for use at all times when the building is in operation, and as shown on plans filed with this application, marked "Received November 13, 1958", 2 sheets; that the building shall not be increased in height or area and the use shall be as proposed and not changed; that the building shall be equipped with a sprinkler system of at least one-source and otherwise maintained as proposed and shown on above cited plans.

MINUTES

430-58-A

APPLICANT—Edwiene Schmitt, for Kostbrook Realty Company, owner.

SUBJECT—Application July 11, 1958—Appeal from a decision of the Borough Superintendent, re exits.

PREMISES AFFECTED—429-421 Kent Avenue, east side, 92 feet north of South 9th Street, Block 2135, Lot 5, Borough of Brooklyn.

APPEARANCES—

For Applicant: Edwiene Schmitt.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Kleintert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox 5

Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated June 12, 1958 on Alt. Applic. 2057/58, reads:

"1. Fire escapes are not acceptable as a factory exit on a building exceeding six stories in height under Sect. 271 of the Labor Law as amended."

and

WHEREAS, the applicant states that the building is 7 stories, 73 feet high, 44.4 feet by 115.5 feet in area, built in 1908, non-fireproof construction, located in unrestricted use, A area, class 2 height district, used and occupied since 1931 as follows: Cellar—boiler room, no persons; 1st and 2nd floors—steel warehouse and manufacturing, 7 persons each floor; 3rd floor—factory, metal ware, 9 persons; 4th floor—factory, machine shop, 6 persons; 5th floor—factory, metal ware, 12 persons; 6th and 7th floor, factory, metal ware, 8 persons each floor; that there is only one tenant per floor; and

WHEREAS, the exits consist of an interior 4 foot wide wood stair from roof to street, enclosed on all but 1st floor in brick walls with fireproof self-closing doors that the 1st floor enclosure is of wood studs, covered on both sides with ½ inch plaster board and 26 gauge metal; that the 2nd exit consists of fire escape on the wall leading to roof by a vertical ladder and terminating at the 3rd floor of the adjoining building to the north; that the exit of this building (423-427 Kent Avenue) consists of a front Labor Law type fire escape and an interior 3 foot 8 inch wide wood stair in wood enclosure; that the front Labor Law fire escape is extended at the 3rd floor to include a 3rd floor door of 429-431 Kent Avenue; that this fire escape terminates on the sidewalk with a counter-balanced stair; and

WHEREAS, the premises were inspected by a committee of the Board, which recommended that the appeal be granted under certain conditions.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the requirements of the Labor Law, as cited in a decision of the Borough Superintendent, acting on Alt. App. 2057/58, Objection No. 1, dated June 12, 1958, and that the appeal be and it hereby is *granted*, to permit the use of the fire escapes as second means of exit *on condition* that a partition shall be provided on the third floor of the adjoining building to the north to create a passageway between the fire escape in the yard and the fire escape on the Kent Avenue side, as shown on plans filed with this appeal, marked "Received February 10, 1959", 4 sheets and "April 17, 1959", 1 sheet.

654-58-A

APPLICANT—Hyman H. Smith, for Shelbert Homes Realty Corp., owner; Shore Front Taxpayers, Association, Inc., lessee.

SUBJECT—Application November 17, 1958—Appeal from a decision of the Borough Superintendent, re frame construction, public use.

PREMISES AFFECTED—2924-2926 West 22nd Street, west side, 210 feet, 7 inches south of Mermaid Avenue, Block 7057, Lot 20, Borough of Brooklyn.

APPEARANCES—

For Applicant: Hyman H. Smith.

ACTION OF BOARD—Appeal denied.

THE VOTE TO GRANT—

Affirmative: 0

Negative: Chairman Murdock, Vice Chairman Kleintert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox 5

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated November 14, 1958 on Alt. Applic. 196/58, reads:

"1. The proposed change of use from business, stores, to public use, social club, of this class 4 building is contrary to Sect. 2.1.3.5 and Section 4.1.2 of the Bldg. Code."

and

WHEREAS, the applicant states that the building is 1 story, 12 feet high, of wood frame construction, 34 feet 6¾ inches by 50 feet 2 inches in area, built in 1911 as a store, located in a residence use, C area, class 1 height district, used and occupied since 1957 as a club for 70 persons; and

WHEREAS, the applicant states that the building is completely detached; that the front of the building is brick veneered to window sill height and stuccoed above; that there are 3 exits; that this building could not be rented for any other use; that this building was vacant for several years and vandalized; that the proposed use serves the needs of the community; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which examined the premises and noted its condition and recommended that the appeal should not be granted.

Resolved, that the decision of the Borough Superintendent, acting on Alt. Applic. 196/58, Objection No. 1, dated November 14, 1958, be and it hereby is *affirmed* and that the appeal be and it hereby is *denied*.

110-59-A

APPLICANT—Leonard F. Rothkrug for Harte and Company, Incorporated, owner.

SUBJECT—Application February 20, 1959—Appeal from a decision of the Borough Superintendent re Floor construction, live load and exit stairs.

PREMISES AFFECTED—49-51 Dupont Street, northeast corner of Franklin Street, Block 2487, Lots 1, 10, 12, 72, 78, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug and Irwin Stern.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Vice-Chairman Kleintert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox. 5

Negative 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated February 4, 1959 on Alt. Applic. 888/58, reads:

"1. Arrangement as proposed constitutes a floor area and therefore requires the following:

a. Fireproof all steel as required for a fireproof building as per Sect. 3.2.1 and Art. II of the Bldg. Code.

b. Floor area is to be adequate for a live load of 120 lbs. per sq. ft. as per section 7.3.2.3 Bldg. Code.

c. A minimum of 2 fully enclosed exit stairs in full compliance with Section C26-292.0 of Bldg. Code."

and

WHEREAS, the applicant states that the building is one and two stories, 26 feet 10 inches high, located in unrestricted use, A area, class 2 height district, 245 feet by 200 feet in area, of class 1 construction, built in 1938, used and occupied since 1949 as follows: 1st floor—manufacturer of synthetic fabrics, 75 persons; mezzanine—storage and locker rooms, 75 persons; 2nd floor—offices, 20 persons; that their uses are

MINUTES

in accordance with Certificate of Occupancy 124889/49 issued against Alt. Applic. 22/49; that the building is equipped with a two source approved sprinkler system; and

WHEREAS, the applicant states that it proposes to increase the height of a portion of the building to accommodate new equipment and change the occupancy as follows: 1st story—manufacturing of synthetic fibers, 125 persons; mezzanine No. 1—manufacturing, office and storage, 22 persons; mezzanine No. 2—equipment walkways, no persons; 2nd story—equipment and machinery, bin room and storage, 3 persons; that no change is proposed in the office and locker room upper portion of this building not connected with the portion of the building being considered herein; that the present precast plank roof designed for live load of 40 pounds per square foot, remains to form a new second mezzanine level (elevation 26 feet 10 inches); that the present unprotected steel to remain at this level; that present fireproof 3 foot wide stairs to be extended to 2nd floor level (elevation 46 feet 3 inches) thence by a 60° stair to a scuttle in the roof (elevation 71 feet 9 inches); and

WHEREAS, the applicant states that the area of the proposed 2nd floor is under 2500 square feet; that the 2nd mezzanine is approximately 10,000 square feet; that no occupancy is proposed for this mezzanine (elevation 26 feet 10 inches); that the applicant proposes to keep present roof planking for a floor of the new mezzanine to prevent splashing from machines on this level from contaminating the process on the 1st floor; that present 2 source sprinkler system will be extended into new areas; and

WHEREAS, the premises was inspected by a committee of the Board, which recommended the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated February 4, 1959, acting on Alt. Applic 888/58, Objection 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted* to permit the construction and use of the building, as proposed and indicated on plans filed with this application, marked "Received February 20, 1959", 18 sheets, *on condition* that the building shall be maintained for the purposes proposed and shall not be increased in height or area and that the floor loads and number of occupants shall be posted on each floor.

566-58-A

APPLICANT—George P. Ames, for George and Isabelle Nizich, owners.

SUBJECT—Application for consideration—reopening for amendment of resolution—re Appeal, decision of the Borough Superintendent; re proposed erection of building in bed of mapped street—54th Road, previously granted on condition.

PREMISES AFFECTED—53-24 241st Street, west side, 218.42 feet south of 53rd Avenue, Block 8176, Lot 18, Douglaston, Borough of Queens.

APPEARANCES—

For Applicant: George P. Ames, George Nizich and Joseph Hanney.

ACTION OF BOARD—Appeal reopened to reconsider the matter formerly before the Board.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Kleintert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox. 5
Negative 0

655-58-A

APPLICANT—Robert J. Crinnion and Lesser and Lesser, for Harry Hinrichsen, owner.

SUBJECT—Application November 17, 1958—Appeal from an order of the Borough Superintendent; re erection of legal retaining wall.

PREMISES AFFECTED—2119 Edenwald Avenue, north side, 30 feet west of Monticello Avenue, Block 5027, Lots 33 and 34, Borough of The Bronx.

APPEARANCES—

For Applicant: Robert J. Crinnion and Harry Lesser.

ACTION OF BOARD—Laid over to May 5, 1959, at 2 P. M. for hearing when representative of Department of Buildings is present and for inspection.

656-58-A

APPLICANT—Robert J. Crinnion, and Lesser and Lesser, for Saverio Grasso, owner.

SUBJECT—Application November 17, 1958—Appeal from an order of the Borough Superintendent, re erection of legal retaining wall.

PREMISES AFFECTED—4111 Monticello Avenue, west side, 100 feet north of Edenwald Avenue, Block 5027, Lot 29, Borough of The Bronx.

APPEARANCES—

For Applicant: Robert J. Crinnion and Harry Lesser.

ACTION OF BOARD—Laid over to May 5, 1959, at 2 P. M. for hearing; representative of Department of Buildings to be present; and for inspection.

738-58-A

APPLICANT—Robert J. Crinnion and Harry Lesser, for Harry Lesser, owner.

SUBJECT—Appeal from a decision of the Borough Superintendent, re dismissal of violation—illegal retaining wall.

PREMISES AFFECTED—4114 Hill Avenue, east side, 100 feet north of Edenwald Avenue, Block 5027, Lot 41, Borough of The Bronx.

APPEARANCES—

For Applicant: Robert J. Crinnion and Harry Lesser.

ACTION OF BOARD—Laid over to May 5, 1959, at 2 P. M. for hearing; representative of Department of Buildings to be present; and for inspection.

104-59-A

APPLICANT—Charles M. Spindler for Pierce J. Gerety, owner.

SUBJECT—Application filed February 19, 1959—Appeal from a decision of the Borough Superintendent re installation of six 5000-gallon tanks in a concrete vault.

PREMISES AFFECTED—126-142 Flatbush Avenue Extension, southwest corner of Duffield Street, Block 132, Lots 23, 24, 27, 31, Borough of Brooklyn.

APPEARANCES—

For Applicant: Charles M. Spindler.

For Administration: Lt. John P. Manfredi, Fire Dept.

ACTION OF BOARD—Laid over to April 28, 1959, at 2 P. M. for applicant to file revised plans showing the conditions as suggested.

802-48-BZ—Vol. I

APPLICANT—Max Horn, for Ethel M. Soper Cook, Ralph Cook and George Raymond Soper, owners.

SUBJECT—Application for consideration—reopening for extension of term of variance which has expired April 6, 1959—re Application, decision of the Borough Superintendent; previously granted on condition, under section 7i of the Zoning Resolution, permitting in a residence and business use district, the conversion of auto laundry located in business use portion of lot on an existing gasoline service station, to motor vehicle repair shop.

PREMISES AFFECTED—1346 Beach Channel Drive and 2118 Dix Avenue, northeast corner, Block 10, Lot 1, Far Rockaway, Borough of Queens.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

ACTION OF BOARD—Application reopened and term of variance extended.

MINUTES

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Kleintert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox 5
Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. I, on April 26, 1949 on certain conditions; and

WHEREAS, the term of variance was extended on April 6, 1954.

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on April 26, 1949, as thereafter *amended* by resolutions adopted through April 6, 1954 only so far as it refers to the term of variance, so that as *amended* this portion of the resolution shall read:

"... granted under Section 7, Subdivision e for a term of five years from the date of this amended resolution, to permit; that other than as herein *amended* the resolution above cited shall be complied with in all respects; and that all permits, including a new Certificate of Occupancy, shall be obtained and all work completed within three months from the date of this *amended* resolution." (Alt. Applic. 3099/47)

787-52-BZ

APPLICANT—Lama, Proskauer and Prober, for Brookboro Development Corp., owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired April 8, 1959—re Application, decision of the Borough Superintendent; previously granted on condition, under sections 7c and 7i of the Zoning Resolution, to permit in a retail use district, the reconstruction of existing gasoline service and to add the use of motor vehicle repairs and the parking and storage of motor vehicles.

PREMISES AFFECTED—397-417 Sheepshead Bay Road and 2916-2920 Ocean Parkway, northwest corner and 2921-2925 West 1st Street, Block 7276, Lot 1, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Kleintert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox 5
Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on April 12, 1955, on certain conditions; and

WHEREAS, the resolution was amended on July 3, 1956; and

WHEREAS, time to obtain permits and complete the work was last extended on April 8, 1958; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on April 24, 1956, as thereafter *amended* by resolutions adopted through April 8, 1958 only as to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of statement by the applicant that plans have been completed but not yet approved by the Department of Buildings, that all permits required, including a certificate of occupancy, shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution." (Alt. App. 946/52 and 947/52 denied March 19, 1959)

635-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Palmeri's Service Station, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which has expired March 2, 1959—re Application, decision of the Borough Superintendent; previously granted on condition, under sections 7i and 7h of the Zoning Resolution, to permit in a business use district the erection and maintenance of a structure to be used as a motor vehicle repair shop and to permit the parking of motor vehicles waiting to be serviced.

PREMISES AFFECTED—

3564 Boston Post Road and

3425-3431 Teimann Avenue southwest corner, Block 4728, Lot 79, Borough of The Bronx.

APPEARANCES—

For Applicant: Alfred A. Lama.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Kleintert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox 5
Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on March 2, 1954 on certain conditions; and

WHEREAS, the applicant requested an extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on March 2, 1954 only so far as it refers to the term of variance, to permit parking under Section 7h so that as *amended* this portion of the resolution shall read:

"... granted under Section 7, Subdivision h for a term of five years from the date of this *amended* resolution, to permit; that other than as herein *amended* the resolution above cited shall be complied with in all respects; and that all permits, including a new Certificate of Occupancy, shall be obtained and all work completed within six months from the date of this *amended* resolution." (NB App. 832-53, as disapproved March 18, 1959)

677-53-BZ

APPLICANT—Lama, Proskauer & Prober, for Marker Brothers Fresh Meadow Garage, Inc., owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which has expired March 2, 1959—re Application, decision of the Borough Superintendent; previously granted on condition, under sections 7i and 7h of the Zoning Resolution, permitting in a business use district, the erection and maintenance of a structure to be used for motor vehicle repairs, body and fender work, painting, spraying and welding and permitting the parking of cars waiting to be serviced.

PREMISES AFFECTED—61-26 to 61-30 Fresh Meadow Lane, west side, 240.05 feet south of Horace Harding Boulevard, Block 6901, Lot 48, Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Kleintert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox 5
Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on March 21, 1954 on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on March 29 1955; and

MINUTES

WHEREAS, the applicant requested an extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on March 2, 1954 only so far as it refers to the terms of variance, so that as *amended* this portion of the resolution shall read:

"... granted under Section 7, Subdivision h for a term of five years from the date of this *amended* resolution, to permit; and that other than as herein *amended* the resolution above cited shall be complied with in all respects; and that all permits, including a new Certificate of Occupancy, shall be obtained and all work completed within six months from the date of this *amended* resolution." (NB App. 3367/53)

68-56-BZ—Vol. II

APPLICANT—Gulf Oil Corp., lessee; Tremarco Corporation, new owner.

SUBJECT—Application for consideration—reopening for extension of time to complete and change of ownership—re Application, decision of the Borough Superintendent; previously granted on condition, under sections 7e, 7f and 7i of the Zoning Resolution, to permit in a retail use district, the rearrangement and extension of area of use of the proposed gasoline service station, lubritorium, minor repairs with hand tools only, car washing (non-automatic), office, storage and sales of auto accessories, parking of more than 5 cars, with sign and light standard, all for a stated term of 15 years.

PREMISES AFFECTED—142-16 to 142-26 (142-18 official) Rockaway Boulevard, southeast corner of 142nd Street, Block 12059, Lot 7 (7, 9, 12, 14), South Ozone Park, Borough of Queens.

APPEARANCES—

For Applicant: Joseph B. Lynch.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Kleiner, Commissioner Foley, Commissioner Sleeper and Commissioner Fox 5

Negative: 0

THE RESOLUTION—

WHEREAS, this application was amended by the Board as Vol. II on March 25, 1958 on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on March 25, 1958 only as to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of statement by the applicant that plans have been approved by the Department of Buildings, and construction started; that all permits required, including a certificate of occupancy, shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution." (NB App. 5499-55)

730-57-BZ

APPLICANT—James E. Vassalotti, for Bartholdi Turecamo, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which has expired March 25, 1959—re Application, decision of the Borough Superintendent; previously granted on condition, under sections 7e and 7h of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs, car wash, storage, office and sales, parking and storage of motor vehicles for a stated term of fifteen (15) years.

PREMISES AFFECTED—2375-2385 Cropsey Avenue and 8846-8858 24th Avenue, northwest corner, Block 6890, Lot 1, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Kleiner, Commissioner Foley, Commissioner Sleeper and Commissioner Fox 5

Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on March 25, 1958 on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on March 25, 1958 only as to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of statement by the applicant that plans have been approved by the Department of Buildings, that all permits required, including a certificate of occupancy, shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution." (NB App. 1274/57)

733-57-BZ

APPLICANT—Paul Friedman, for Harry Augen, new owner; Esso Standard Oil Company, conditional vendee.

SUBJECT—Application for consideration—reopening for extension of time to complete which has expired March 25, 1959—re Application, decision of the Borough Superintendent; previously granted on condition; under sections 7e and 7h of the Zoning Resolution, permitting in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, auto washing, non-automatic, minor repairs with hand tools only, office, sales and storage of auto accessories, and parking and storage of cars awaiting service with ground sign in a residence use district, for stated term of 15 years.

PREMISES AFFECTED—111-02 to 111-18 (111-10 official) Springfield Boulevard and 216-40 to 216-48 111th Avenue, southwest corner, Block 11144, Lots 26, (26, 31, 32, 33, 34 and 35) Queens Village, Borough of Queens.

APPEARANCES—

For Applicant: Paul Friedman.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Kleiner, Commissioner Foley, Commissioner Sleeper and Commissioner Fox 5

Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on March 25, 1958 on certain conditions; and

WHEREAS, the resolution was amended on June 10, 1958; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on March 25, 1958 only as to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of statement by the applicant that plans have been approved by the Department of Buildings, and work is 90 per cent completed and that an application for certificate of occupancy is about to be filed that all permits required, including a certificate of occupancy,

MINUTES

shall be obtained and all work completed within six months from the date of this *amended* resolution." (NB App. 2817/57)

915-57-BZ

APPLICANT—Stanton Management, Inc., owner.

SUBJECT—Application for consideration—reopening for amendment of resolution—re Application, decision of the Borough Superintendent; previously granted on condition, under sections 7f, 7h and 7i of the Zoning Resolution, to permit in a retail and residence use district, the erection and maintenance of a gasoline service station, office, lubricatorium, minor repairs, sale of auto accessories, auto laundry, and the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—3625 Eastchester Road, 1495-1499 Oakley Avenue, northwest corner and 1144-1148 East 222nd Street, Block 4716, Lot 28, Borough of The Bronx.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

ACTION OF BOARD—Application reopened, resolution amended and time extended.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Klei-
ert, Commissioner Foley, Commissioner Sleeper and
Commissioner Fox 5
Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on July 8, 1958 on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 8, 1959, in the following minor particulars:

1. reduce from three 2-pump islands to one 3-pump island;
2. to reduce the size of the accessory building; and
3. to reduce the curb cuts from five to three curb cuts each 30 feet in width, as now shown on revised plans marked "Received March 19, 1959, 2 sheets, *on condition* that in all other respects the resolution above cited shall be complied with; and to extend the time to complete, so that as *amended* this portion of the resolution shall read: that in view of statement by applicant that the plans are in preparation for approval, that all permits shall be obtained and all work completed within the requirements of Section 22A from the date of this *amended* resolution. (NB App. 156/56)

244-58-BZ

APPLICANT—Lama, Proskauer and Prober, for Leonard and Edward Sessa, owner.

SUBJECT—Application for consideration—reopening for amendment of resolution—re Application, decision of the Borough Superintendent; previously granted on condition, under section 7e of the Zoning Resolution, to permit in a business use district, the maintenance of a free standing sign on top of the existing marquee formerly used for a motion picture theatre and now being altered for a catering establishment, the sign extends more than 18 inches beyond the building line.

PREMISES AFFECTED—175-02 to 175-14 Jamaica Avenue and 92-05 to 92-17 175th Street, southeast corner, Block 10215, Lot 1, Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Klei-
ert, Commissioner Foley, Commissioner Sleeper and
Commissioner Fox 5
Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on October 21, 1958 on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on October 21, 1958, by adding thereto:

"that in the event the owner desires materially to reduce the existing marquee sign as permitted, and to construct such sign as now shown on revised plans marked "Received April 3, 1959", one sheet, such change may be permitted under Section 7e for a term of ten years from the date of this *amended* resolution." (E.S. 139/59 and Alt. 209/58)

327-23-BZ—Vol. III

APPLICANT—Leonard F. Rothkrug, for K & G Export Parking Co., Inc., owner; Ten Pin Realty, Inc., lessee.

SUBJECT—Application for consideration—reopening as Vol. III subject to regular procedure—re Application, decision of the Borough Superintendent; previously granted on condition, to permit in a residence and business use district, the change in occupancy from garage for more than five motor vehicles to garage for more than five motor vehicles, sales room and service new cars.

PREMISES AFFECTED—77-20 Northern Boulevard, southwest corner of 78th Street, Block 1250, Lot 6, Jackson Heights, Borough of Queens.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

ACTION OF BOARD—Application reopened as Vol. III, subject to the regular procedure.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Klei-
ert, Commissioner Foley, Commissioner Sleeper and
Commissioner Fox 5
Negative: 0

72-30-BZ—Vol. II

APPLICANT—Herman Kron, for L. B. Oil Company, Inc., owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which has expired February 25, 1959—re Application, decision of the Borough Superintendent; previously granted on condition, under section 7f of the Zoning Resolution, to permit in a business use district, the reconstruction of the present gasoline station and extend the use to include lubricatorium, motor vehicle repair shop, parking and storage of more than five (5) cars and the sale of used cars.

PREMISES AFFECTED—3491-3507 Fort Hamilton Parkway, south side, 264.5 feet east of 36th Street, Block 5302, Lot 21, Borough of Brooklyn.

APPEARANCES—

For Applicant: Herman Kron.

ACTION OF BOARD—Application reopened subject to the regular procedure, waiving all requirements except new decision of the Borough Superintendent, which has been filed, and to permit two publications in the Bulletin as notice, in view of time to complete having expired February 25, 1959.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Klei-
ert, Commissioner Foley, Commissioner Sleeper and
Commissioner Fox 5
Negative: 0

MINUTES

52-38-BZ—Vol. III

APPLICANT—Samuel S. Schiffer, for Columbia Lincoln Corp., owner.

SUBJECT—Application for consideration—reopening as Vol. III subject to regular procedure—re Application, decision of the Borough Superintendent; previously granted on condition, under section 7c of the Zoning Resolution, to permit in a B area district, the increase in area of a building in excess of that permitted by the Zoning Resolution and the omission of the required rear yard in the rearrangement of the 1st story to provide a relocation of the loading platform from the location permitted by the Board in the resolution of December 16, 1941, an extension of time to complete the work.

PREMISES AFFECTED—1187-120 Third Avenue, east side of 201 East 69th Street and 202 East 70th Street, Block 1424, Lot 1, Borough of Manhattan.

APPEARANCES—

For Applicant: Sam S. Schiffer.

ACTION OF BOARD—Application reopened as Vol. III, subject to the regular procedure.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Kleintert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox 5

Negative: 0

271-48-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Herbert Kramer, owner.

SUBJECT—Application for consideration—reopening as Vol. III subject to regular procedure—re Application, decision of the Borough Superintendent; previously denied, under sections 7c and 7h of the Zoning Resolution, to permit in a local retail use district, the erection and maintenance of a gasoline service station, lubritorium, motor vehicle repairs, storage and sale of accessories and office; and to permit the parking of motor vehicles waiting to be serviced.

PREMISES AFFECTED—20-20 Francis Lewis Boulevard and Willets Point Boulevard, southwest corner, Block 4876, Lot 1, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

ACTION OF BOARD—Application reopened as Vol. III, subject to the regular procedure.

THE VOTE—

Affirmative: Chairman Murdock, Vice-Chairman Kleintert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox 5

Negative: 0

124-49-BZ—Vol. II

APPLICANT—Carl H. Salminen, for MacGrotty Chevrolet, Inc., owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which has expired February 11, 1959—re Application, decision of the Borough Superintendent; previously granted on condition, under sections 7f, 7i and 21 of the Zoning Resolution, permitting in a retail use district, the erection and maintenance of an extension to existing structure, maintaining present uses of show room, service, office, storage and parts department and to add the use of the storage of parts, body shop, welding and acetylene and oxygen, machine room, painting, spraying and undercoating, with storage of paints and permitting the storage of new and used cars waiting to be serviced, and the parking of cars on the roof.

PREMISES AFFECTED—137-80 Northern Boulevard, southwest corner of Union Street, Block 4977, Lot 52, Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Carl H. Salminen.

ACTION OF BOARD—Application reopened subject to the regular procedure, waiving all requirements except new decision of the Borough Superintendent, which has

been filed, and to permit two publications in the Bulletin as notice, and set for hearing on May 19, 1959, at 10 A.M.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Kleintert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox 5

Negative: 0

431-49-BZ—Vol. III

APPLICANT—Max Horn, for Donohue Holding Corp., owner; Gerard Letterin, d/b/a: J. & L. Automobile Service, lessee.

SUBJECT—Application for consideration—reopening as Vol. III subject to regular procedure—re Application, decision of the Borough Superintendent; previously granted on condition, under sections 7c and 7i of the Zoning Resolution, permitting in a residence use district, the rearrangement and extension of existing site and structure to include an additional lot, with the proposed reconstruction of existing gasoline service station, to include gasoline service station, storage and sale of accessories, auto washing, lubritorium, motor vehicle repairs, ignition and tire repairs, brake service, painting and spraying, welding and office; and to permit the parking of motor vehicles waiting to be serviced, storage and sale of accessories, auto washing, lubritorium, rearrangement and extension of existing gasoline service station to include showroom, five car garage, welding, body repairs, brake service, ignition and tire repairs, lubritorium, auto laundry, painting and spraying, sale and storage of parts—without required rear yard.

PREMISES AFFECTED—103-33 Springfield Boulevard and 218-83 to 218-89 104th Avenue, northeast corner, Block 11153, Lots 7, 10 and 13, Queens Village, Borough of Queens.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

ACTION OF BOARD—Application reopened as Vol. III, subject to the regular procedure.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Kleintert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox 5

Negative: 0

168-55-BZ—Vol. III

APPLICANT—Cowan, Liebowitz and Emanuel, for Frederick W. I. Lundy, owner; Peter Pan Playland, Inc., lessee.

SUBJECT—Application for consideration—reopening as Vol. III subject to regular procedure—re Application, decision of the Borough Superintendent; previously denied, under sections 7e and h of the Zoning Resolution under Volume I and 7c under Volume II and now brought under section 21 to permit in a retail and residence use district, to extend into the residence use portion of the plot, the parking of motor vehicles of patrons of the existing kiddie playland located in a retail use district for a stated term of ten (10) years.

PREMISES AFFECTED—2601-2629 Emmons Avenue and 2796-2834 East 27th Street, northeast corner; 3594-3620 Shore Parkway and 2793-2829 East 26th Street, Block 7499, Lots 40 and 80, Borough of Brooklyn.

APPEARANCES—

For Applicant: Lavar Emanuel.

ACTION OF BOARD—Application reopened as Vol. III, subject to the regular procedure.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Kleintert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox 5

Negative: 0

(Remaining Minutes of the Meeting of April 21, 1959 will be printed in the Bulletin of May 5, 1959.)

PUBLIC HEARING

Proposed Revision of Rules of Procedure (89-27-SR)

NOTICE IS HEREBY GIVEN that a public hearing will be held by the Board of Standards and Appeals on *Friday morning* May 22, 1959 at 10 A. M., at 80 Lafayette Street, 9th floor, Manhattan, on the Proposed Revision of the Rules of Procedure.

ARTICLE I—PUBLIC HEARINGS

1. Regular sessions designated as public hearings of the Board of Standards and Appeals shall be held on Tuesday of each week at 10 A. M. and 2 P. M., and such additional sessions on days to be set by the Board and as may be deemed necessary to facilitate the work of the Board.

2. Sessions shall be devoted to hearings on applications for variances of the Zoning Resolution; appeals from administrative orders or decisions; applications for variances of the Labor Law, Multiple Dwelling Law or Multiple Dwelling Code; applications pursuant to the General City Law; applications for approval of appliances, materials and methods of construction and consideration of rules and such other matters coming before the Board. Such sessions shall be published in the Bulletin of the Board of Standards and Appeals.

3. Special sessions may be called by the Chairman or at the request of three Commissioners, provided that notice is given to each Commissioner at least twenty-four hours before the time set for such session.

4. All hearing sessions shall be open to the public.

5. A quorum of the Board of Standards and Appeals shall consist of three Commissioners.

6. The Commissioners of the Board shall attend sessions in person, except that, during absence or disability, a substitute may act as provided by law.

ARTICLE II—CASES BEFORE THE BOARD

1. Every application under the Zoning Resolution, every administrative appeal, every application pursuant to General City Law, Multiple Dwelling Law or Multiple Dwelling Code or Labor Law, and every application for approval of any materials, appliances or methods of construction shall be made to the Board on the forms provided, and shall include the data required in such forms as to supply all information necessary for a clear understanding by the Board, the Director and the staff. The statements of essential information made by the applicant and the determination of the Board in each case will be incorporated in a resolution formally adopted and published in the Bulletin of the Board. Officials, who are charged with the enforcement of the laws, ordinances and rules relating to buildings in the City of New York shall be bound by resolutions and, before granting a permit or taking any other action, shall see that there are no misstatements as to facts and that the conditions of the resolution are observed. Any administrative official discovering any misstatement of essential information is requested to notify the Board, in order that it may take such actions as the circumstances require. All approvals or actions shall remain valid only as long as the information and the conditions on which the resolution are based are maintained.

2. Any communication purporting to be an application or appeal shall be regarded as a mere notice of intention to seek relief and shall have no force or effect until it is made in the form required, except as provided in Article VI.

3. Upon receipt of any such communication, the writer shall be supplied with the proper forms for presenting his application or appeal and shall file the proper form and furnish all necessary data within thirty (30) days of the date of the order or decision appealed from, except as provided in Article VI. Before such appeal or application is docketed and Calendar number assigned, he shall pay the prescribed fee.

4. A duplicate copy of each application or appeal required by this article shall be forwarded by the applicant, immediately upon compliance with Subdivision 3 of this article, to the administrative official from whose order or

determination the appeal is made. When such application is filed pursuant to the General City Law, a copy of each application and plans relative thereto shall simultaneously be served on the President of the Borough in which the premises are located. Proof of such service shall be filed with the Board.

5. At the public hearing of a case before the Board, the applicant shall first present the argument in support of the case and those in objection shall follow. To maintain orderly procedure, each side shall proceed without interruption by the other.

6. Every person before the rostrum shall abide by the order and direction of the Chairman. Discourteous or disorderly conduct shall be regarded as a breach of his privileges and shall be dealt with as the Chairman deems proper. Subject to the direction of the Board, the Director shall enforce these rules and supervise the Sergeant at Arms in maintaining order and decorum in the hearing room and lobbies during all public hearings.

7. Commissioners shall not proceed to question or discuss an issue, put a motion or offer a resolution until they shall have addressed the Chairman and shall have been recognized by him. During the progress of the roll call, no Commissioner shall interrupt or leave his seat.

ARTICLE III—THE CALENDAR

1. Each case filed in the proper form, with the required data, shall be numbered serially except that, when a new case is filed for the same premises as a disposed-of case and the Board so directs, the original calendar number may be used and, in addition, the case shall be termed Volume I, II, or III, etc., as the case may be.

The Calendar numbers shall begin anew on January 1st of each year, and shall be hyphenated with the number of the year and the initials indicating the character of the case.

2. As soon as a case is filed and fee is paid, it shall receive a calendar number, be placed on the docket and referred to the examiners for review. When the examiners find that the applicant has properly completed his application or appeal, the applicant shall be notified of the date on which his case will be set for public hearing.

3. Each case, other than the Special Order cases, shall be listed by Calendar number and premises in the Hearing Calendar printed in the Bulletin of the Board, under the title of the respective proceedings and the date for which such case has been set.

4. The Special Order cases shall consist of applications for any extension of the time to complete the work, for any extensions of the term of the variance, for the restoration of a case to the docket, for any amendment to the resolution or for any other action in any matter coming before the Board.

ARTICLE IV—DISPOSITION OF CASES

1. The final determination of any application or appeal before the Board shall be in the form of a resolution either reversing, varying or modifying the order, requirement, decision or determination appealed from, granting the application or appeal or affirming the order or decision and denying the application or appeal, or dismissing the application or appeal for lack of jurisdiction or prosecution. The concurring vote of three Commissioners shall be necessary to a decision. If a resolution fails to receive three votes in favor of the applicant, the action will be deemed equivalent to a denial and a resolution denying such application or appeal shall be formally entered on the record unless there be a Commissioner absent at the roll call and the vote of the absentee added to the number of votes for the applicant would be equal to three, in which case the matter will be laid over for consideration and final determination.

2. With the consent of the Board, any applicant may withdraw his application or appeal at any time prior to action thereon, but, if a motion has been made, and be pending, such motion shall have precedence.

3. No application or appeal which has been dismissed or

PUBLIC HEARING

denied can be considered again except on a motion adopted to reconsider the vote or to restore to the Calendar.

4. No request for a re-hearing will be granted unless substantial new evidence is submitted. If, on motion of a Commissioner, adopted by three affirmative votes, the request is granted, the case shall be put on the docket and calendared for rehearing.

In all cases the request for rehearing shall be in writing, reciting the reasons for the request, and shall be accompanied by the necessary data and diagrams. Such request shall be filed with the Director who may then set a date when the request for restoration to the Calendar shall be submitted to the Board, of which date the person making the request shall be notified.

5. The Board may, on the motion of any Commissioner, review any decision that it has made and may reverse or modify such decision, but no such review shall prejudice the rights of any person who has in good faith acted thereon before it is reversed or modified.

ARTICLE V—ZONING APPLICATIONS

1. No application for a variance or modification of the provisions of the Zoning Resolution shall be entertained by the Board except in a specific case, and from an order, requirement, decision or determination made by the Commissioner of Buildings or any Borough Superintendent of the Department of Buildings, on the ground that the proposed plan or use violates the Zoning Resolution, except when the Board has original jurisdiction.

2. No such application shall be entertained unless the application is filed within thirty (30) days from the date of the action of the Commissioner of Buildings or any Borough Superintendent of the Department of Buildings.

3. Every application shall be made on Form BZ and shall be accompanied by all the data required by such forms, and shall be considered subject to such rules as the Board has adopted or may adopt under the Zoning Resolution.

4. As soon as any application is completed by the filing of the data required in Form BZ and payment of the prescribed fee, the case shall receive a calendar number. After a review of the application by the Examiner, the applicant shall be notified by the Director on Form 6CC of the date set for the Public Hearing, which shall be at least thirty (30) days after the mailing of said notice. With this notice, the applicant shall be supplied with an official copy of Form 7NO, which he is required to send, NOT LESS THAN TWENTY (20) DAYS PRIOR TO THE DATE OF SUCH HEARING, to every property owner entitled to notice of the application. Within five (5) days of such hearing date, the applicant must file a verified statement that he has so notified each such property owner either by personal service or by registered or certified mail. Not less than fourteen (14) days notice of the said hearing shall be given by publication in the Bulletin of the Board.

5. On the date set for the Public Hearing, the applicant, owner, his architect, engineer, agent or attorney shall state his case; then the opposition shall be heard, and both shall have an opportunity for rebuttal.

6. Any application that has been denied after a Public Hearing cannot be reheard except on new material facts or under a different section of the Zoning Resolution.

7. Property owners in the affected area of the zoning application may appear at the Public Hearing and voice their objections in person, or by agent or attorney. Each person shall give his or her name after being recognized by the Chairman, the block and lot of the property owned by him or her and then briefly state his or her objections. In lieu of a personal appearance, or by an agent or attorney, he may file his or her views in writing on Form 9C, which is obtainable at the offices of the Board. Briefs will be accepted only if filed at least three (3) days before the Public Hearing. "Printed Instructions to Objectors", adopted by the Board, shall be available to such property owners free of charge, as a guide in filing their opposition to the application for a zoning variance.

ARTICLE VI—APPEALS

1. No appeal from any order, requirement, decision or determination of the Commissioner of Buildings, or any Borough Superintendent of the Department of Buildings or the Fire Commissioner or from any rule or regulation relating to the construction, alteration, demolition, structural changes, equipment, occupancy or use of any building or structure or premises under the Charter or the General City Law or any other law under which the Board has jurisdiction shall be entertained unless such appeal is filed on Form A with all the data required in such form, within thirty (30) days from the date of the order, requirement, decision or determination, appealed from, except that minor appeals from orders or decisions may be filed on Form A accompanied by a written description of the premises and a copy of the order or decision. What constitutes minor appeals from orders or decisions shall be determined by the Board.

NEW ARTICLE VII—LABOR LAW VARIANCES

1. No application for a variance of the Labor Law, or of any rule adopted thereunder, affecting the demolition, construction or alteration of buildings, exits therefrom, the installation of fixtures or apparatus, as authorized by Section 666 of Chapter 27 of the New York City Charter, shall be entertained unless it is made on Form A, with all the data required on such form within thirty (30) days of the date of the administrative order.

ARTICLE VIII—MATERIALS, APPLIANCES AND METHODS OF CONSTRUCTION

1. No application for and approval of a material, appliance or method of construction shall be entertained unless it is filed on Form SA/SM, with all the data required.

ARTICLE IX—ADOPTION OF RULES

1. No application for the adoption or amendment to any of the rules of the Board shall be entertained unless the application is made in writing.

2. No proposed rule or regulation or amendment thereto, originating with the Board or submitted to the Board for adoption, shall be published in the Bulletin, until such publication is authorized by at least three (3) Commissioners.

3. No resolution of the Board of Standards and Appeals adopting or amending any rule or regulation under Section 666 of the Charter or any other law shall be adopted unless such proposed rule or regulation shall have been published in the Bulletin of the Board for at least ten days prior to a public hearing thereon. Three (3) affirmative votes of the Board shall be necessary for the adoption of such resolution. No such rule shall become effective until twenty (20) days after publication in the Bulletin.

ARTICLE X—ADOPTION OF OTHER RESOLUTIONS

1. Every resolution of the Board of Standards and Appeals suggesting changes or amendments to the law and every resolution not otherwise provided for, shall require at least three (3) affirmative votes for its adoption.

ARTICLE XI—INSPECTIONS

1. In any case in which the Board may deem it necessary, inspection of the premises in question may be ordered by the Board. Such inspection shall be made by a Committee of not less than two (2) Commissioners and they shall report their findings to the Board at any executive session, prior to the public hearing at which the vote will be cast. The committee may include the Director and/or a staff engineer as designated by the Board. Any Commissioner of the Board shall be included in the Committee, upon his request.

ARTICLE XII—TESTS

1. The five (5) Commissioners of the Board shall constitute the Supervisory Committee on materials, appliances and methods of construction. In any case in which a test is required, the Director shall order such test of any material, appliance or method of construction. Such tests shall be conducted according to the rules adopted by the Board, or direc-

3

University of Illinois Library
Serials Dept.
Urbana, Ill.

tives of the Supervisory Committee, and in accordance with the requirements of law for the use of such material, appliance or method of construction. Tests shall be conducted in the presence of such member of the engineering staff as the Director may designate. In lieu of the above, tests made of the material, appliance or method of construction, by a recognized standard testing laboratory, City or State department, may be acceptable, but the Board reserves the right to be represented at tests by a member of the Engineering Staff or Board or any other person designated by the Supervisory Committee. The complete report of such tests shall be made to the Board in writing.

2. All expenses, including laboratory and traveling expenses, of such tests shall be borne by the applicant and no cost of such tests shall be borne by the Board.

3. Three (3) affirmative votes of the Board shall be necessary for the approval of such material, appliance or method of construction.

ARTICLE XIII—RECORDS

1. All applications and appeals shall be on the required forms, and all communications, reports, etc., relating thereto shall be on sheets approximately 8½ inches by 11 inches in size. Plans shall be on sheets 8½ inches by 11 inches or double thereof unless otherwise accepted by the Director. After final disposition, all applications and appeals and other papers appertaining thereto shall be suitably bound and indexed and filed numerically in cabinets. All applications and appeals, shall upon application to the clerk in charge, be accessible to the public at all reasonable hours.

2. All drawings shall be properly titled, numbered, dimensioned, dated, and otherwise shall conform with the instruction sheet. No drawings shall be accepted unless they bear the seal of a registered architect or licensed professional engineer.

ARTICLE XIV—THE BULLETIN

1. The Bulletin of the Board of Standards and Appeals shall be published each week except during recess. It shall contain:

- (1) Directory of the Board.
- (2) Docket of cases filed since the last publication of the Bulletin.
- (3) The Hearing Calendar.
- (4) Notice of Hearing on proposed rules or the amendment of rules.
- (5) An abstract of the minutes of each meeting, including a brief statement of the action in each case, with the roll call thereon and the full text of the resolutions adopted.
- (6) Index of rules adopted.
- (7) Such other information as may be of value to the public and within the scope of the work of the Board.

2. The preparation and editing of material for the Bulletin shall be in charge of such members of the staff as shall be designated by the Director.

3. The Bulletin of the Board of Standards and Appeals is the official publication of the Board in accordance with Section 665 of the New York City Charter. Notice of hearings published in such Bulletin constitutes required legal notice.

ARTICLE XV—OFFICERS

1. The Chairman, or in his absence, the Vice-Chairman shall preside at all sessions. The Chairman, or in his absence, the Vice Chairman, may designate another Commissioner of the Board to preside and perform the duties of the Chair at public sessions or hearings. If the Chairman and Vice Chairman are absent and a quorum is present, they shall choose a presiding officer from among their number.

2. The Chairman, subject to these rules, shall decide all points of order or procedure, at public hearings, unless otherwise directed by a majority of the Board in session at that time.

3. The Chairman shall, subject to these rules, designate the Commissioners of the Board to make inspections and, unless otherwise directed by the vote of three (3) Commissioners of the Board, shall appoint any committee that may be deemed necessary, except as otherwise provided in Article XI.

4. The Chairman, any Commissioner and the Director shall report at executive sessions all pertinent official transactions that do not otherwise come to the attention of the Board.

5. Administrative authority is vested in the Director, who shall, subject to these rules, transact all administrative business of the Board, engage the necessary employees and direct the work of the office. Official correspondence relating to administrative matters shall be signed by the Director. All official correspondence relating to any matters pending before the Board on the Hearing Calendar shall be signed by the Chairman or a member of the Board or staff designated by him. Copies of all incoming official correspondence may be sent to the Chairman, the Commissioners and/or Director.

6. Subject to these rules and the supervision of the Director, the Chief Clerk shall have charge of all accounts and shall see that the files and indices are kept in proper order and up to date and generally supervise the clerical work of the office force.

7. Subject to these rules and the supervision of the Director, the Engineering Staff shall examine and report on all applications and appeals, prepare proposed rules or revised rules assigned to them by the Director, and shall report on the desirability, reasons and necessity for action. They shall supervise and witness the tests conducted under the auspices of the Board.

8. A complete stenographic record of the transactions at public sessions shall be made for the files, and there shall be prepared after each meeting for publication in the Bulletin the abstract of the minutes which are to appear in such Bulletin. Verbatim transcripts of the record or any part thereof may be made as directed by the Chairman or the Director.

ARTICLE XVI—RULES OF PROCEDURE

1. Amendments to these Rules of Procedure may be made by the Board of Standards and Appeals at any public hearing, provided notice of such amendment has been given to each Commissioner of the Board at least three (3) days prior to such session, either in writing or by publication in the Bulletin. Any Rule of Procedure may be suspended at any session by the concurring vote of three (3) Commissioners.

BULLETIN

OF THE

BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

Issued under authority of Chapter 27, Section 665 of the Charter of the City of New York

Published weekly by the Board of Standards and Appeals at its office, 80 Lafayette Street, 9th Floor, Manhattan, New York 13, N. Y.

Vol. XLIV

Subscription
\$15.00 a year

May 5, 1959

Single Copies, 25 cents
By Mail, 30 cents

No. 18

DIRECTORY

BOARD OF STANDARDS AND APPEALS

HARRIS H. MURDOCK, Chairman

EDWIN W. KLEINERT, Vice Chairman

MAX H. FOLEY

HAROLD R. SLEEPER

HUGH P. FOX

SAMUEL L. BECKER, Director

JOSEPH J. DOYLE, Chief Clerk

OFFICE—80 Lafayette Street, 9th Floor, Manhattan, New York 13, N. Y.

TELEPHONE—WHitehall 3-3600, Extensions 2600-2609, 2769-2770 and 3020-3024.

CONTENTS

Petition and Order of Certiorari Served on the Board of Standards and Appeals.

Court Decision.

Discontinuance of Proceedings.

Docket.

Notice of Hearing Calendar.

Remaining Minutes of Regular Meeting, Tuesday Afternoon, April 21, 1959, Affecting Calendar Numbers 280-55-BZ, 585-56-BZ, 367-51-BZ—Vol. IV and 1019-57-BZ.

Minutes of Regular Meeting, Tuesday Morning, April 28, 1959, Affecting Calendar Numbers 192-24-BZ—Vol. II, 328-32-BZ—Vol. III, 68-36-BZ—Vol. IV, 29-59-A, 341-43-BZ—Vol. IV, 325-52-BZ—Vol. II, 701-52-BZ—Vol. III, 870-55-BZ—Vol. II, 149-57-BZ—Vol. II, 150-57-A—Vol. II, 200-58-BZ—Vol. II, 455-58-BZ, 577-58-BZ, 746-58-BZ, 756-58-BZ, 773-58-BZ, 125-59-BZ, 126-59-A, 145-59-BZ, 76-59-A, 169-49-BZ—Vol. II, 17-59-A, 214-27-BZ—Vol. II, 545-44-BZ—Vol. III, 93-48-BZ, 882-56-BZ—Vol. II, 630-58-BZ, 710-58-BZ, 711-58-A, 735-58-BZ, 743-58-BZ, 744-58-A, 777-58-BZ and 10-59-BZ.

Minutes of Regular Meeting Tuesday Afternoon, April 28, 1959, Affecting Calendar Numbers 291-46-A, 306-48-A—Vol. III, 206-58-A—Vol. II, 305-58-A, 419-58-A, 2-59-A, 104-59-A, 329-43-A—Vol. II, 829-56-A, 617-58-A, 36-33-BZ, 67-33-BZ—Vol. III, 472-37-BZ—Vol. II, 822-45-BZ—Vol. II, 703-53-BZ, 614-54-BZ—Vol.

PETITION AND ORDER TO SHOW CAUSE SERVED ON THE BOARD OF STANDARDS AND APPEALS

On April 23, 1959, Petition and Order to Show Cause was served on the Board by Anne E. Meyer, attorney for petitioners, George E. McCall and John D. Fairley, objecting property owners, seeking a review of the Board's determination on March 17, 1959, granting a variance under Section 7e for a temporary term of fifteen years to permit in a residence use district, the erection and maintenance of a gasoline service station with accessory minor auto repairs, car washing, non-automatic, office, sale and parking of cars awaiting servicing; Calendar Number 653-58-BZ; Premises 2985 Edson Avenue, southwest corner of Adea Avenue, Block 4797, Lot 1, Borough of The Bronx.

* * * * *

COURT DECISION

Matter of Dugach vs. Board—On March 25, 1958, the Board denied a variance under Section 7, subdivisions e and h of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubricatorium, car washing—non-automatic, minor repairs, with hand tools only, office, sales and storage of auto accessories, and parking of cars waiting for service, with curb cuts and ground sign in a residence use district for a stated term of fifteen (15) years; Calendar Number 600-57-BZ; Premises 76-26 to 76-46 (76-36 official) 164th Street, west side, from 76th Road to 77th Avenue; 162-27 to 162-37 77th Avenue and 162-28 to 162-38 76th Road, Block 6848, Lots 1, 6 and 8(1), Flushing, Borough of Queens.

At Special Term, Supreme Court, Mr. Justice Kusnetz sustained the Board, the order of certiorari vacated and the petition dismissed. (New York Law Journal, February 5, 1959, page 15).

Motion was made to Justice Latham at Supreme Court, Special Term, Part I, for a rehearing and Justice Latham has referred it to Justice Kusnetz. (New York Law Journal, March 27, 1959, page 10.)

Mr. Justice Kusnetz granted the motion for reargument and upon reargument the Court adheres to its original decision. Submit order. (New York Law Journal, April 3, 1959, page 14.)

The order required to be submitted, was submitted and was signed by Mr. Justice Kusnetz on April 9, 1959. The last paragraph reads, as follows:

"ORDERED that the determination of this Court vacating the order of certiorari, dismissing the petition and affirming the determination of the Board of Standards and Appeals, is adhered to."

DISCONTINUANCE OF PROCEEDINGS

On July 9, 1958, Copy of Petition and Order of Certiorari was served on the Board by Albert C. Aronne, attorney for Jusanto Holding Corp., objecting property owners, seeking a review of the Board's determinations, one in connection with Cal. No. 978-57-BZ, on May 13, 1958, for a variance to permit under Sections 7e, 7f, 7i and 7A of the Zoning Resolution, for a term of fifteen years, in a business use district on a lot presently occupied as a used car lot, the erection and maintenance of a gasoline service station, lubricatorium, auto washing (non-automatic), office, sales of accessories, minor repairs with hand tools only, auto safety inspection station, parking and storage of motor vehicles, also show windows and signs within 75 feet of a residence use district; the other determination, in connection with Cal. No. 187-58-A, on June 3, 1958, modified the decision of the Borough Superintendent, acting on N.B. Application 2250-1957, on condition that the requirements of the Resolution adopted under Cal. No. 978-57-BZ, be complied with, also that the gasoline storage tanks be maintained to the satisfaction of the transit facilities using the tunnel. Premises 1546-1556 Bushwick Avenue and 45-53 DeSales Place, southwest corner, Borough of Brooklyn.

In Supreme Court, Kings County, the above entitled proceeding was discontinued by stipulation and agreement by both parties, on April 24, 1959.

II, 575-56-BZ, 710-56-BZ, 750-57-BZ, 539-58-BZ, 958-27-BZ—Vol. II, 351-30-BZ—Vol. II, 608-40-BZ—Vol. II, 593-45-BZ—Vol. II, 246-58-BZ, 333-39-SM, 1207-40-SM, 80-50-SA, 747-53-SM, 349-55-SM, 566-55-SA, 900-57-SM and 377-58-SA.

Notice of Public Hearing of Proposed Revision of the Rules of Procedure.

CALENDAR

DOCKET

New Cases filed up to April 28, 1959

Cal. No. Dept. Premises Affected

257-59-BZ—B.Bx.—1560-1568 Gun Hill Road and 2758-2768 Mickle Avenue, southeast corner, Block 4536, Lot 34, Borough of The Bronx, N.B. 279-59—re gasoline service station, lubrication, car washing, minor auto repairs, parking of cars awaiting service, etc.—residence use district.

258-59-A—B.M.—146-148 East 49th Street, south side, 175 feet west of 3rd Avenue, penthouse, Block 1303, Lot 45, Borough of Manhattan, Amendment to Alt. 665-58—re egress.

259-59-A—F.D.—268-270 Canal Street, southeast corner of Cortlandt Alley, Block 196, Lot 13, Borough of Manhattan, Decision re Order No. 3999-8—re missing iron shutters.

260-59-SA—Blue Double Rotation Oven Gas-Fired, manufactured by E. B. Blue Company, Appliance.

261-59-BZ—B.B.—1-25 Bouck Court, northeast corner of Shell Road, Block 7192, Lot 65, Borough of Brooklyn, N.B. 884-59—re area excessive—business use, D area district.

262-59-A—B.Q.—249-20 Northern Boulevard, southwest corner of Marathon Parkway, Block 8215, Lot 24, Little Neck, Borough of Queens, N.B. 826-59—under section 35, General City Law re premises in bed of mapped street—proposed widening of Marathon Parkway.

263-59-SM—New Haven Trap Rock Company Crushed Rock—structural and paving, manufactured by New Haven Trap Rock Company, Material.

264-59-BZ—B.B.—1515-1521 86th Street, north side, 140 feet east of 15th Avenue, Block 6341, Lot 8, Borough of Brooklyn, Alt. 1073-59—re area excessive.

265-59-BZ—B.B.—11 College Place, west side, 89 feet, 6 inches north of Love Lane, Block 236, Lot 70, Borough of Brooklyn, Alt. 170-59—re change of occupancy to garage for more than five (5) motor vehicles—residence use district.

266-59-A—B.B.—11 College Place, west side, 89 feet, 6 inches north of Love Lane, Block 236, Lot 70, Borough of Brooklyn, Alt. 170-59—re garage in Class 3 building.

267-59-BZ—B.Q.—152-12 Northern Boulevard, south side, 62.66 feet east of Murray Street, Block 5266, Lot 4, Flushing, Borough of Queens, Alt. 2689-58—re auto showroom, accessories and tire storage, installation of automobile mufflers, minor repairs with incidental welding, etc.—business use district.

Restored to Docket

329-43-A—Vol. II—B.Q.—100-07 to 100-15 Queens Boulevard, northeast corner of 67th Avenue, Block 2119, Lots 8 and 11, Rego Park, Borough of Queens, Alt. 424-59—re exits and stairways.

377-58-SA—Coleman Gas-fired room Heater, Models 2111, 2112, 2113, 2115, 2116, 2117 and 2118, manufactured by The Coleman Company, Inc.; reopened for test and report as to additional models, Appliance.

80-50-SA—General Electric Ammonia Dissociator, Models 8026500, 8026501, 8026533, 6937249, 6937279, 6937265, 8665500 and 58X792, manufactured by General Electric Co.; reopened for test and report as to additional dissociator, Appliance.

349-55-SM—Air-Maze Corporation Greastop Filter (kitchen range grease filter), manufactured by Zir-Maze Corp.; reopened for report as to additional models, Material.

333-39-SM—Vol. II—Double V Cinder Block—cinder concrete construction, sizes 4x8x18, 8x8x18, 12x8x16, 6x8x18, 10x8x16, 12x8x18 and 8x9x18, manufactured by De Yorgi, Inc.; reopened for test and report as to additional sizes, Material.

566-55-SA—Florlift, Models A and B, manufactured by Florlift Corp.; reopened for test and report as to additional size of platform, Appliance.

1207-40-SM—Johns-Manville Insulating Board, manufactured by Johns-Manville Sales Corp.; reopened for test and report as to additional use of sheathing, Material.

747-53-SM—Vol. II—Fyr-Kote—a fire retardant paint product, manufactured by Morris Paint and Varnish Co., Material.

246-58-BZ—Vol. II—B.Q.—44-21 227th Street, southeast corner of Northern Boulevard, Block 7480, Lot 50, Douglaston, Borough of Queens, N.B. 960-59—re erection of a building for bowling purpose and parking of more than three (3) cars, etc.—local retail and residence use district.

351-30-BZ—Vol. II—B.B.—2216-2218 Pacific Street and 205-213 Rockaway Avenue, southeast corner, Block 1442, Lot 8, Borough of Brooklyn, Alt. 432-59—re gasoline service station, motor vehicle repair shop, storage garage for more than five (5) motor vehicles, etc.—business use district.

958-27-BZ—Vol. II—B.B.—285-295 Driggs Avenue and 503-509 Leonard Street, southwest corner, Block 2697, Lot 16, Borough of Brooklyn, Amendment to Alt. 4939-54—reopened for consideration as to extension of time to complete—re gasoline selling station, garage for the parking and storage of more than five (5) motor vehicles, etc.—business use district.

608-40-BZ—Vol. II—B.Q.—47-35 41st Street, east side, 125.43 feet north of Greenpoint Avenue, Block 196, Lot 7 and part of Lot 42, Sunnyside, Borough of Queens, Alt. 2440-50—reopened for consideration as to extension of term of variance—re parking of patrons' automobiles—residence and business use district.

CALENDAR

593-45-BZ—Vol. II—B.Q.—101-04 Liberty Avenue, south-east corner of 101st Street, Block 9522, Lot 1, Ozone Park, Borough of Queens, Alt. 183-59—re extension to a factory building—business use, D area district.

900-57-SM—Curon, Wall Covering, manufactured by Cur-tiss-Wright Corp.; reopened for test and report as to amend-ment—additional sizes, Material.

DESIGNATIONS: B.—Department of Buildings; B.B.—Depart-ment of Buildings, Brooklyn; B.M.—Department of Buildings, Manhattan; B.Q.—Department of Buildings, Queens; B.R.—Department of Buildings, Richmond; B.Bx.—Department of Build-ings, Bronx; H.D.—Health Department; F.D.—Fire Department, and M. and A.—Dept. of Marine and Aviation.

RULES

Last Publication

Arc and Gas Welding and Oxygen Cutting	Nov. 27, 1956.
Carbon Dioxide Liquefier, Rules..	Mar. 18, 1947—Vol. 32, No. 11
Cements, Air Entraining Portland, Rules for Approval and Use of.	April 12, 1955.
Cements, Blended, Rules for Test-ing and Use of	Mar. 15, 1955—Vol. 40, No. 11
Certificate of Occupancy, approved form	Dec. 28, 1943—Vol. 28, No. 52A
Concrete Flat Slabs, Rules	July 13, 1937—Vol. 22, No. 28
Concrete Masonry Units, Rules for Manufacture, Testing and Use of	April 24, 1951—Vol. 36, No. 7A
Dry Cleaning Establishments, Rules Covering	Sept. 15, 1955.
Concrete Rules (Hydrated Lime)..	Aug. 3, 1937—Vol. 22, No. 31
Elevator Rules	Mar. 3, 1936—Vol. 21, No. 9
Erection, Alteration, Repair, Ex-cavation for and Demolition of Buildings	Feb. 1, 1956.
Exit Rules (Revolving Doors) ...	June 15, 1937—Vol. 22, No. 24
Exterior Veneering Materials, Rules for	Mar. 11, 1952—Vol. 37, No. 11A
Factory Exit Rules	Feb. 22, 1955.
Fire Alarm Rules (Interior).....	April 15, 1958.
Fire Drill Rules	April 15, 1958.
Fire Resistive, Flameproof Ma-terials, etc., Rules for Testing of Fire Retarding Rules for Garages, Motor Vehicle Repair Shops and Oil Selling Stations	Jan. 8, 1957.
Fireproof Wood, Testing of.....	Apr. 22, 1952—Vol. 37, No. 17
Gas Shut-Off Rules	Apr. 13, 1937—Vol. 22, No. 15
Hatchway Protection	Apr. 7, 1925—Vol. 10, No. 14
Insulating Fibre Board Rules	June 5, 1928—Vol. 13, No. 23
Methyl Chloride Rules for Class B and C Refrigerating Systems...	Mar. 25, 1952—Vol. 37, No. 13A
Oil Burner Rules	Feb. 11, 1947—Vol. 32, No. 6
Opening Protective Assemblies, Rules for Inspection of	Nov. 20, 1956.
Parking and Storage of Motor Vehi-cles—Rules of Commissioner of Housing and Buildings	May 27, 1954.
Plumbing Rules	Sept. 7, 1948—Vol. 33, No. 36
Plumbing Rules (Submerged Inlets; Protective Methods to Prevent Contamination of Water Supply)	Aug. 3, 1937—Vol. 22, No. 31
Procedure, Rules of	Nov. 13, 1956.
Smoking in Factories, Rules for..	Sept. 7, 1937—Vol. 22, No. 36
Spraying and Drying of Paints, Varnishes, Lacquers, etc.	April 15, 1958.
Sprinkler, Rules	Mar. 4, 1958.
Standpipe Fireline Rules	June 29, 1937—Vol. 22, No. 26
Structural Alterations, Reporting.	June 8, 1937—Vol. 22, No. 23
Wire Glass Rules (Amendment to Rule 505 of Industrial Code)..	June 7, 1932—Vol. 17, No. 23
	Sept. 3, 1946—Vol. 31, No. 36

Zoning Resolution, Rule to Supplement Section 19-A—July 11, 1958.

Section I, List of Approved Gas Fired Heating Equip-ment, Gas Burner and Heater Accessories. Oil Fired Heating Equipment and Oil Burner and Heater Acces-sories, issued June 1, 1955, listing all approvals through May 24, 1955.

Section II, List of Approved Concrete and Clay Products, issued June 27, 1958, listing all approvals through July 2, 1957.

These pamphlets may be purchased at 80 Lafayette Street, Manhattan. Single Copies \$1.25; By Mail—\$1.50.

Further Sections will be published, containing other approved materials and appliances.

MAY 5, 1959, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, May 5, 1959, at 10 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:

871-46-BZ—Vol. II

APPLICANT—Reginald S. Hardy for Boulevard Leasing Corporation, owner.

SUBJECT—Application reopened January 13, 1959 as Vol. II—decision of the Borough Superintendent, under sections 7c, 19A (J) and 21 of the Zoning Resolution, to permit in a business and residence use C and D area and class 1 height district, the erection of a twelve story office building with non-storage garage and loading berth, the proposed building exceed the permitted area coverage encroaches on the required side yards, exceed the permitted height and has curb cuts located in the residence portion of the premises.

PREMISES AFFECTED—97-45 Queens Boulevard, north-west corner of 64th Road, Block 2091, Lot 1, Rego Park, Borough of Queens.

Laid over from April 21, 1959, to May 5, 1959, for hearing at the request of objector; no further requests for adjourn-ments.

870-55-BZ—Vol. II

APPLICANT—Lama, Proskauer & Prober, for Joseph Stumer, owner.

SUBJECT—Application reopened March 10, 1959 as Vol-ume II—decision of the Borough Superintendent, under sections 7f, 7i, and 7e of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of an auto showroom, gasoline service station, lubritorium, car wash, minor auto repairs, hand tools only, office and sales, storage room, parking and storage of motor vehicles.

PREMISES AFFECTED—5402-5412 Church Avenue and 261-271 East 54th Street, southeast corner, Block 4702, Lot 1, Borough of Brooklyn.

Laid over from April 28, 1959, to May 5, 1959, for hear-ing at the request of objectors.

696-58-BZ

APPLICANT—Frederick A. Ketcher, for Maria De Palma, owner.

SUBJECT—Application December 1, 1958—decision of the Borough Superintendent, under sections 7e and 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of the premises for the sale of new and used cars with a frame office and for the parking of more than 5 motor vehicles.

PREMISES AFFECTED—964-970 65th Street, south side, 100 feet west of 10th Avenue, Block 5750, Lot 47, Borough of Brooklyn.

762-58-BZ

APPLICANT—Leonard F. Rothkrug for John R. Doody, owner.

SUBJECT—Application December 29, 1958—decision of the Borough Superintendent under section 21 of the Zoning Resolution, to permit in a D area district the erection of a retail store occupying more than the permitted area.

PREMISES AFFECTED—1514-1516 Avenue Z, south side, 50 feet west of East 16th Street, Block 7460, Lot 6, Borough of Brooklyn.

750-58-BZ

APPLICANT—Louis B. Santangelo for Ralph G. Ortiz, owner.

SUBJECT—Application December 19, 1958—decision of the Borough Superintendent, under sections 7c and 21 of the Zoning Resolution, to permit in a residence use district, in an existing two story and cellar building presently occu-pied as a Russian and Turkish bath with locker room, dormitory and caretakers apartment, the change in use of

CALENDAR

the first floor to a funeral home and loading area with a new curb cut.
PREMISES AFFECTED—797-801 Park Avenue, north side, 100 feet east of Throop Avenue, Block 1733, Lot 63, Borough of Brooklyn.

33-59-BZ

APPLICANT—Maxfield Blaubeux for Frank Dellasala, owner; Great Atlantic and Pacific Tea Company, lessee.
SUBJECT—Application January 16, 1959—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a business, local retail and residence use district, on a plot presently occupied with a one story building used as a retail supermarket with patron and employee parking confined to the business and local retail portions, the extension of the parking of cars into the residence use portion of the premises.

PREMISES AFFECTED—406-428 Crescent Street, west side, from Liberty Avenue to Hill Street, 1031-1041 Liberty Avenue and 46-62 Hill Street, Block 4166, Lot 18, Borough of Brooklyn.

924-17-BZ—Vol. II

APPLICANT—Herman Kron, for L. B. Auto Sales, Inc., owner.

SUBJECT—Application reopened November 25, 1958 as Vol. II—decision of the Borough Superintendent, under sections 7c and 7h of the Zoning Resolution, to permit in a manufacturing and residence use district, on a plot presently occupied with a public garage, auto laundry, auto repair shop and gasoline service station, the reconstruction of the lubritorium and office portion of the building and the use of the adjoining vacant lot for the parking and storage of more than five (5) motor vehicles.

PREMISES AFFECTED—396-418 Coney Island Avenue, southwest corner of Caton Avenue, Block 5331, Lots 15, 22 and 28, Borough of Brooklyn.

760-58-BZ

APPLICANT—Victor E. Block and Robert E. Healey for Ogden Parking Corporation, owner.

SUBJECT—Application December 29, 1958—decision of the Borough Superintendent under section 7h of the Zoning Resolution, to permit in a local retail use district, the maintenance of a parking lot for the parking and storage of more than five (5) motor vehicles.

PREMISES AFFECTED—1332-1340 Ogden Avenue, east side, 138.80 feet south of West 170th Street, Block 2522, Lot 12, 13, 14 and 15, Borough of The Bronx.

420-58-BZ

APPLICANT—S. W. Gage, for Irving and Sam Robins, owners.

SUBJECT—Application July 11, 1958—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a residence use district, the extension of the existing laundry facilities by the erection of a two story and cellar structure on the adjoining vacant lot which connects with the existing building on the cellar and second floor.

PREMISES AFFECTED—335-337 East 75th Street, north side, 125 feet west of 1st Avenue, Block 1450, part of Lot 20, Borough of Manhattan.

701-58-BZ

APPLICANT—Maxfield Blaubeux, for Joseph Angelone, owner; Great Atlantic and Pacific Tea Co., lessee.

SUBJECT—Application December 2, 1958—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a local retail and residence use district, the erection of a one story and cellar building for use as a retail store and to provide accessory parking on the unbuilt upon portion of the premises with more than two curb cuts on the same street.

PREMISES AFFECTED—55-08 to 55-34 Metropolitan Avenue, 62-01 to 62-09 and 62-29 to 62-37 Tonsor Street, southeast corner, Block 3365, Lot 7, Ridgewood, Borough of Queens.

178-59-A

APPLICANT—Maxfield Blaubeux, for Joseph Angelone, owner; Great Atlantic & Pacific Tea Company, lessee.

SUBJECT—Application March 19, 1959—filed pursuant to Section 35, General City Law—re proposed utilization of the portion of lot in bed of mapped street.

PREMISES AFFECTED—55-08 to 55-34 Metropolitan Avenue, 62-01 to 62-09 and 62-29 to 62-37 Tonsor Street, southeast corner, Block 3365, Lot 7, Ridgewood, Borough of Queens.

1050-38-BZ—Vol. II

APPLICANT—Leonard F. Rothkrug for Sovereign Homes, Inc., owner.

SUBJECT—Application reopened June 3, 1958 as Vol. II—decision of the Borough Superintendent, under sections 7e and 21 of the Zoning Resolution, to permit in a local retail and residence use district the erection of a gasoline service station with accessory motor vehicle repair shop with hand tools only, auto laundry—non automatic and lubritorium without the required rear yard all for a temporary term of 15 years.

PREMISES AFFECTED—1301-1319 65th Street and 6411-6423 13th Avenue, northeast corner, Block 5747, Lot 1, Borough of Brooklyn.

668-46-BZ—Vol. II

APPLICANT—Larry Meltzer for M.J.F. Realty Corporation, owner.

SUBJECT—Application reopened June 3, 1958 as Vol. II—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a business and residence use district, in an existing three story and basement building the change in occupancy from manufacturing (previously granted by the Board) to showroom, retail store and parking and storage for more than five (5) pleasure type motor vehicles for customers and employees only.

PREMISES AFFECTED—94-19 to 94-29 82nd Street and 82-01 to 82-15 Rockaway Boulevard, northeast corner, 82-13 to 82-19 95th Avenue, 94-20 to 94-40 83rd Street, Block 9011, Lot 14, Ozone Park, Borough of Queens.

729-58-BZ

APPLICANT—Louis B. Santangelo for Ralph G. Ortiz, owner.

SUBJECT—Application December 12, 1958—decision of the Borough Superintendent, under sections 7c, 7h and 21 of the Zoning Resolution, to permit in a residence and local retail use district, the erection of a funeral parlor and caretaker's apartment with parking and storage of motor vehicles of the employees and patrons only to be at the rear of the lot by means of ramp of the west end of building.

PREMISES AFFECTED—135-141 East 103rd Street, north side, 79 feet west of Lexington Avenue, Block 1631, Lots 111, 112 and 113, Borough of Manhattan.

63-59-BZ

APPLICANT—Goldwater and Flynn for Huntington Hartford doing business as Huntington Hartford Enterprises, owner.

SUBJECT—Application January 29, 1959—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a residence use district the change in use of the present building from factory and showroom to offices.

PREMISES AFFECTED—214 East 52nd Street, south side, 180 feet east of 3rd Avenue, Block 1325, Lot 45, Borough of Manhattan.

CALENDAR

160-52-BZ—Vol. III

APPLICANT—Gulf Oil Corporation, for Tremarco Corp., owner.

SUBJECT—Application reopened April 7, 1959 for consideration of extension of time to complete—expired February 25, 1959 and new owner—decision of the Borough Superintendent, previously granted on condition, under section 7f of the Zoning Resolution, permitting in a business and residence use district, the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs, car wash, storage room, office and sales and the parking and storage of motor vehicles.

PREMISES AFFECTED—760-778 East 189th Street, south side, from Southern Boulevard to Prospect Avenue, 2455-2479 Southern Boulevard and 2450-2480 Prospect Avenue, Block 3115, Lot 21, Borough of The Bronx.

1017-55-BZ

APPLICANT—Robert Gottlieb, for Hermany Realty Corp., owner.

SUBJECT—Application reopened January 13, 1959 for amendment of resolution—decision of the Borough Superintendent, previously granted on condition under section 7f of the Zoning Resolution, permitting in a business use district, the erection and maintenance of a gasoline service station, lubritorium, car wash, motor vehicle repair shop and auto parking.

PREMISES AFFECTED—861-875 Zerega Avenue and 2361-2385 Hermany Avenue, northwest corner, Block 3698, Lot 47, Borough of The Bronx.

737-58-BZ

APPLICANT—Kenneth W. Milnes for F. D. Koehler Co., Inc., owner.

SUBJECT—Application December 16, 1958—decision of the Borough Superintendent, under section 7c and 7A of the Zoning Resolution, to permit in a retail and residence use district, the reconstruction of an existing gasoline service station, lubritorium, sales room, minor auto repairs and car washing, the proposed reconstruction to provide a new accessory building, additional gasoline tanks and pumps, the relocation of the existing pumps and curb cuts within 75 feet of residence use district.

PREMISES AFFECTED—717 Richmond Road, northwest corner of Price Street, Block 631, Lot 1, Concord, Borough of Richmond.

Laid over from April 7, 1959, to May 5, 1959, for further consideration after applicant has furnished information as to grades of Expressway and service road adjoining the gas station.

623-58-BZ

APPLICANT—Carl H. Salminen, for Frank Reis, owner; Bari Construction Co., Inc., owner under contract.

SUBJECT—Application October 31, 1958—decision of the Borough Superintendent, under sections 7e and 21 of the Zoning Resolution, to permit in a residence use district, the erection of a one-story structure of Class 3 construction to be used for light manufacturing as permitted in a business use district, office, loading and unloading and parking of trucks used in conjunction with business, the structure to occupy more than the permitted area.

PREMISES AFFECTED—33-04 23rd Street and 21-04 33rd Avenue, southwest corner, Block 556, Lots 34-39 inclusive, Astoria, Borough of Queens.

Laid over from February 3, 1959, to March 3, 1959, for inspection and decision; hearing closed; then to April 7, 1959, for inspection and decision; for applicant to file revised plan as to entrances from 33rd Avenue, and for name and business of tenant; then to May 5, 1959, for decision; at the request of the applicant who desires additional time to locate a tenant.

144-19-BZ—Vol. IV

APPLICANT—Justin A. Rothstein, for David E. Meltzer and Alvin Greenstein, owners; Windowcraft Display Installation, lessee.

SUBJECT—Application reopened December 4, 1956 as Vol. IV—re decision of the Borough Superintendent, under Sections 7e and 21 of the Zoning Resolution to permit in a residence use district, the manufacture of display cards and posters in an existing building.

PREMISES AFFECTED—23-69 to 23-71 38th Street, east side, 162.21 feet north of Astoria Boulevard (Triboro Bridge Plaza), Block 803, Lot 13, Long Island City, Borough of Queens.

Laid over from March 10, 1959, to April 7, 1959, for inspection and decision; hearing closed; then to May 5, 1959, at recommendation of the Committee on Inspection and for reinspection by such committee and for continuation of the roll call.

450-58-BZ

APPLICANT—Sidney H. Kitzler, for Sardin Realty Corp., owner; Ralph Iron Works and Allen Peterson, lessee.

SUBJECT—Application July 21, 1958—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a local retail use district, the change in occupancy of an existing one story building from automobile salesroom and auto accessories to auto repair shop with spray booth, manufacturing of metal products with welding and parking for three (3) motor vehicles.

PREMISES AFFECTED—480-496 Ralph Avenue to 1626-1636 Prospect Place, south corner, Block 1369, Lot 39, Borough of Brooklyn.

Laid over from March 10, 1959, to April 7, 1959, for inspection and decision; hearing closed; then to May 5, 1959, for further consideration after building and yard have been cleaned up; applicant to file revised plans showing curb cuts, driveway and removal of pole.

137-27-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Socony Mobil Oil Co., owner.

SUBJECT—Application reopened January 20, 1959—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a business district, the reconstruction of an existing gasoline service station and extend the uses to include lubritory, minor auto repairs with hand tools only, utility room and store and the parking and storage of motor vehicles on the open area.

PREMISES AFFECTED—2103-2121 Webster Avenue, west side, 280 feet north of East 180th Street, Block 3143, Lot 113, Borough of The Bronx.

Laid over from April 7, 1959, to April 14, 1959, at the request of the objector; no further adjournments and no notices to be sent out; then to May 5, 1959, for inspection and decision; hearing closed.

24-34-BZ—Vol. II

APPLICANT—Anthony M. Salvati, for D and S Holding Corporation, owner.

SUBJECT—Application reopened November 5, 1958 as Vol. II—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a retail and residence use district, the erection and an extension to the second floor in an existing three story building and changing the use from theatre, stores and apartments for two families to bowling alleys, stores and apartments for two families.

PREMISES AFFECTED—3117-3127 Surf Avenue, northeast corner of West 32nd Street, Block 7049, Lot 51, Borough of Brooklyn.

Laid over from April 7, 1959, to April 14, 1959, for hearing; applicant to send out new notices by regular mail to affected owners, because of insufficient time for notices previously sent out; then to May 5, 1959, for inspection and decision; applicant to submit letter stating notices were sent to owners as previously instructed by the Board; hearing closed.

CALENDAR

515-47-BZ—Vol. II

APPLICANT—Max Siegel Associates, for Sty Town Realty Inc., owner; Sty Town Service and Parking Station, lessee.

SUBJECT—Application reopened November 18, 1958 as Vol. II—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a local retail and residence use district, the reconstruction and extension of a gasoline service station and parking lot and extend the uses to include lubritorium, minor auto repairs with hand tools only, auto washing (non-automatic), office and sales room.

PREMISES AFFECTED—197-201 Avenue C, 645-649 East 12th Street, northwest corner and 646-648 East 13th Street, Block 395, Lots 29, 36, 38 and 39, Borough of Manhattan.

Laid over from April 14, 1959, to May 5, 1959, for inspection and decision; hearing closed.

247-56-BZ—Vol. II

APPLICANT—Lama, Proskauer & Prober for John Stevens & Irene Stevens, owner.

SUBJECT—Application reopened October 21, 1958 as Vol. II—decision of the Borough Superintendent, under sections 7c and 21 of the Zoning Resolution, to permit in a business and residence use, D and G-1 area district, the erection of a class one building to be used as bowling alleys with less than the required setback for a G-1 area district with parking for patrons and employees.

PREMISES AFFECTED—160-30 Cross Bay Boulevard, west side, 80 feet north of 161st Avenue, Block 14030, Lot 1, Howard Beach, Borough of Queens.

Laid over from April 14, 1959, to May 5, 1959, for inspection and decision; hearing closed.

593-58-BZ

APPLICANT—Sidney H. Kitzler, for Petval Realty Corp., owner; Angelo Maurici, lessee.

SUBJECT—Application October 16, 1958—decision of the Borough Superintendent, under sections 7c and 7A of the Zoning Resolution, to permit in a retail and residence use district, the extension of the existing used car sales and parking lot into the residence portion of the premises with a business entrance within 75 feet of the residence use district.

PREMISES AFFECTED—273-279 68th Street, northside, 40 feet, 1¾ inches west of 3rd Avenue and 272-278 Senator Street, Block 5853, Lots 36, 38 and 49, Borough of Brooklyn.

Laid over from April 14, 1959, to May 5, 1959, for inspection and decision; hearing closed.

172-16-BZ—Vol. II

APPLICANT—Herman Kron, for Banner Oil Company, Inc., owner.

SUBJECT—Application reopened July 23, 1957 as Vol. II—decision of the Borough Superintendent, under sections 7c and 7h of the Zoning Resolution, to permit in a business and residence use district, the reconstruction of an existing gasoline service station, minor auto repairs with hand tools only, auto laundry, garage for more than five (5) cars and parking and storage of more than five (5) motor vehicles to be used in conjunction with the existing garage.

PREMISES AFFECTED—31-37 Church Avenue, north side, 100 feet east of Chester Avenue, Block 5313, Lots 34 and 38, Borough of Brooklyn.

Laid over from April 14, 1959, to May 5, 1959, for inspection and decision; hearing closed.

25-57-BZ—Vol. II

APPLICANT—Jerome W. Perlstein for Davemac Corporation, owner.

SUBJECT—Application reopened December 23, 1959 as Vol. II—decision of the Borough Superintendent, under sections 7c and 21 of the Zoning Resolution, to permit

in a retail and residence use, D and E-1 area district, the erection of a one story extension in the residence portion of the plot to be used for the storage of tires and exceeding the area coverage for the E-1 area district portion of the plot.

PREMISES AFFECTED—221-18 Merrick Boulevard and 134-01 to 134-09 221st Street, southeast corner, Block 13100, Lot 26, Laurelton, Borough of Queens.

Laid over from April 14, 1959, to May 5, 1959, for inspection and decision; hearing closed.

42-32-BZ—Vol. II

APPLICANT—Haus and Bresin for Lawrence Florin, owner.

SUBJECT—Application reopened November 7, 1958 as Vol. II—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the modernization of the present gasoline service station by extending the service building and extend the uses to include minor repairs with hand tools only for an additional term of fifteen (15) years.

PREMISES AFFECTED—2263 Linden Boulevard and 786-794 Elton Street, northwest corner, Block 4336, Lot 27, Borough of Brooklyn.

Laid over from April 14, 1959, to May 5, 1959, for inspection and decision; hearing closed.

775-58-BZ

APPLICANT—Leonard F. Rothkrug, Herbst and Rusciano, for Baychester Operating Corporation, owner.

SUBJECT—Application December 31, 1958—decision of the Borough Superintendent, under sections 7c and 21 of the Zoning Resolution, to permit in a manufacturing and residence use, C area district, the erection of and extension into the residence portion of the premises of a one story building for use as bowling alleys, restaurant and bar, storage and locker rooms and to provide accessory parking on the unbuilt upon portion of the premises, the proposed building exceeds the permitted area coverage.

PREMISES AFFECTED—3490 Palmer Avenue, southeast corner of Boston Road, Block 5259, Lot 1, Borough of The Bronx.

Laid over from April 14, 1959, to May 5, 1959, for inspection and decision; hearing closed.

738-57-BZ

APPLICANT—Lama, Proskauer and Prober, for 644 Bushwick Avenue Corp., owner.

SUBJECT—Application October 16, 1957—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in an unrestricted and business use district, the erection and maintenance of a gasoline service station, lubritorium, car wash, office and sales, storage, minor auto repairs, parking and storage of motor vehicles, extending from the unrestricted to the business portion of the plot.

PREMISES AFFECTED—640-648 Bushwick Avenue, south side, 131 feet 8¾ inches west of Myrtle Avenue and 14-20 Troutman Street, Block 3182, Lot 18, Borough of Brooklyn.

Laid over from April 14, 1959, to May 5, 1959, for applicant to file plan showing nearby school and for inspection and decision; hearing closed.

962-28-BZ—Vol. II

APPLICANT—Unger and Unger, for Sinclair Refining Co., owner.

SUBJECT—Application reopened October 7, 1958—as Vol. II—decision of the Borough Superintendent, under sections 7c, 7i and 21 of the Zoning Resolution, to permit in a business and residence use district, at an existing gasoline service station with office, grease pits and auto laundry the extension of the uses to include sale of accessories, minor auto repairs and the parking and storage of motor vehicles and to have the present pump islands remain in their present location.

CALENDAR

PREMISES AFFECTED—714 Jamaica Avenue, southwest corner of Richmond Street, Block 4102, Lot 27, Borough of Brooklyn.

Laid over from March 17, 1959, to April 14, 1959, for inspection and decision; hearing closed; then to May 5, 1959, for decision; applicant to file revised plan showing accessory building with enlargement toward Jamaica Avenue and rear not beyond present rear of the building and relocation of pumps with none nearer than 15 feet to a street building line and to show fences on side and rear lot lines of the station; that space to the south of use district line should remain vacant, but protected with hedge and fences; also to show new lift, with no open pit widened and a new front.

756-58-BZ

APPLICANT—Leonard F. Rothkrug for Jacob Morrow and Nat Chanelis, owner.

SUBJECT—Application December 24, 1958—decision of the Borough Superintendent under sections 9A and 21 of the Zoning Resolution, to permit in a class ½ height district, the erection of a multiple dwelling the height of a portion of which is in excess of that permitted within two miles of a designated airport.

PREMISES AFFECTED—3291-3323 Nostrand Avenue, northeast corner of Avenue T, Block 7365, Lot 71, Borough of Brooklyn.

Laid over from April 28, 1959, to May 5, 1959; referred to Examiner to make necessary corrections.

341-43-BZ—Vol. IV

APPLICANT—Leonard F. Rothkrug, for 3319 Realty Corp., owner and conditional vendee doing business as Riteway Laundry.

SUBJECT—Application reopened January 6, 1959 as Volume IV—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a residence use district the extension of a laundry with accessory dry cleaning previously granted by the Board into an existing public garage, the public garage use to be discontinued with the addition of accessory laundry truck storage use and the extension of the garage building for accessory laundry storage use.

PREMISES AFFECTED—3319-3335 Atlantic Avenue, northeast corner of Euclid Avenue, Block 4145, Lot 1, 13 and 23, Borough of Brooklyn.

Laid over from April 7, 1959, to April 28, 1959, for inspection and decision; hearing closed; then to May 5, 1959, for applicant to report to Board after conference with the owner as to reducing the application to include only the existing public garage adjoining.

68-36-BZ—Vol. IV

APPLICANT—Lama, Proskauer and Prober, for 10 Brighton 11th Street Corp. and New York City Transit Authority, owners; Waldbaum 21, Inc., lessee.

SUBJECT—Application reopened January 6, 1959 as Vol. IV—re decision of the Borough Superintendent, under Section 7c of the Zoning Resolution, to permit in a business and residence use district, the change in use of an existing public garage, motor repairs, lubricatorium, and parking in the open area to a supermarket, stores, loading and unloading area, parking of patrons and employees cars—no fee to be charged, and a sign in the residential portion of the plot.

PREMISES AFFECTED—14-48 Brighton 11th Street, west side, 59 feet, 9½ inches south of Neptune Avenue, Block 7516, Lots 2375 and part of 2370, Borough of Brooklyn.

Laid over from February 17, 1959, to February 25, 1959, for hearing, at the request of one objector for additional objectors to be present; then to March 17, 1959, for inspection and decision and for consideration of an Administrative Appeal in connection therewith; which has been filed; hearing closed; then to April 14, 1959, with Calendar Number 29-59-A; then to April 21, 1959, for applicant to file revised

plans showing removal of signs on Brighton 11th Street and no entrances on such street except in the business use portion; then to April 28, 1959, for applicant to file revised plans for consideration on May 5, 1959; then to May 5, 1959, for applicant to file revised plan showing brick wall with no opening therein, and curb cut eliminated and for decision.

29-59-A

APPLICANT—Lama, Proskauer and Prober for 10 Brighton 11th Street Corporation and New York City Transit Authority, owners; Waldbaum 21 Incorporated, lessee.

SUBJECT—Application December 12, 1958—Appeal from a decision of the Borough Superintendent re excessive area of building.

PREMISES AFFECTED—14-48 Brighton 11th Street, west side, 59 feet 9½ inches south of Neptune Avenue, Block 7516, Lot 2375 and part of 2370, Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

MAY 5, 1959, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, May 5, 1959, at 2 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:

718-58-A

APPLICANT—S. Walter Katz, for Twenty-Third Operating Corp., owner.

SUBJECT—Application December 8, 1958—filed pursuant to section 35, General City Law re extension of existing building in bed of a mapped street—approach to Queensboro Bridge.

PREMISES AFFECTED—244 East 60th Street, south side, 135 feet west of 2nd Avenue, Block 1414, Lot 30, Borough of Manhattan.

337-52-A—Vol. II.

APPLICANT—Irving P. Marks, for Bernard, Hermand and Minnie Feuer, owners.

SUBJECT—Application reopened November 25, 1958 as Vol. II—Appeal from a decision of the Borough Superintendent—re erection of extension to existing nursing home, increase in area

PREMISES AFFECTED—115-49 118th Street, east side, 240 feet north of Sutter Avenue, Block 11711, Lot 18 and 62, South Ozone Park, Borough of Queens.

403-58-A

APPLICANT—Elias K. Herzog, for Samuel Goodman, owner.

SUBJECT—Application June 26, 1958—Appeal from a decision of the Borough Superintendent re: egress, fire escape not an acceptable 2nd means, etc.

PREMISES AFFECTED—13 East 16th Street, north side, 250 feet west of Union Square West, Block 844, Lot 10, Borough of Manhattan.

655-58-A

APPLICANT—Robert J. Crinnion and Lesser and Lesser, for Harry Hinrichsen, owner.

SUBJECT—Application November 17, 1958—Appeal from an order of the Borough Superintendent; re erection of legal retaining wall.

PREMISES AFFECTED—2119 Edenwald Avenue, north side, 30 feet west of Monticello Avenue, Block 5027, Lots 33 and 34, Borough of The Bronx.

656-58-A

APPLICANT—Robert J. Crinnion, and Lesser and Lesser, for Saverio Grasso, owner.

SUBJECT—Application November 17, 1958—Appeal from an order of the Borough Superintendent, re erection of legal retaining wall.

CALENDAR

PREMISES AFFECTED—4111 Monticello Avenue, west side, 100 feet north of Edenwald Avenue, Block 5027, Lot 29, Borough of The Bronx.

738-58-A

APPLICANT—Robert J. Crinnion and Harry Lesser, for Harry Lesser owner.

SUBJECT—Appeal from a decision of the Borough Superintendent, re dismissal of violation—illegal retaining wall.

PREMISES AFFECTED—4114 Hill Avenue, east side, 100 feet north of Edenwald Avenue, Block 5027, Lot 41, Borough of The Bronx.

283-54-A—Vol. II

APPLICANT—Arthur B. Lincoln, for Carmine Verdino, owner.

SUBJECT—Application reopened January 13, 1959 as Volume II—filed pursuant to section 35, General City Law re extension to existing building in bed of mapped street, 111th Avenue.

PREMISES AFFECTED—109-03 Rockaway Boulevard, north side, east side 109th Street in bed of mapped 111th Avenue, Block 11476, Lot 77, Ozone Park, Borough of Queens.

528-58-A

APPLICANT—Lama, Proskauer and Prober, for Anna Turso, owner.

SUBJECT—Application August 3, 1958—Appeal from a decision of the Borough Superintendent—re frame structure for commercial use within fire limits.

PREMISES AFFECTED—1889-1893 Fulton Street, north side, 103 feet 2¼ inches east of McDougal Street, Block 1530, Lot 19, Borough of Brooklyn.

117-59-A

APPLICANT—Albert E. Wheeler for Hiram Gray, owner.

SUBJECT—Application February 26, 1959—filed pursuant to Section 36 of the General City Law re erection of building not fronting on a legal street and a decision of the Borough Superintendent re ceiling below existing curb level.

PREMISES AFFECTED—2855 Palisade Avenue, north side of a private road, 435.12 feet west of Palisade Avenue, Block 3411, Lot 105, Borough of The Bronx.

163-59-A

APPLICANT—William B. Lichtner, for Markfel Construction Corp., owner.

SUBJECT—Application March 16, 1959—Appeal from a decision of the Borough Superintendent—re construction and under section 35, General City Law re driveway and curb cut in bed of mapped street—New Haven Avenue.

PREMISES AFFECTED—19-19 New Haven Avenue, south side, 190 feet east of Beach 20th Street, Block 86, Lot 28, Far Rockaway, Borough of Queens.

164-59-A

APPLICANT—William B. Lichtner, for Markfel Construction Corp., owner.

SUBJECT—Application March 16, 1959—Appeal from a decision of the Borough Superintendent—re construction and under section 35, General City Law re driveway and curb cut in bed of mapped street—New Haven Avenue.

PREMISES AFFECTED—19-15 New Haven Avenue, south side, 226.5 feet east of Beach 20th Street, Block 86, Lot 30, Far Rockaway, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

MAY 12, 1959, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, May 12, 1959, at 10 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:

878-52-BZ—Vol. II

APPLICANT—Fred C. Dahlem, for Jack Starr, owner.

SUBJECT—Application reopened February 17, 1959 as Volume II—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot with suitable bumpers for the parking and storage of more than five (5) motor vehicles for the passenger car type.

PREMISES AFFECTED—1563-1565 Longfellow Avenue, west side, 75 feet south of East 173rd Street, Block 3001, Lots 28, 29 and 30, Borough of The Bronx.

7-59-BZ

APPLICANT—Gilbert Lazerus for Sterling Mortgage Company, Incorporated, owner.

SUBJECT—Application January 5, 1959—decision of the Borough Superintendent, under sections 7c and 21 of the Zoning Resolution, to permit in a business and residence use, C and D area district, the extension of a one story and cellar store building into the residence portion of the plot and occupying more than the permitted area.

PREMISES AFFECTED—101-19 to 101-21 Queens Boulevard, east side, 44.97 feet north of 67th Drive, Block 2135, Lot 3, Rego Park, Borough of Queens.

350-58-BZ

APPLICANT—Harry Mandell for Prescott Realty Corp., owner.

SUBJECT—Application May 23, 1958, decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the change in use of the present store building from stores and bakery to include hat factory.

PREMISES AFFECTED—1731 to 1739 East 172nd Street, and 1305 to 1313 Rosedale Avenue, northwest corner, Block 3873, Lot 1, Borough of The Bronx.

1-59-BZ

APPLICANT—Ingram S. Carner, for Shell Oil Company, owner.

SUBJECT—Application January 2, 1959—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a business use district, on a plot presently occupied with a public garage and gasoline service station, the reconstruction for use as gasoline service station, lubritorium, car washing—non automatic, auto repairs with hand tools only, office, sales and storage of auto accessories and the parking of more than five (5) motor vehicles waiting to be serviced.

PREMISES AFFECTED—112 Flatbush Avenue Extension, southwest corner of Tillary Street, Block 132, Lot 14, Borough of Brooklyn.

122-39-BZ—Vol. III

APPLICANT—Haus & Bresin, for The Cord Meyer Company, owner.

SUBJECT—Application reopened February 17, 1959 as Volume III—decision of the Borough Superintendent, under sections 7f and 7i of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station for a temporary term of fifteen (15) years.

PREMISES AFFECTED—88-20 Roosevelt Avenue, south side, 97.05 feet west of Case Street, Block 1510, Lot 1, Elmhurst, Borough of Queens.

63-44-BZ—Vol. II

APPLICANT—Casale and Newell, for Bavasi Realty Corp., owners.

SUBJECT—Application reopened February 25, 1959 as Volume II—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the change in use of an existing three story building of class 1 construction from storage

CALENDAR

and factory to storage of electrical, electronic and radio parts and equipment, offices and garage.

PREMISES AFFECTED—236-246 West 17th Street, south side, 256 feet 9 inches east of Eighth Avenue, Block 766, Lot 65, Borough of Manhattan.

28-59-BZ

APPLICANT—Henry J. Nurick for the 160 3rd Avenue Corporation, owner.

SUBJECT—Application January 15, 1959—decision of the Borough Superintendent under section 7h of the Zoning Resolution, to permit in a business use and local retail use district, the maintenance of a parking lot for the parking and storage of more than five (5) motor vehicles.

PREMISES AFFECTED—156-160 Third Avenue, west side, 25 feet 6 inches south of East 16th Street, Block 871, Lots 44 and 45, Borough of Manhattan.

562-58-BZ

APPLICANT—Manes, Sturim, Donovan and Laufer, for Henry Bender and Jacob Cohen, owners.

SUBJECT—Application filed September 26, 1958—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a residence use district, the reconstruction and extension in area of an existing gasoline service station for use as car wash—non automatic, office and accessory sales, minor repairs with hand tools only and parking and storage of motor vehicles.

PREMISES AFFECTED—70-02 to 70-20 (70-06 official) Eliot Avenue, south side, from 70th to 71st Streets, 61-01 to 61-13 70th Street and 61-02 to 61-14 71st Street, Block 2927, Lot 1, Elmhurst, Borough of Queens.

1010-55-BZ

APPLICANT—Albert Melniker, for Southcrest Realty Corp., owner.

SUBJECT—Application reopened March 31, 1959 for consideration as to extension of time to complete—expired July 2, 1958—decision of the Borough Superintendent, previously granted on condition, under sections 7f, 7i and 7A of the Zoning Resolution, permitting in a business use district, the erection and maintenance of a gasoline service station, car washing, lubricatorium, sale of accessories, minor motor vehicle repairs, with hand tools and parking for more than five motor vehicles, with proposed curb cut within 75 feet of the residence use district.

PREMISES AFFECTED—4124 Arthur Kill Road and 600 Clay Pit Road, southeast corner, Block 7293, Lot 240, Prince Bay, Borough of Richmond.

722-52-BZ—Vol. III

APPLICANT—Herman Kron, for 146 Centre Street Corp., owner.

SUBJECT—Application reopened April 7, 1959 for consideration as to amendment to resolution and extension of time to complete—expired July 23, 1958—decision of the Borough Superintendent, previously granted on condition under sections 7f and 7i of the Zoning Resolution, permitting in a business use district, the erection of a two-story structure for the storage of more than 5 motor vehicles on the 1st and 2nd floors and roof, and a gasoline service station, lubricatorium, car wash and motor vehicle repairs, office and storage of accessory parts.

PREMISES AFFECTED—Entire block bounded by Baxter Street, Walker Street and Centre Street; 96-98 Baxter Street and 125 Walker Street, Block 198, Lots 5, 8, 10, 11 and 12, Borough of Manhattan.

43-59-BZ

APPLICANT—Lama, Proskauer and Prober for Max Ackerman, owner.

SUBJECT—Application January 23, 1959—decision of the Borough Superintendent, under sections 7e and 21 of the Zoning Resolution, to permit in a retail and residence use, C area district, the erection of a class one building to be used as a factory and office with two loading berths, oc-

cupying more than the permitted area and with the omission of the required rear yard for a C area district.

PREMISES AFFECTED—76-96 Rochester Avenue, 1802-1812 Pacific Street, southwest corner and 1793-1801 Dean Street, Block 1343, Lot 45, Borough of Brooklyn.

Laid over from April 14, 1959, to May 12, 1959, for inspection and decision; hearing closed.

565-57-BZ

APPLICANT—Charles M. Spindler, for Leopold Gerinsky and Thomas J. O'Brien, owners.

SUBJECT—Application July 26, 1957—decision of the Borough Superintendent, under sections 7e, 7f, 7i, and 7A of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, auto laundry—non automatic, lubricatorium, office, accessory sales, minor repairs with hand tools only, safety inspection station, parking and storage of more than five (5) motor vehicles with curb cuts within 75 feet of a residence use district for a stated term of fifteen (15) years.

PREMISES AFFECTED—5832-5848 Broadway and 196-198 West 239th Street, southeast corner, Block 3271, Lots 193, 194, 195, 196, 197 and 198, Borough of The Bronx.

Laid over from January 28, 1958, to February 18, 1958, for applicant to consult Department of Buildings with respect to Section 21A; then to March 18, 1958, for inspection and decision; hearing closed, then laid over pending Court action, reviewing denial by the Board of a similar application on property across the street from subject site, Block 3414, Lot 340, under Cal. No. 510-39-BZ; date for decision to be determined; then set for February 17, 1959; then to March 10, 1959, for further inspection and decision; then to April 14, 1959, at request of the applicant and for further inspection; hearing closed; then to May 12, 1959, at request of the applicant, due to change in ownership and proposed lessee.

757-58-BZ

APPLICANT—Leonard F. Rothkrug for Doody Holding Corp., owner.

SUBJECT—Application December 24, 1958—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a manufacturing and residence use district the extension of an existing building used for the storage of building materials to be used for retail sales and storage of building materials, equipment and tools with accessory lumber storage and power saws of low horsepower and accessory customer and employee parking, no fee to be charged.

PREMISES AFFECTED—2475-2483 East 17th Street and 1701-1717 Avenue Y, northeast corner, Block 7419, Lot 45, Borough of Brooklyn.

Laid over from April 7, 1959, to April 21, 1959, at the request of the objector; no further requests for adjournments and no notices sent out; then to May 12, 1959, for inspection and decision; applicant to furnish plan of the proposed walls on Lots 45 and 80, and also explanation of the extension to the building which appears to be a marquee; hearing closed.

691-58-BZ

APPLICANT—Burke, Green and Groh, for James Newell, Dominick Miranda and Frederick M. Silva, owners; Research Shopping Centers, Inc., vendee.

SUBJECT—Application November 26, 1958—decision of the Borough Superintendent, under sections 7e and 7h of the Zoning Resolution, to permit in a business and residence use district, the erection and maintenance of a gasoline service station, auto washing, non-automatic, lubrication, office, sales, minor repairs with hand tools only and the parking and storage of cars awaiting service.

PREMISES AFFECTED—131-25 20th Avenue, northwest corner of 132nd Street, Block 4137, Lot 55, College Point, Borough of Queens.

CALENDAR

Laid over from April 7, 1959, to April 21, 1959, for hearing; applicant to send out notices to affected property owners and file required receipts and proof of service with the Board; then to May 12, 1959, for inspection and decision; hearing closed.

692-58-A

APPLICANT—Burke, Green and Groh, for Dominick Miranda and Frederick M. Silva, owners; Research Shopping Centers, Inc., vendee.

SUBJECT—Application November 26, 1958—filed pursuant to section 35, General City Law re utilization of portion or lot in bed of a mapped street—20th Avenue.

PREMISES AFFECTED—131-25 20th Avenue, northwest corner of 132nd Street, Block 4137, Lot 55, College Point, Borough of Queens.

693-58-BZ

APPLICANT—Burke, Green and Groh, for James Newell, Dominick Miranda and Frederick M. Silva, owners; Research Shopping Centers, Inc., vendee.

SUBJECT—Application November 26, 1958—decision of the Borough Superintendent, under sections 7e and 7h of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, minor repairs with hand tools only, auto washing, office and sales and the parking of cars awaiting service.

PREMISES AFFECTED—132-08 20th Avenue, southeast corner of 132nd Street, Block 4178, Lot 22, College Point, Borough of Queens.

Laid over from April 7, 1959, to April 21, 1959, for hearing; applicant to send out new notices by registered mail to affected property owners and file proof of service and receipts with the Board; then to May 12, 1959, for inspection and decision; hearing closed.

694-58-A

APPLICANT—Burke, Green and Groh, for James Newell, Dominick Miranda and Frederick M. Silva, owners; Research Shopping Centers, Inc., vendee.

SUBJECT—Application November 26, 1958—filed pursuant to section 35, General City Law re utilization of portion of lot in bed of a mapped street—20th Avenue.

PREMISES AFFECTED—132-08 20th Avenue, southeast corner of 132nd Street, Block 4178, Lot 22, College Point, Borough of Queens.

754-58-BZ

APPLICANT—Leonard F. Rothkrug for Clemente and A. Sgarlato, owners, Plushed Stuffed Toys, lessee.

SUBJECT—Application December 23, 1958—decision of the Borough Superintendent, under sections 7c and 21 of the Zoning Resolution, to permit in a business use, C area district, the erection of a one-story extension to a one and two story building that exceeds the permitted area coverage and change the occupancy from storage of fruits and garage for two trucks to toy manufacturing, the floor area used for manufacturing exceeds that permitted.

PREMISES AFFECTED—280-282 Baltic Street, south side, 152 feet, 11 inches east of Court Street, Block 402, Lot 13, Borough of Brooklyn.

Laid over from April 14, 1959, to April 21, 1959, for hearing at request of objector, applicant concurring; then to May 12, 1959, for inspection and decision; hearing closed.

195-57-BZ

APPLICANT—Harry A. Yarish, for Ethel Weissman, owner.

SUBJECT—Application March 18, 1957—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a residence use district, the change in occupancy of a two car garage to a one (1) family dwelling.

PREMISES AFFECTED—3844 Laurel Avenue, south side, 120 feet east of Highland Avenue, Block 6976, Lot 13, Borough of Brooklyn.

Laid over from April 21, 1959, to May 12, 1959, for inspection and decision; hearing closed.

756-20-BZ—Vol. III

APPLICANT—Frederick A. Ketcher for Loretta M. Ryan, James J. and Arthur C. Bergen, owners; S. M. Rose Corporation, lessee.

SUBJECT—Application reopened December 2, 1958 as Vol. III—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a business use district, the maintenance of the existing legal uses of storage garage on first floor, and non-storage garage in the cellar and on the second floor for more than 5 cars, motor vehicle repair shop stores; and for the additional uses of automobile showroom in the southerly store on the first floor; and for additional garage storage area for more than 5 cars on the second floor, in that portion presently occupied as a bowling alley.

PREMISES AFFECTED—4741-4751 Park Avenue, 2494-2500 Webster Avenue, northwest corner and east side of Webster Avenue, 49 feet north of East 189th Street, Block 3033, Lot 4, Borough of The Bronx.

Laid over from April 21, 1959, to May 12, 1959, for inspection and decision; hearing closed.

324-25-BZ—Vol. II

APPLICANT—Leonard F. Rothkrug, for Roosevelt Corona Corporation, owner.

SUBJECT—Application reopened April 10, 1956 as Vol. II—re decision of the Borough Superintendent under sections 7c and 7a of the Zoning Resolution, to permit in a retail and residence use district, the change in use from theatre to bowling alleys and restaurant with business exits within 75 feet of the residence use district.

PREMISES AFFECTED—37-78 to 37-80 Junction Boulevard, west side, 88 feet 8½ inches north of Roosevelt Avenue; 95-45A Roosevelt Avenue and 37-71 to 37-75 Warren Street, Block 1484, Lot 44, Borough of Queens.

Laid over from April 21, 1959, to May 12, 1959, for inspection and decision; hearing closed.

281-56-A

APPLICANT—Leonard F. Rothkrug, for Roosevelt Corona Corporation, owner.

SUBJECT—Application March 13, 1956—Appeal from a decision of the Borough Superintendent, re stairways.

PREMISES AFFECTED—37-78 to 37-80 Junction Boulevard, west side, 88 feet 8½ inches north of Roosevelt Avenue; 95-45A Roosevelt Avenue and 37-71 to 37-75 Warren Street, Block 1484, Lot 44, Corona, Borough of Queens.

706-58-BZ

APPLICANT—De Rose and Cavalieri, for Simon Belitz, owner.

SUBJECT—Application December 5, 1958—decision of the Borough Superintendent, under sections 7h and 7e of the Zoning Resolution, to permit in a residence and business use district, the maintenance of a parking lot for more than five motor vehicles and to provide a loading and unloading area for the adjoining building to the east.

PREMISES AFFECTED—307-309 East 148th Street, north side, 370.25 feet east of Morris Avenue, Block 2330, Lots 64 and 65, Borough of The Bronx.

Laid over from April 21, 1959, to May 12, 1959, for inspection and decision; hearing closed.

767-58-BZ

APPLICANT—Elliot Saltzman for Roclou Realty Corp., owner.

SUBJECT—Application December 30, 1958—decision of the Borough Superintendent, under sections 7c, 7i and 7A of

CALENDAR

the Zoning Resolution, to permit in a retail use district, at an existing gasoline service station, the erection of a one story extension to the store and auto accessory building and to extend the uses to include lubritorium, minor auto repairs with hand tools, office and the parking and storage of more than five (5) motor vehicles; it is also proposed to add additional gasoline tanks and new curb cuts and business signs within 75 feet of the residence use district.

PREMISES AFFECTED—4102-4110 Avenue U and 2201-2211 Coleman Street, southeast corner, Block 8558, Lot 36, Borough of Brooklyn.

Laid over from April 21, 1959, to May 12, 1959, for inspection and decision; hearing closed.

35-59-BZ

APPLICANT—Max Siegel Associates for 23 West 57th Corporation, owner.

SUBJECT—Application January 19, 1959—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a restricted retail use district, the maintenance of a parking lot for the parking and storage of more than five (5) motor vehicles for a stated term of ten (10) years.

PREMISES AFFECTED—23-25 West 57th Street, north side, 400 feet west of Fifth Avenue and 30 West 58th Street, Block 1273, Lots 19, 20 and 54, Borough of Manhattan.

Laid over from April 21, 1959, to May 12, 1959, for inspection and decision; hearing closed.

640-58-BZ

APPLICANT—Norman Lederer and Leonard Joseph for Denis S. O'Connor, Inc.; owner.

SUBJECT—Application November 10, 1958—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the erection of a two story building for use as a funeral home and accessory uses with parking of more than five (5) cars and to provide on the second floor a storage room and an apartment.

PREMISES AFFECTED—91-05 Beach Channel Drive and 355 Beach 91st Street, southwest corner, Block 576, Lot 64, Rockaway Beach, Borough of Queens.

Laid over from April 21, 1959, to May 12, 1959, for inspection and decision; applicant to file a new decision of the Borough Superintendent to include undertaking establishment and to amend plans to give street names, curb cuts and drives; hearing closed.

283-52-BZ—Vol. II

APPLICANT—A. H. Salkowitz for Hillside Queens Corp., owner.

SUBJECT—Application reopened February 3, 1959 as Volume II—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a local retail and residence use district on a plot presently occupied with a gasoline service station, stores and parking, the extension of the present parking area by the addition of an adjoining lot located in the residence portion of the premises and to provide an additional curb cut.

PREMISES AFFECTED—272-06-272-10 Union Turnpike, southeast corner of Langdale Street, Block 8675, Lots 55, 57, 59 and 61, Bellerose, Borough of Queens.

Laid over from April 21, 1959, to May 12, 1959, for inspection and decision; hearing closed.

326-53-BZ

APPLICANT—Ludwig P. Bono, for Emil Fabrello, owner.

SUBJECT—Application reopened October 7, 1958 as Vol. II—decision of the Borough Superintendent, under section 7f of the Zoning Resolution, to permit in a business use district, at an existing gasoline service station previously granted by the board, the enlargement in area by the addition of four vacant lots and the extension of the uses to

include parking of more than five motor vehicles, it is proposed to install additional gasoline pumps and tanks and curb cuts.

PREMISES AFFECTED—1975 White Plains Road, 653 Sagamore Street, northwest corner and 1980 Birchall Street, Block 4256, Lots 42, 43, 44, 45, 46 and 51, Borough of The Bronx.

Laid over from April 21, 1959, to May 12, 1959, for inspection and decision; applicant to file additional plan showing proposed parking area; hearing closed.

581-58-BZ

APPLICANT—Kelly and Schwartz, for Giroloma Le Brutto, owner.

SUBJECT—Application October 8, 1958—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a business and residence use district, the continuance of a three car, non-accessory, garage located on the residence portion of the premises.

PREMISES AFFECTED—23-13 Broadway, north side, 125.31 feet east of 23rd Street, Block 567, Lot 19, Long Island City, Borough of Queens.

Laid over from April 7, 1959, to April 21, 1959, for continuation of hearing, applicant to report as to easement; then to May 12, 1959, for inspection and decision; hearing closed.

280-58-BZ

APPLICANT—James E. Vassalotti, for L. L. F. Realty Co., Inc., owner.

SUBJECT—Application May 5, 1958—decision of the Borough Superintendent, under sections 7e and 7h of the Zoning Resolution, to permit in a residence use district, the erection of two (2) one-story buildings to be used as public market and stores with loading and unloading and the parking of patrons cars—no fee to be charged.

PREMISES AFFECTED—1555-1581 Rockaway Parkway, east side, 379 feet south of Flatlands Avenue and 1162-1174 East 98th Street, Block 8205, Lot 11, Borough of Brooklyn.

Laid over from December 9, 1958, to January 20, 1959, for inspection and decision; hearing closed; then to March 3, 1959, for further consideration after applicant advises the Board as to the proposed tenant who shall have signed an agreement to occupy the premises; then to April 21, 1959, applicant to furnish Board with information as to road crossing the property; then to May 12, 1959, for applicant to file plan of lanes crossing property.

618-58-BZ

APPLICANT—Michael A. Cardo, for Gasper Guzzetta, owner.

SUBJECT—Application October 28, 1958—decision of the Borough Superintendent, under sections 7c and 21 of the Zoning Resolution, to permit in a retail use district, the erection of a second floor addition to an existing one story building for use as a factory using a greater floor area for manufacturing than permitted.

PREMISES AFFECTED—582 East 188th Street and 2429-2431 Arthur Avenue, southwest corner, Block 3066, Lot 18, Borough of The Bronx.

Laid over from March 17, 1959, to April 14, 1959, for inspection and decision and study of the record; hearing closed; then to April 21, 1959, for decision; applicant to file plans of the first and second floors; then to May 12, 1959, for applicant to file revised plans and new decision of the Borough Superintendent.

455-58-BZ

APPLICANT—Kenneth W. Milnes, for Gaetano Trubia, owner.

SUBJECT—Application July 24, 1958—decision of the Borough Superintendent, under sections 7c and 7A of the Zoning Resolution, to permit in a local retail use district, the reconstruction and rehabilitation of an existing gasoline service station, accessory building for a lubritorium,

CALENDAR

car wash, auto repairs—mainly with hand tools and to install one new pump, relocate the existing pumps and install three additional tanks and provide a business sign within 75 feet of a residence use district.

PREMISES AFFECTED—194 Brighton Avenue, southwest corner of Sumner Place, Block 117, Lot 20, New Brighton, Borough of Richmond.

Laid over from January 6, 1959, to February 10, 1959, for inspection and decision; hearing closed; then laid over for inspection and decision; date for decision to be determined; then set for April 14, 1959; then to April 28, 1959 for hearing at request of the applicant, to revise application based on new lessee's requirements; then to May 12, 1959, for applicant to prepare amended application, to file new plans showing the removal of the present gas station and complete rebuilding instead of rehabilitation.

HARRIS H. MURDOCK, *Chairman.*

MAY 12, 1959, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, May 12, 1959, at 2 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:*

406-56-SA

APPLICANT—Bryant Industrial Products Corporation, owner.
SUBJECT—Application May 22, 1956—Bryant Gas Conversion Burner, Model 1400, approval of.

774-56-SM

APPLICANT—Speakman Company, owner.
SUBJECT—Application October 15, 1956—Speakman Back Syphon Preventer, Models K-9195-BSP; K-9196-BSP; K-9197-BSP; and K-9198-BSP, approval of.

436-57-SM

APPLICANT—Grand Haven Brass Foundry, owner.
SUBJECT—Application May 27, 1957—Grand Haven Brass Foundry Anti-Syphon Ballcock, Model G-730, approval of.

894-57-SM

APPLICANT—Sloan Valve Company, owner.
SUBJECT—Application November 6, 1957—Sloan Vacuum Breaker, Model V-188-A, approval of.

159-58-SM

APPLICANT—E. F. White, for Weatherguard Service, Inc., owner.
SUBJECT—Application March 20, 1958—Zinaloy Zinc Cavity Wall Tie, approval of.

185-58-SA

APPLICANT—Washburn and Granger, Inc., owner.
SUBJECT—Application March 11, 1958—Dean Automatic Washer and Dean Manual Washer for garbage and waste cans, Models CWA and CW, in three sizes, approval of.

224-58-SA

APPLICANT—National-U.S. Radiator Corporation, owner.
SUBJECT—Application February 21, 1958—National-U.S. Mark III Packet Boiler, gas-fired, Models GP-20-WE and GP-25-WE, approval of.

473-58-SM

APPLICANT—C. H. Baird, for Federal Cement Tile Company, owner.
SUBJECT—Application July 28, 1958—Castlite (precast perlite concrete slab), approval of.

480-58-SA

APPLICANT—Dunkirk Radiator Corp., owner. Vandewater Associates, Inc., Agent.

SUBJECT—Application July 30, 1958—Blue Circle Concord Gas Boiler, Models 1D-3, 4, 5, 6, 7, 2D-3, 4, 5, 6, 7, approval of.

680-58-SM

APPLICANT—Mearl Chemical Corporation, owner.
SUBJECT—Application November 25, 1958—Mearlcrete Structural Roof Deck and Insulation Deck, approval of.

1469-22-SA

APPLICANT—Wheelock Signals, Inc., owner.
SUBJECT—Application reopened February 25, 1959 for amendment of resolution as to change of corporate name—re Signal Single Stroke A.C. Bell; previously approved.

617-23-SA

APPLICANT—Wheelock Signals, Inc., owner.
SUBJECT—Application reopened February 25, 1959 for amendment of resolution as to change of corporate name—re Direct and alternating current control boards for vibrating bells; previously approved.

91-26-SA

APPLICANT—Wheelock Signals, Inc., owner.
SUBJECT—Application reopened February 25, 1959 for amendment of resolution as to change of corporate name—re Signal Standpipe Alarm Panel; previously approved.

1093-41-SM

APPLICANT—American-Standard Plumbing & Heating Div., American-Radiator & Standard Sanitary Corporation, owner.
SUBJECT—Application reopened March 19, 1957 for amendment of resolution as to new model designations, namely R-3020 Water Closets—re American Radiator and Standard Sanitary Corporation Plate B-1942 Water Controller for Low Tank (water closets); previously approved.

13-54-SA

APPLICANT—Tremospray Company, Inc., owner.
SUBJECT—Application reopened June 25, 1957 for amendment of resolution—re Thermo-Spray SPC-4 with Air Heater Type GL-3 (preheating lacquers, paints, etc.); previously approved.

298-55-SM

APPLICANT—W. J. Haertel & Company, owner.
SUBJECT—Application reopened May 21, 1957 for amendment of resolution as to size of pan section—re Securitee Pan System (suspension system for acoustical ceilings); previously approved.

505-56-SM

APPLICANT—Acoustic Manufacturing Corporation, owner.
SUBJECT—Application reopened December 9, 1958 for amendment of resolution as to attachment of suspended ceiling—re Acoustic Mfg. Corp. A-M Metal Acoustical Tile, Sizes, 12 x 24, 12 x 36 and 18 x 36; previously approved.

302-58-SM

APPLICANT—Interboro Incinerator Company, owner.
SUBJECT—Application reopened March 17, 1959 for amendment of resolution as to additional size—re Interboro Cast Iron One Hour, Incinerator Hopper Door, Model HD-1; previously approved.

829-56-A

APPLICANT—Lama, Proskauer and Prober, for Jenny Lazzaro, owner.
SUBJECT—Application November 26, 1956—Appeal from a decision of the Borough Superintendent—re egress.
PREMISES AFFECTED—84 University Place, west side, 48 feet north of East 11th Street, Block 569, Lot 26, Borough of Manhattan.

CALENDAR

202-44-A—Vol. II

APPLICANT—Harry M. Prince, for Prescott Neighborhood House, owners.

SUBJECT—Application reopened February 25, 1959 as Volume II—appeal from a decision of the Borough Superintendent—proposed use of day care nursery, Class 3 Construction.

PREMISES AFFECTED—247 East 53rd Street, north side, 100 feet west of Second Avenue, third floor, Block 1327, Lot 20, Borough of Manhattan.

545-52-A—Vol. II

APPLICANT—Samuel Rosenblum, for Bert-Len Realty Co., Inc., owner.

SUBJECT—Application reopened February 17, 1959 as Volume II—Appeal from an order of the Fire Commissioner re elevator in readiness.

PREMISES AFFECTED—313-315 West 35th Street, north side, 150 feet west of 8th Avenue, Block 759, Lot 31, Borough of Manhattan.

410-58-A

APPLICANT—Norman Lederer and Leonard Joseph, for Hersey Lumber Distributors, owners; Crane and Clark Lumber Corporation, lessee.

SUBJECT—Application July 7, 1958—Appeal from an order and decision of the Fire Department re: Yard Hydrant System.

PREMISES AFFECTED—55-01 Grand Avenue, north side, 200 feet west of 57th Street, Block 2610, Lot 240, Maspeth, Borough of Queens.

11-59-A

APPLICANT—Samuel Rosenblum for Mollie Perl binder Sunshine Nursery School, Incorporated, owner.

SUBJECT—Application January 7, 1959—appeal from decision of Borough Superintendent re certificate of occupancy.

PREMISES AFFECTED—1440 Bryant Avenue, east side, 125 feet south of Jenning Street, Block 2999, Lot 19, Borough of the Bronx.

70-59-A

APPLICANT—Samuel Rosenblum for L. F. & J. Salz, owners.

SUBJECT—Application February 3, 1959—Appeal from a decision of the Fire Commissioner re Section C19-164.0 of the Administrative Code.

PREMISES AFFECTED—44-50 West 28th Street, south side, 100 feet east of Sixth Avenue, Block 829, Lot 68, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

MAY 19, 1959, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, May 19, 1959, at 10 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:

85-59-BZ

APPLICANT—Lama, Proskauer and Prober for William Teman and Bernard Tancer, owners.

SUBJECT—Application February 13, 1959—decision of the Borough Superintendent, under sections 7f, 7i and 7e of the Zoning Resolution, to permit in a local retail and residence use district, to erect and maintain a gasoline service station, car wash, minor auto repairs, lubritorium, storage and office and salesroom, parking and storage of motor vehicles for a term of fifteen (15) years.

PREMISES AFFECTED—242-30 Northern Boulevard, south side, from Douglaston Parkway to 243rd Street, 45-01—45-13 Douglaston Parkway and 45-02—45-14 243rd Street, Block 8179, Lots 1 and 44, Bayside, Borough of Queens.

86-59-A

APPLICANT—Lama, Proskauer and Prober for William Teman and Bernard Tancer, owners.

SUBJECT—Application February 13, 1959—filed pursuant to Section 35 General City Laws re utilization of portion of the lot which is in the bed of a mapped street—Douglaston Parkway.

PREMISES AFFECTED—242-30 Northern Boulevard, south side, from Douglaston Parkway to 243rd Street, 45-01—45-13 Douglaston Parkway and 45-02—45-14 243rd Street, Block 8179, Lots 1 and 44, Bayside, Borough of Queens.

289-36-BZ—Vol. II

APPLICANT—Joshua Brown, for Mrs. Anna Kelly, owner; Staten Island Oil Company, Inc., John N. Leopold, President, Lessee.

SUBJECT—Application reopened January 6, 1959 as Vol. II—decision of the Borough Superintendent, under sections 7f and 7i of the Zoning Resolution, to permit in a business use district, the restoration of a gasoline service station, auto repair shop and five (5) car garage formerly granted by the Board under Cal. No. 289-36-BZ and to continue such uses with the additional uses of lubritorium, car wash—non automatic, minor auto repairs with hand tools only, office and sale of auto parts and accessories and parking of more than five (5) cars awaiting service for a term of fifteen (15) years.

PREMISES AFFECTED—7 Androvetto Street and 4409 Arthur Kill Road, northwest corner, Block 7406, Lot 1, Charleston, Borough of Richmond.

96-59-BZ

APPLICANT—Larry Meltzer for 3711 Nostrand Avenue Corporation, owner.

SUBJECT—Application February 17, 1959—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a local retail use, D area district, the erection of a one story building for retail stores occupying more than the permitted area.

PREMISES AFFECTED—3707-3711 Nostrand Avenue, east side, 100 feet south of Avenue X, Block 7422, Lot 73, Borough of Brooklyn.

150-59-BZ

APPLICANT—Albert Melniker for Dominick Mandato, owner.

SUBJECT—Application March 12, 1959—decision of the Borough Superintendent, under sections 7e and 21 of the Zoning Resolution, to permit the erection and maintenance of a bowling alley, restaurant and cocktail lounge, together with accessory parking to be located on a parcel of land partially in a retail use district and partially in a residence use district, for a term of twenty (20) years.

PREMISES AFFECTED—1650 Richmond Avenue, west side, 245.56 feet north of Victory Boulevard, Block 2236, Lot 125, Bulls Head, Borough of Richmond.

124-49-BZ—Vol. II

APPLICANT—Carl H. Salminen, for MacGrotty Chevrolet, Inc., owner.

SUBJECT—Application reopened April 21, 1959 for consideration as to extension of time to complete, expired February 11, 1959—decision of the Borough Superintendent, previously granted on condition, under section 7f, 7i and 21 of the Zoning Resolution, permitting in a retail use district, the erection and maintenance of an extension to existing structure, maintaining present uses of show room, service, office, storage and parts department and to add the use of the storage of parts, body shop, welding and acetylene and oxygen, machine room, painting, spraying and under coating, with storage of paints and permitting the storage of new and used cars waiting to be serviced, and the parking of cars on the roof.

PREMISES AFFECTED—137-80 Northern Boulevard, southwest corner of Union Street, Block 4977, Lot 52, Flushing, Borough of Queens.

CALENDAR

280-55-BZ

APPLICANT—Frederick A. Ketcher, for Fishbro Realty Corp., owner; New York Truck Renting Corp., lessee.
SUBJECT—Application reopened April 21, 1959 for consideration as to extension of time to complete, expired October 29, 1958—decision of the Borough Superintendent, previously granted on condition, under sections 7e, 7f and 7h of the Zoning Resolution, permitting in a business use district, the erection and maintenance of a gasoline service station and automatic auto laundry and permitting the parking and storage of more than five (5) motor vehicles.
PREMISES AFFECTED—879 East 149th Street, northeast corner of Timpson Place, Block 2603, Lots 55, 60 and 106, Borough of The Bronx.

135-58-BZ

APPLICANT—Leonard F. Rothkrug, for Ludvik Hilman, Martin Rausman and George Pullman, doing business as Joint Realty Co., owners.
SUBJECT—Application March 18, 1958—decision of the Borough Superintendent, under sections 7f and 7i of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, accessory motor vehicle repairs, hand tools only, lubricatorium, car washing (non-automatic), office and sales, parking of cars awaiting service, all for a term of fifteen (15) years.
PREMISES AFFECTED—3880 Richmond Avenue and 4575 Amboy Road, northwest corner, Block 5585, Lot 62, Eltingville, Borough of Richmond.

Laid over from January 13, 1959, to February 10, 1959, for inspection and decision; and for applicant to indicate adjacent gasoline station on his plans, Block 5497, Lot 135, granted under Cal. No. 942-57-BZ on July 29, 1958; hearing closed; then laid over for inspection and decision; date for decision to be determined; then set for April 14, 1959; then to May 19, 1959, for decision; applicant to report to Board whether gas station opposite is under construction as granted under Calendar Number 942-57-BZ.

665-58-A

APPLICANT—Leonard F. Rothkrug, for Ludvik Hilman, Martin Rausman and George Pullman, doing business as Joint Realty Co., owner.
SUBJECT—Application November 14, 1958—filed pursuant to section 35, General City Law re curb cuts in bed of mapped street—proposed widening of Richmond Avenue and Amboy Road.
PREMISES AFFECTED—3880 Richmond Avenue and 4575 Amboy Road, northwest corner, Block 5585, Lot 62, Eltingville, Borough of Richmond.

149-57-BZ—Vol. II

APPLICANT—Jerome W. Perlstein for Butcher Knitting Mills, Inc., owner.
SUBJECT—Application reopened October 28, 1958 as Vol. II—decision of the Borough Superintendent, under sections 7c and 21 of the Zoning Resolution, to permit in a business and residence use, D area district, the erection of a one and two story structure occupying more than the permitted area and used for the manufacture of knitwear, retail sales, office and parking of employees and customers cars.
PREMISES AFFECTED—71-45 Metropolitan Avenue, north side, 69.74 feet west of Pleasantview Street, Block 3055, Lot 16, Middle Village, Borough of Queens.

Laid over from April 7, 1959, to April 28, 1959, at the request of the objector; no further adjournments and no notices sent out; then to May 19, 1959, applicant to file new plans and new decision of the Borough Superintendent and for determination as to necessity for new hearing.

150-57-A—Vol. II

APPLICANT—Jerome W. Perlstein, for Butcher Knitting Mills, Inc., owner.
SUBJECT—Application reopened October 28, 1958 as Vol.

II—filed pursuant to section 35, General City Law re proposed parking lot in bed of mapped street—proposed widening of Metropolitan Avenue.

PREMISES AFFECTED—71-45 Metropolitan Avenue, north side, 69.74 feet west of Pleasantview Street, Block 3055, Lot 16, Middle Village, Borough of Queens.

125-59-BZ

APPLICANT—Julius S. Rapson for The Society of St. Vincent de Paul in the Diocese of Brooklyn, owner.
SUBJECT—Application February 27, 1959—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a business and residence use district, the change in occupancy from an existing moving picture theatre to a retail store, office for the retail sales of used furniture and clothing, light manufacturing for repair work and storage of five trucks and open parking area for more than five cars for patrons use, for that part of the plot that is in a residential district.
PREMISES AFFECTED—100-20 Northern Boulevard, southwest corner of 101st Street, Block 1715, Lot 10, Corona, Borough of Queens.

Laid over from April 28, 1959, to May 19, 1959, for inspection and decision and for applicant to file revised plans showing the unloading space within the business use district and clearly indicating how the space now in the residence use district will be used and entered, and as to the parking area proposed in the rear, showing the existing garage and who uses it and the space for not over four additional cars shown on the plans.

126-59-A

APPLICANT—Julius S. Rapson for The Society of St. Vincent de Paul, owner.
SUBJECT—Application February 27, 1959—filed pursuant to Section 35, General City Law re alteration of building partially in the bed of a mapped street—proposed widening of 101st Street.
PREMISES AFFECTED—100-20 Northern Boulevard, southwest corner of 101st Street, Block 1715, Lot 10, Corona, Borough of Queens.

328-32-BZ—Vol. III

APPLICANT—John L. Crisona for Wexford Arms Realty Corp., owner.
SUBJECT—Application reopened January 27, 1959 as Volume III—decision of the Borough Superintendent, under sections 7e and 21 of the Zoning Resolution, to permit in a local retail use district, the erection and maintenance of a gasoline service station, lubrication, car washing (non-automatic), office, sale of accessories, minor repairs with hand tools only, safety inspection station and the parking and storage of motor vehicles.
PREMISES AFFECTED—28-05 to 28-21 Bayside Lane, (official 28-11 Bayside Lane) and 162-05 to 162-19 29th Avenue, northeast corner, Block 4890, Lot 80, White-stone, Borough of Queens.

Laid over from April 28, 1959, to May 19, 1959, for inspection and decision; hearing closed.

200-58-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Naneld Realty Corp., owner.
SUBJECT—Application reopened March 3rd, 1959 as Volume II—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the change in use of the rear portion of the basement from doctor's office to an ethical pharmacy.

PREMISES AFFECTED—10-16 162nd Street and 160-35 to 160-39 11th Avenue, northwest corner, Block 4579, Lot 1, Beechhurst, Borough of Queens.

Laid over from April 28, 1959, to May 19, 1959, for inspection and decision; applicant to submit statement from owner as to nature of pharmacy; hearing closed.

CALENDAR

746-58-BZ

APPLICANT—Stuart Mitchell, for Gladys Stein, owner.
SUBJECT—Application December 19, 1958—decision of the Borough Superintendent, under sections 7f and 7c of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, auto laundry, lubritorium, office, salesroom, parking and storage of more than five (5) motor vehicles and minor auto repairs.

PREMISES AFFECTED—2411 Beach Channel Drive, southwest corner of Beach 74th Street, Block 543, Lot 1, Arverne, Borough of Queens.

Laid over from April 28, 1959 to May 19, 1959, for inspection and decision; hearing closed.

773-58-BZ

APPLICANT—Leonard F. Rothkrug, for Angela Colucci, owner.

SUBJECT—Application December 31, 1958—decision of the Borough Superintendent, under sections 7e and 21 of the Zoning Resolution, to permit in a residence use, D area district the erection and maintenance of a retail store and a restaurant occupying more than the permitted area for a temporary term of 10 years and the relocating of a two family frame dwelling on the same tax lot.

PREMISES AFFECTED—2727-2729 Cropsey Avenue, and 217-31 Bay 46th Street, northeast corner, Block 6914, Lot 84, Borough of Brooklyn.

Laid over from April 28, 1959, to May 19, 1959, for inspection and decision; applicant may file revised plans as to area if the owner so determines; hearing closed.

577-58-BZ

APPLICANT—Ludwig P. Bono, for Theresa Stanzione, owner; Anthony Palma and Harry Weinberg, lessees.

SUBJECT—Application October 7, 1958—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a business and residence use district, the maintenance of a parking lot on the residence portion of the plot in conjunction with the existing parking lot located in the business portion.

PREMISES AFFECTED—1935 Boston Road, west side, 226.47 feet northeast of Bryant Avenue and 1936 Bryant Avenue, Block 3005, Lots 72, 75, 87 and 89, Borough of The Bronx.

Laid over from April 28, 1959, to May 19, 1959, for inspection and decision, hearing closed.

325-52-BZ—Vol. II

APPLICANT—James J. Lyons Jr., and John J. Lynch, for Maurice and Bernard Epstein, owners.

SUBJECT—Application reopened October 7, 1958 as Vol. II—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a residence use, G-1 area district, the conversion of an existing two family home into two (2) one family homes, the buildings as proposed will encroach on the required rear yards and the building facing Beach 136th Street will exceed the permitted area coverage.

PREMISES AFFECTED—126 Beach 136th Street, east side, 676.42 feet south of Rockaway Beach Boulevard and 125 Beach 135th Street, west side, 712.22 feet south of Rockaway Beach Boulevard, Block 775, Lots 43 and 61, Belle Harbor, Borough of Queens.

Laid over from April 28, 1959, to May 19, 1959, for inspection and decision; hearing closed.

701-52-BZ—Vol. III

APPLICANT—Samuel Carr, for Franshir Realty Co., Inc., owner.

SUBJECT—Application reopened December 9, 1958 as Vol. III—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a business and residence use district, the maintenance of a parking lot for the parking of more than five (5) motor vehicles accessory to existing factory buildings.

PREMISES AFFECTED—47-55 37th Street, 37-05 to 37-19 48th Avenue, northeast corner and 47-42 to 47-60 38th Street, Block 228, Lot 1 (formerly Lots 1 and 11), Long Island City, Borough of Queens.

Laid over from April 28, 1959, to May 19, 1959, for inspection and decision; hearing closed.

192-24-BZ—Vol. II

APPLICANT—Frederick A. Ketcher, for Jerome Evander Corp., owner; Jack Grotsky, lessee.

SUBJECT—Application reopened December 9, 1958 as Vol. II—decision of the Borough Superintendent, under sections 7c and 7i of the Zoning Resolution, to permit in a business use district, in an existing two story building occupied as a Public garage, the use of the store area on the first floor as a motor vehicle repair shop with hand tools only and incidental welding.

PREMISES AFFECTED—2359-2369 Jerome Avenue, west side, 60.26 feet south of West 184th Street, Block 3198, Lot 18, Borough of The Bronx.

Laid over from April 7, 1959, to April 28, 1959, for inspection and decision; applicant to file revised plan showing extra exit, hearing closed; then to May 19, 1959, for applicant to file revised plans and revised application to correct conditions previously permitted or as now being requested.

HARRIS H. MURDOCK, *Chairman.*

MAY 19, 1959, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, May 19, 1959, at 2 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:*

581-53-SM

APPLICANT—Sorkin Enterprises for S. A. Eternit Emaile, owner.

SUBJECT—Application July 23, 1953—Eternit (asbestos cement sheets), approval of.

160-56-SA

APPLICANT—Me-L-Wood Corporation, owner.

SUBJECT—Application December 19, 1956—Met-L-Wood, Type 2H2-1/2, approval of.

1022-57-SA

APPLICANT—Heil-Quaker Corporation, owner.

SUBJECT—Application December 23, 1957—Quaker Unvented Gas Heaters, Models B-200, B-300 and B-400, approval of.

328-58-SM

APPLICANT—N. Y. Silicate Book Slate Company, Inc., for Formica, owner.

SUBJECT—Application May 9, 1958—Formica Chalkboard, approval of.

362-58-SM

APPLICANT—Staley Elevator Company, Inc., owner.

SUBJECT—Application June 6, 1958—Staley Elevator Co. Inc. Staley Elevator Sliding Hoistway Door Interlock, Type RL-6, approval of.

548-58-SM

APPLICANT—National Buildings Supply Company, owner.

SUBJECT—Application September 18, 1958—National H & Tee-Zee Runner, Tongue and Groove Grid Systems, approval of.

641-58-SA

APPLICANT—Moline Accessories Corporation, owner.

SUBJECT—Application November 10, 1958—Moline Elevator Hoistway Door Interlock No. 15, approval of.

CALENDAR

16-59-SM

APPLICANT—George A. Tinnerman Corporation, owner.
SUBJECT—Application January 8, 1959—GAT Channel Clamp, Models CA, CB and CC, approval of.

39-59-SM

APPLICANT—George A. Tinnerman Corporation, owner.
SUBJECT—Application January 20, 1959—GAT Rod Hanger Clamp, 1A through 5A, 1B through 5B, and 1C through 7C, approval of.

133-59-SA

APPLICANT—Hauck Manufacturing Company, owner.
SUBJECT—Application March 6, 1959—Hauck Liquid Propane Burner, Models LAK, LSL, and LSW, approval of.

175-49-SM

APPLICANT—United States Plywood Corporation, owner.
SUBJECT—Application reopened February 25, 1959 for amendment of resolution as to additional thickness of partition and the use of additional core material—re U. S. Plywood Partition Panel, 1¾ inch thick with Kaylo Core and 1 inch thick with Kaylo Core; previously approved.

539-53-SM

APPLICANT—E. I. DuPont de Nemours & Company, owner. Perma Dry Co., Inc., Agent.
SUBJECT—Application reopened March 17, 1959 for amendment of resolution as to additional flameproofing compound—re X-12 Flame Retardant (for flame retarding paper, textiles and cellulosic materials); previously approved.

617-58-A

APPLICANT—Leonard F. Rothkrug, for Angelo Santomartino, doing business as S and S Service Station, owner.
SUBJECT—Application October 28, 1958—filed pursuant to Section 35, General City Law re erection of building in bed of a mapped Street—West 19th Street.
PREMISES AFFECTED—2974-2984 Cropsey Avenue, west side, 25 feet south of Bay 53rd Street, Block 6947, Lot 301, Borough of Brooklyn.

106-59-A

APPLICANT—Frederick A. Ketcher for Timothy W. O'Sullivan, owner.
SUBJECT—Application February 20, 1959—Appeal from the decision of the Borough Superintendent re Use of frame structure for dentist's office.
PREMISES AFFECTED—3800 E. Tremont Avenue, northwest corner of Lamport Place, Block 5562, Lot 73, Borough of The Bronx.

HARRIS H. MURDOCK, *Chairman*.

MAY 22, 1959, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Friday morning, May 22, 1959 at 10 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matter:*

89-27-SR

Proposed Revision of the Rules of Procedure of the Board of Standards and Appeals.

HARRIS H. MURDOCK, *Chairman*.

MAY 27, 1959, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Wednesday Morning, May 27, 1959 at 10 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matter:*

217-21-SR

Proposed Amendments to the Oil Burner Rules.

HARRIS H. MURDOCK, *Chairman*.

JUNE 2, 1959, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, June 2, 1959, at 10 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:*

958-27-BZ—Vol. II

APPLICANT—Larry Meltzer, for Edith Wayne, owner; Gany Brothers Service Station, lessee.

SUBJECT—Application reopened April 28, 1959 for consideration as to extension of time to complete—expired June 17, 1958—decision of the Borough Superintendent, previously granted on condition, under sections 7e and 7i of the Zoning Resolution, permitting in a business use district, the change of use of the premises from gasoline selling station, garage, accessory store and office to gasoline selling station, garage for the parking and storage of more than 5 motor vehicles, repair shop, accessory store and office.

PREMISES AFFECTED—285-295 Driggs Avenue and 503-509 Leonard Street, southwest corner, Block 2697, Lot 16, Borough of Brooklyn.

608-40-BZ—Vol. II

APPLICANT—Martyn Weston, For Garon Realty Corp., owner; The Great Atlantic and Pacific Tea Co., lessee.

SUBJECT—Application reopened April 28, 1959 for consideration as to extension of term of variance—expired May 1, 1956—decision of the Borough Superintendent, previously granted on condition, under sections 7h and 7A of the Zoning Resolution, permitting in a residence and business use district, the parking of patrons' automobiles for a term of five (5) years, with entrances beyond permitted distance from intersection.

PREMISES AFFECTED—47-35 41st Street, east side, 125.43 feet north of Greenpoint Avenue, Block 196, Lot 7 and part of Lot 42, Sunnyside, Borough of Queens.

HARRIS H. MURDOCK, *Chairman*.

MINUTES

(Remaining Minutes of Meeting of April 21, 1959)

280-55-BZ

APPLICANT—Frederick A. Ketcher, for Fishbro Realty Corp., owner; New York Truck Renting Corp., lessee.
SUBJECT—Application for consideration—reopening for extension of time to complete which expired October 29, 1958—re Application, decision of the Borough Superintendent; previously granted on condition, under sections 7e, 7f and 7h of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a

gasoline service station and an auto-matic auto laundry and permitting the parking and storage of more than 5 motor vehicles.

PREMISES AFFECTED—879 East 149th Street, northeast corner of Timpson Place, Block 2603, Lots 55, 60 and 106, Borough of The Bronx.

APPEARANCES—

For Applicant: Frederick A. Ketcher.

ACTION OF BOARD—Application reopened and set for hearing on May 19, 1959, at 10 a.m., waiving all requirements except a new decision of the Borough Superin-

MINUTES

tendent, which has been filed, and to permit two publications in the Bulletin as notice, in view of time to complete having expired on October 29, 1958. The applicant states that the delay in starting was due to difficulty in obtaining financing; and that there has been no change in ownership.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Kleinert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox 5
Negative: 0

585-56-BZ

APPLICANT—Leonard F. Rothkrug, for Lucille Kritikos, doing business as Krit Lumber Co., owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which has expired June 11, 1958—re Application, decision of the Borough Superintendent; previously granted on condition, under section 7e of the Zoning Resolution, to permit in a residence use district, the change of use of an existing two story building from bottling works and a caretaker's apartment, to a woodworking shop using power saws and offices and dwelling for two families.

PREMISES AFFECTED—98-100 Luqueer Street (102 displayed), south side, 197 ft. 6 in. east of Clinton Street, Block 376, Lot 21, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

ACTION OF BOARD—Application reopened subject to the regular procedure, waiving all requirements except a new decision of the Borough Superintendent, which has been filed, and to permit two publications in the Bulletin as notice, in view of time to complete having expired June 11, 1958; applicant having certified to the Board that conditions in the area have remained the same.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Kleinert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox 5
Negative: 0

367-51-BZ—Vol. IV

APPLICANT—William J. Calise, for Patrick Flood, Laura Grieco, and John Banzer, owners; Shell Oil Corp., lessee.

SUBJECT—Application reopened December 9, 1958 as Vol. IV—re decision of the Borough Superintendent, under sections 7c and 7e of the Zoning Resolution, to permit in a business use district the erection of a business sign on the existing accessory building.

PREMISES AFFECTED—50-72 Jamaica Avenue, south side, between Pennsylvania Avenue and Sheffield Avenue, 2-16 Pennsylvania Avenue and 1-7 Sheffield Avenue, Block 3659, Lots 1, 14 and 15, Borough of Brooklyn.

APPEARANCES—

For Applicant: William J. Calise.

ACTION OF BOARD—Application withdrawn without prejudice.

THE VOTE:

Affirmative: Chairman Murdock, Vice Chairman Kleinert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox 5
Negative: 0

1019-57-BZ

APPLICANT—A. Alan Lane, for Arthur Enterprises, Inc., owner.

SUBJECT—Application for consideration—reopening for amendment of resolution—re Application, decision of the Borough Superintendent; previously granted on condition, under sections 7e and 7c of the Zoning Resolution, to permit in a business and residence use district, the use of the lower level of the subject premises, heretofore occupied as a motion picture theatre, for a supermarket for the sale of food, vegetables and similar merchandise and the extension of the mezzanine (2nd floor) to cover the entire area to be used for offices.

PREMISES AFFECTED—560 West 181st Street, south side, and 549-559 West 180th Street, north side, 100 feet east of St. Nicholas Avenue, Block 2153, Lot 81, Borough of Manhattan.

APPEARANCES—

For Applicant: Gershwin Kurlander, William I. Habauser and Morris Lane.

ACTION OF BOARD—Request for reopening withdrawn; applicant to file new application as Vol. II.

THE VOTE—

Affirmative: Chairman Murdock, Vice-Chairman Kleinert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox 5
Negative: 0

Adjourned: 6:45 P. M.

Joseph J. Doyle, Chief Clerk.

REGULAR MEETING

TUESDAY MORNING, APRIL 28, 1959, 10 A.M.

Present: Chairman Murdock, Vice Chairman Kleinert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox.

The minutes of the regular meetings of the Board held on Tuesday morning and afternoon, April 14, 1959 were approved as printed in the Bulletin of April 21, 1959, Vol. 44, No. 16.

192-24-BZ—Vol. II

APPLICANT—Frederick A. Ketcher, for Jerome Evander Corp., owner; Jack Grotzky, lessee.

SUBJECT—Application reopened December 9, 1958 as Vol. II—decision of the Borough Superintendent, under sections 7c and 7i of the Zoning Resolution, to permit in a business use district, in an existing two story building occupied as a Public garage, the use of the store area on the first floor as a motor vehicle repair shop with hand tools only and incidental welding.

PREMISES AFFECTED—2359-2369 Jerome Avenue, west side, 60.26 feet south of West 184th Street, Block 3198, Lot 18, Borough of The Bronx.

APPEARANCES—

For Applicant: Frederick A. Ketcher.

For Opposition: None.

ACTION OF BOARD—Laid over to May 19, 1959, at 10 A.M. for applicant to file revised plans and revised application to correct conditions previously permitted or as now being requested.

328-32-BZ—Vol. III

APPLICANT—John L. Crisona for Wexford Arms Realty Corp., owner.

SUBJECT—Application reopened January 27, 1959 as Volume III—decision of the Borough Superintendent, under sections 7e and 21 of the Zoning Resolution, to permit in a local retail use district, the erection and maintenance of a gasoline service station, lubrication, car washing non-automatic, office, sale of accessories, minor repairs with hand tools only, safety inspection station and the parking and storage of motor vehicles.

PREMISES AFFECTED—28-05—28-21 Bayside Lane, (official—28-11 Bayside Lane) and 162-05—162-19 29th Avenue, northeast corner, Block 4890, Lot 80, Whitestone, Borough of Queens.

APPEARANCES—

For Applicant: Frank J. Crisona, Stuart M. Mitchell and Charles Spindler.

For Opposition: Peter Belsito, Eugene Gibson, T. M. McCullan, Frank R. Loeffler, M. Piccininni, Ella Cavallo, Eleanor Diercks, Lillian Venaglia, Donald A. Brown, Marianne Muller, Mabel Koch, Irene Hershovitz, Morris Unger, Theresa Gibson, Dorothy Sirakides, R. Smolensky, Esther Deutsch, P. Rugone, M. Erdey, F. E. Grady, W. V. Meehan, Ben Trocca,

MINUTES

Nancy Miller, L. Giobbe, Henry C. Bazata, Frederick Hamble and others.
ACTION OF BOARD—Laid over to May 19, 1959, at 10 A.M. for inspection and decision; hearing closed.

68-36-BZ—Vol. IV

APPLICANT—Lama, Proskauer and Prober, for 10 Brighton 11th Street Corp. and New York City Transit Authority, owners, Waldbaum 21, Inc., lessee.

SUBJECT—Application reopened January 6, 1959 as Vol. IV—re decision of the Borough Superintendent, under Section 7c of the Zoning Resolution, to permit in a business and residence use district, the change in use of an existing public garage, motor repairs, lubritorium, and parking in the open area to a supermarket, stores, loading and unloading area, parking of patrons and employees cars—no fee to be charged, and a sign in the residential portion of the plot.

PREMISES AFFECTED—14-48 Brighton 11th Street, west side, 59 feet, 9½ inches south of Neptune Avenue, Block 7516, Lots 2375 and part of 2370, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama, Ira Wright and Irving Wurtzel.

For Opposition: Abram Shlefstein.

ACTION OF BOARD—Laid over to May 5, 1959, at 10 A.M. for applicant to file revised plan showing brick wall with no opening therein, and curb cut eliminated, and for decision; hearing previously closed.

29-59-A

APPLICANT—Lama, Proskauer and Prober for 10 Brighton 11th Street Corporation and New York City Transit Authority, owners; Waldbaum 21 Incorporated, lessee.

SUBJECT—Application December 12, 1958—Appeal from a decision of the Borough Superintendent re excessive area of building.

PREMISES AFFECTED—14-48 Brighton 11th Street, west side, 59 feet 9½ inches south of Neptune Avenue, Block 7516, Lot 2375 and part of 2370, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

ACTION OF BOARD—Laid over to May 5, 1959, at 10 A. M. for consideration in connection with Cal. No. 68-36-BZ, Vol. IV and for decision; hearing previously closed.

341-43-BZ—Vol. IV

APPLICANT—Leonard F. Rothkrug, for 3319 Realty Corp., owner and conditional vendee doing business as Riteway Laundry.

SUBJECT—Application reopened January 6, 1959 as Volume IV—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a residence use district the extension of a laundry with accessory dry cleaning previously granted by the Board into an existing public garage, the public garage use to be discontinued, with the addition of accessory laundry truck storage use and the extension of the garage building for accessory laundry storage use.

PREMISES AFFECTED—3319-3335 Atlantic Avenue, northeast corner of Euclid Avenue, Block 4145, Lots 1, 13 and 23, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug and Robert Mazlish.

For Opposition: Edward J. Longo and Edward H. Dugan.

ACTION OF BOARD—Laid over to May 5, 1959, at 10 A. M. for applicant to report to Board after conference with the owner as to reducing the application to include only the existing public garage adjoining; hearing previously closed.

325-52-BZ—Vol. II

APPLICANT—James J. Lyons Jr., and John J. Lynch, for Maurice and Bernard Epstein, owners.

SUBJECT—Application reopened October 7, 1958 as Vol. II—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a residence use, G-1 area district the conversion of an existing two family home into two (2) one family homes, the buildings as proposed will encroach on the required rear yards and the building facing Beach 136th Street will exceed the permitted area coverage.

PREMISES AFFECTED—126 Beach 136th Street, east side, 676.42 feet south of Rockaway Beach Boulevard and 125 Beach 135th Street, west side, 712.22 feet south of Rockaway Beach Boulevard, Block 775, Lots 43 and 61, Belle Harbor, Borough of Queens.

APPEARANCES—

For Applicant: James J. Lyons, Jr. and John J. Lynch.

For Opposition: None.

ACTION OF BOARD—Laid over to May 19, 1959, at 10 A. M. for inspection and decision; hearing closed.

701-52-BZ—Vol. III

APPLICANT—Samuel Carr, for Franshir Realty Co., Inc., owner.

SUBJECT—Application reopened December 9, 1958 as Vol. III—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a business and residence use district, the maintenance of a parking lot for the parking of more than five (5) motor vehicles, accessory to existing factory buildings.

PREMISES AFFECTED—47-55 37th Street, 37-05 to 37-19 48th Avenue, northeast corner and 47-42 to 47-60 38th Street, Block 228, Lot 1, formerly Lots 1 and 11, Long Island City, Borough of Queens.

APPEARANCES—

For Applicant: Samuel Carr.

For Opposition: Jonas Lawrence, William Stewart, Stephanie Lawrence, Mrs. Marvin Weisman, Mary Cusack, Edwin Rubick, John Hank, Givlin Buseti and James Cusack.

ACTION OF BOARD—Laid over to May 19, 1959, at 10 A. M. for inspection and decision; hearing closed.

870-55-BZ—Vol. II

APPLICANT—Lama, Proskauer & Prober, for Joseph Stumer, owner.

SUBJECT—Application reopened March 10, 1959 as Volume II—decision of the Borough Superintendent, under sections 7f, 7i, and 7e of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of an auto showroom, gasoline service station, lubritorium, car wash, minor auto repairs, hand tools only, office and sales, storage room, parking and storage of motor vehicles.

PREMISES AFFECTED—5402-5412 Church Avenue and 261-271 East 54th Street, southeast corner, Block 4702, Lot 1, Borough of Brooklyn.

APPEARANCES—

For Applicant: James E. Vassalotti.

For Opposition: Eugene Gold, Tobie Tabachnick, Sarah Sharman, Joseph Strachman and Harry Wolf.

ACTION OF BOARD—Laid over to May 5, 1959, at 10 A. M. for hearing at the request of objectors.

149-57-BZ—Vol. II

APPLICANT—Jerome W. Perlstein for Butcher Knitting Mills, Inc., owner.

SUBJECT—Application reopened October 28, 1958 as Vol. II—decision of the Borough Superintendent, under sections 7c and 21 of the Zoning Resolution, to permit in a business and residence use, D area district, the erection of a one and two story structure occupying more than the permitted area and used for the manufacture of knitwear, retail sales, office and parking of employees and customers cars.

MINUTES

PREMISES AFFECTED—71-45 Metropolitan Avenue, north side, 69.74 feet west of Pleasantview Street, Block 3055, Lot 16, Middle Village, Borough of Queens.

APPEARANCES—

For Applicant: Jerome W. Perlstein, Morton S. Cahn and Joseph Koenig.

For Opposition: Douglas A. Witschleben, Nicholas Sciorino, Raymond Kattenstroth, Charles Rickus, Mrs. M. Huberts, Mrs. C. Reuter, Mrs. R. Leyendecker and Mrs. Mildred Suffel.

ACTION OF BOARD—Laid over to May 19, 1959, at 10 A.M. for applicant to file new plans and new decision of the Borough Superintendent and for determination as to necessity for new hearing.

150-57-A—Vol. II

APPLICANT—Jerome W. Perlstein for Butcher Knitting Mills, Inc., owner.

SUBJECT—Application reopened October 28, 1958 as Vol. II—filed pursuant to section 35, General City Law re proposed parking lot in bed of mapped street—proposed widening of Metropolitan Avenue.

PREMISES AFFECTED—71-45 Metropolitan Avenue, north side, 69.74 feet west of Pleasantview Street, Block 3055, Lot 16, Middle Village, Borough of Queens.

APPEARANCES—

For Applicant: Jerome W. Perlstein, Morton S. Cahn and Joseph Koenig.

ACTION OF BOARD—Laid over to May 19, 1959, at 10 A.M. for applicant to file new plans and new decision of the Borough Superintendent and for determination as to necessity for new hearing.

200-58-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Naneld Realty Corp., owner.

SUBJECT—Application reopened March 3rd, 1959 as Volume II—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the change in use of the rear portion of the basement from doctor's office to an ethical Pharmacy.

PREMISES AFFECTED—10-16 162nd Street, and 160-35 to 160-39 11th Avenue, northwest corner, Block 4579, Lot 1, Beechhurst, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama and Gerald Schwartz.

For Opposition: Michael L. Hamalak and Sidney Fertig.

ACTION OF BOARD—Laid over to May 19, 1959, at 10 A.M. for inspection and decision; applicant to submit statement from owner as to nature of pharmacy; hearing closed.

455-58-BZ

APPLICANT—Kenneth W. Milnes, for Gaetano Trubia, owner.

SUBJECT—Application July 24, 1958—decision of the Borough Superintendent, under sections 7c and 7A of the Zoning Resolution, to permit in a local retail use district, the reconstruction and rehabilitation of an existing gasoline service station, accessory building for a lubritorium, car wash, auto repairs—mainly with hand tools and to install one new pump, relocate the existing pumps and install three additional tanks and provide a business sign within 75 feet of a residence use district.

PREMISES AFFECTED—194 Brighton Avenue, southwest corner of Sumner Place, Block 117, Lot 20, New Brighton, Borough of Richmond.

APPEARANCES—

For Applicant: Kenneth W. Milnes.

For Opposition: None.

ACTION OF BOARD—Laid over to May 12, 1959, at 10 A.M. for applicant to prepare amended application, to file new plans showing the removal of the present gas station and complete rebuilding instead of rehabilitation.

577-58-BZ

APPLICANT—Ludwig P. Bono, for Theresa Stanzione, owner; Anthony Palma and Harry Weinberg, lessees.

SUBJECT—Application October 7, 1958—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a business and residence use district, the maintenance of a parking lot on the residence portion of the plot in conjunction with the existing parking lot located in the business portion.

PREMISES AFFECTED—1935 Boston Road, west side, 226.47 feet northeast of Bryant Avenue and 1936 Bryant Avenue, Block 3005, Lots 72, 75, 87 and 89, Borough of The Bronx.

APPEARANCES—

For Applicant: Ludwig P. Bono, Anthony Palma and Laurence Halfond.

For Opposition: John Ferolito.

For Administration: John J. Saunders, Bd. of Education.

ACTION OF BOARD—Laid over to May 19, 1959, at 10 A. M. for inspection and decision; hearing closed.

746-58-BZ

APPLICANT—Stuart Mitchell, for Gladys Stein, owner.

SUBJECT—Application December 19, 1958—decision of the Borough Superintendent, under sections 7f and 7c of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, auto laundry, lubritorium, office, salesroom, parking and storage of more than five (5) motor vehicles and minor auto repairs.

PREMISES AFFECTED—2411 Beach Channel Drive, southwest corner of Beach 74th Street, Block 543, Lot 1, Arverne, Borough of Queens.

APPEARANCES—

For Applicant: Frank J. Crisona and Stuart Mitchell.

For Opposition: None.

ACTION OF BOARD—Laid over to May 19, 1959, at 10 A. M. for inspection and decision; hearing closed.

756-58-BZ

APPLICANT—Leonard F. Rothkrug for Jacob Morrow and Nat Chanelis, owner.

SUBJECT—Application December 24, 1958—decision of the Borough Superintendent under sections 9A and 21 of the Zoning Resolution, to permit in a class ½ height district, the erection of a multiple dwelling the height of a portion of which is in excess of that permitted within two miles of a designated airport.

PREMISES AFFECTED—3291-3323 Nostrand Avenue, northeast corner of Avenue T, Block 7365, Lot 71, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: Bernard H. Loizzo, Beatrice M. Kelly, Mathildi C. Mealey and and Sophia T. Holman.

ACTION OF BOARD—Laid over to May 5, 1959, at 10 A. M.; referred to Examiner to make necessary corrections.

773-58-BZ

APPLICANT—Leonard F. Rothkrug, for Angela Colucci, owner.

SUBJECT—Application December 31, 1958—decision of the Borough Superintendent, under sections 7e and 21 of the Zoning Resolution, to permit in a residence use, D area district the erection and maintenance of a retail store and a restaurant occupying more than the permitted area for a temporary term of 10 years and the relocating of a two family frame dwelling on the same tax lot.

PREMISES AFFECTED—2727-2729 Cropsey Avenue and 217-31 Bay 46th Street, northeast corner, Block 6914, Lot 84, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug and Vincent Calucci.

For Opposition: Harry Baron.

MINUTES

ACTION OF BOARD—Laid over to May 19, 1959, at 10 A. M. for inspection and decision; applicant may file revised plans as to area if the owner so determines; hearing closed.

125-59-BZ

APPLICANT—Julius S. Rapson for The Society of St. Vincent de Paul in the Diocese of Brooklyn, owner.

SUBJECT—Application February 27, 1959—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a business and residence use district, the change in occupancy from an existing moving picture theatre to a retail store, office for the retail sales of used furniture and clothing, light manufacturing for repair work and storage of five trucks and open parking area for more than five cars for patrons use, for that part of the plot that is in a residential district.

PREMISES AFFECTED—100-20 Northern Boulevard, southwest corner of 101st Street, Block 1715, Lot 10, Corona, Borough of Queens.

APPEARANCES—

For Applicant: Julius Rapson, Harold J. Darling, George J. Krygier and Matthew E. Haller.

For Opposition: Donald F. Davis, Danni Steart, Robert Lee Moore, Gladys England, Eva Hudson, Piccalo Lanzat, Rosina Cadrington, Helen P. Henry, Bertha E. Henry, T. T. Branker, O. P. Armwood, Leon Grant, C. Beckley, Alice Reed, E. L. Hilton, G. McLenan, E. Reid, E. Fraser, J. Fraser, M. Armwood, W. Cadrington, J. Klase, S. Stephenson, C. C. Thompson, E. Braune, S. W. Jennings, E. Mitchell, J. W. Fane, A. J. Ryland, J. E. Harris and others.

ACTION OF BOARD—Laid over to May 19, 1959, at 10 A. M. for inspection and decision and for applicant to file revised plans showing the unloading space within the business use district and clearly indicating how the space now in the residence use district will be used and entered, and as to the parking area proposed in the rear, showing the existing garage and who uses it and the space for not over four additional cars shown on the plans.

126-59-A

APPLICANT—Julius S. Rapson for The Society of St. Vincent de Paul, owner.

SUBJECT—Application February 27, 1959—filed pursuant to Section 35, General City Law re alteration of building partially in the bed of a mapped street—proposed widening of 101st Street.

PREMISES AFFECTED—100-20 Northern Boulevard, southwest corner of 101st Street, Block 1715, Lot 10, Corona, Borough of Queens.

APPEARANCES—

For Applicant: Julius S. Rapson and Harold J. Darling.

ACTION OF BOARD—Laid over to May 19, 1959, at 10 A. M. for inspection and decision; hearing closed.

145-59-BZ

APPLICANT—George J. Regan for Ellen de Gange, owner.

SUBJECT—Application March 5, 1959—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a G-1 area district a one family dwelling with less than the required setback.

PREMISES AFFECTED—7-24 Clintonville Street, northwest corner of Eighth Avenue, Block 4512, Lot 35, White-stone, Borough of Queens.

APPEARANCES—

For Applicant: George J. Regan, Ellen de Gange and Leonard Haddaway.

For Opposition: Murray L. White.

ACTION OF BOARD—Laid over, date to be set after new plans have been filed with the Building Department, and issuance of either Alteration Permit or Amendment to NB App 459-53.

76-59-A

APPLICANT—John T. Kelleher, Borough Superintendent Department of Buildings, Borough of Queens.

OWNER OF PREMISES: Ellen de Gange.

SUBJECT—Appeal filed February 9, 1959—Revocation of Certificate of Occupancy Q-103582 issued on July 5, 1955 re NB 459/53.

PREMISES AFFECTED—7-24 Clintonville Street, northwest corner of 8th Avenue, Block 4512, Lot 35, White-stone, Borough of Queens.

APPEARANCES—

For Applicant: Murray L. White (Boro Supt's office).

For Owner: Ellen de Gange, Leonard Haddaway and George Regan.

ACTION OF BOARD—Laid over, date to be set for consideration in connection with Cal. No. 145-59-BZ; Action to be postponed until the plans are corrected and examined for compliance under 145-59-BZ.

169-49-BZ—Vol. II

APPLICANT—Joshua Brown, for Staten Island Oil Co., Inc., owner.

SUBJECT—Application reopened April 15, 1958—as Vol. II—decision of the Borough Superintendent, under Section 7c of the Zoning Resolution, to permit in a residence use district, the reconstruction of a present gasoline service station and to continue the present uses such as office, lubritorium, sale of auto accessories, car wash—non automatic, minor auto repairs with hand tools only and the parking of more than five (5) motor vehicles waiting to be serviced.

PREMISES AFFECTED—5270 Amboy Road, southeast corner of Arbutus Avenue, Block 6523, Lot 80, Huguenot, Borough of Richmond.

APPEARANCES—

For Applicant: Joshua Brown.

For Opposition: None.

ACTION OF BOARD—Application withdrawn, at the suggestion of the Board, without prejudice to reopen to review conditions within approximately two years from this date.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Kleintert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox 5

Negative: 0

THE RESOLUTION—

WHEREAS, the surrounding area was inspected by a committee of the Board and the committee recommended that the application should be postponed for some time in view of the present conditions of the area, particularly the condition of Amboy Road which definitely is bound to be widened and probably reconstructed and regraded, and especially in view of the Narrows Bridge.

Resolved, that the application be and it hereby is *withdrawn* without prejudice as recommended.

17-59-A

APPLICANT—Joshua Brown for Staten Island Oil Company, Incorporated, owner.

SUBJECT—Application January 9, 1959—filed pursuant to Section 35, General City Law re premises in bed of a mapped street—Proposed widening of Amboy Road.

PREMISES AFFECTED—5270 Amboy Road, southeast corner of Arbutus Avenue, Block 6523, Lot 80, Huguenot, Borough of Richmond.

APPEARANCES—

For Applicant: Joshua Brown.

ACTION OF BOARD—Appeal withdrawn, at the suggestion of the Board, without prejudice to reopen to review conditions within approximately two years from this date.

MINUTES

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Kleintert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox 5
Negative: 0

THE RESOLUTION—

WHEREAS, the surrounding area was inspected by a committee of the Board and the committee recommended that the application should be postponed for some time in view of the present conditions of the area, particularly the condition of Amboy Road which definitely is bound to be widened and probably reconstructed and regraded, and especially in view of the Narrows Bridge.

Resolved, that the appeal be and it hereby is *withdrawn* without prejudice in connection with Cal. No. 169-49-BZ, Vol. II withdrawn this day.

214-27-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Socony Mobil Oil Co., Inc., owner.

SUBJECT—Application reopened September 23, 1958 as Vol. II—decision of the Borough Superintendent, under sections 7c and 7a of the Zoning Resolution, to permit in a manufacturing and residence use district, the reconstruction of an existing gasoline service station with the additional accessory uses of lubritorium, minor auto repairs, car washing, utility room, store and parking and storage of more than five (5) motor vehicles with show windows and signs within 75 feet of a residence use district.

PREMISES AFFECTED—296 West Fordham Road, southeast corner of Major Deegan Expressway, Block 3233, Lot 65, Borough of The Bronx.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

ACTION OF BOARD—Resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Kleintert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox 5
Negative: 0

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on September 23, 1958 subject to regular procedure; and

WHEREAS, a public hearing was held on this application on April 7, 1959 after due notice by publication in the Bulletin; laid over to April 28, 1959, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site, Major Deegan Expressway and Cedar Avenue are in manufacturing and residence use, B area, class 1¼ height districts; West Fordham Road is in a manufacturing use, B area, class 1¼ height district; that as of July 25, 1916 that part of the premises within 100 feet of West Fordham Road was in a business use district and received the present manufacturing use designation on April 29, 1954; and

WHEREAS, the decision of the Borough Superintendent, dated July 3, 1958 acting on N.B. Applic. No. 615-58, reads:

"1. Proposed demolition, reconstruction and extension of use of existing gas station and metal garages to gasoline service station, lubritorium, minor auto repairs, car washing, utility room, store, and parking and storage of motor vehicles partly in a manufacturing use district and partly in a residence use district is contrary to Art. II Sect. 3 of the Z.R. and B.S.A. Cal. #214-27-BZ.

"2. Show window and signs within 75 ft. of a residence use district is contrary to Sect. 7-A of the Z.R." and

WHEREAS, the applicant states that the premises consist of a plot, 117.96 feet frontage by 93.96 feet in depth, presently developed with a gasoline service station consisting of four active 550 gallon gasoline tanks, two 550 gallon closed gasoline tanks, a one story accessory building of class 3

construction, having a frontage of 26 feet, a depth of 10 feet and now used for office and sales; that the premises are further developed with two open grease pits and three metal buildings, now used as a garage; that it is proposed to redevelop the existing gas station by adding four new approved type buried 550 gallon gasoline tanks to the six present 550 gallon gasoline tanks, making a total of ten 550 gallon gasoline tanks, rearrange the pump islands and erect a new one story accessory building of class 3 construction, having a frontage of 60 feet 8 inches, a depth of 29 feet 8 inches for use as lubritorium, minor auto repairs, car wash, utility room and store; that the open area not being used for the gasoline service station will be used for parking and storage of motor vehicles; and

WHEREAS, the applicant states that Department of Building records indicate that the metal garages were erected under N.B. Applic. No. 135 of 1928 and Certificate of Occupancy No. 1423 of 1928 was issued for use as garage—16 buildings; that records further indicate that the gas station was erected under N.B. Applic. No. 483 of 1928 and Cal. No. 214-27-BZ, and Certificate of Occupancy No. 1420-28 was issued for use as a gas station; and

WHEREAS, the applicant contends that inasmuch as the site is now developed with a legal gas station and is in a manufacturing use district for a distance of 100 feet from the West Fordham Road building line; and

WHEREAS, the applicant further contends that the show window and signs facing Major Deegan Expressway will not have an adverse effect upon the Expressway inasmuch as they are set in 35 feet 4 inches from the street building line of the Expressway; and

WHEREAS, the applicant states that the present owner has held title to the property since June 15, 1932; that the assessed valuation of land is \$35,000 and of the building \$4,000 making a total of \$39,000; that the building was erected in 1927; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 7, 1927, by adding thereto:

"that in the event the owner desires to use the full area of the plot which was permitted by the Board under resolution adopted June 7, 1927, and desires to reconstruct the existing gasoline service station and accessory uses and to rearrange the equipment and buildings as now shown on revised plans marked 'Received July 3, 1958', 5 sheets, such rearrangement may be permitted under section 7c provided the accessory building as proposed shall be faced with face brick on the front and shall have no cellar and in all other respects shall comply with all laws, rules and regulations applicable thereto; that any equipment and buildings not proposed to be retained shall be removed; that pumps shall be of an approved low type, erected not nearer than 15 feet to the street building line of West Fordham Road; that sidewalks and curbing abutting the premises on three streets shall be constructed or repaired to the satisfaction of the Borough President; that curb cuts now existing may be continued but increased so that each curb cut to West Fordham Road is not more than 30 feet in width and with curb cut to Cedar Avenue and to Deegan exit road as shown; that there may be parking of motor vehicles at the rear where shown, provided retaining walls of masonry at least 5 feet 6 inches in height above the grade of the gasoline station are maintained on the rear and on the side lot lines of Cedar Avenue with suitable masonry posts at the terminations at the building line and along the exit route of Major Deegan Highway up to the point, with a suitable terminating post where the proposed curb cut is proposed; that the number of gasoline storage tanks shall not exceed twelve 550 gallon approved tanks; and of these any tanks now existing shall be tested by the Fire Commissioner as to structural condition and if not found in good condition shall be replaced with new tanks; that the premises where

MINUTES

not occupied by accessory building and pumps shall be paved with concrete or asphalt; that at the intersection of Major Deegan Expressway and West Fordham Road there may be maintained a post standard for supporting a sign, which may be illuminated, advertising only the brand of gasoline on sale, which sign may extend not more than 4 feet beyond the building line of West Fordham Road; that under section 7A any curb cuts, signs or show windows deemed contrary thereto may be permitted provided the requirements of this resolution are complied with; that such portable fire-fighting appliances shall be maintained as the Fire Commissioner shall direct; that in all other respects the resolution adopted by the Board on June 7, 1927, shall be complied with where not inconsistent with the terms of this amended resolution; and that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution."

545-44-BZ—Vol. III

APPLICANT—Max Siegel Associates for All States Holding Corp., owner.

SUBJECT—Application reopened October 7, 1958 as Vol. III—decision of the Borough Superintendent, under sections 7a and 7c of the Zoning Resolution, to permit in a residence use district, the construction of a penthouse on the roof of the present building for use as offices and showrooms.

PREMISES AFFECTED—410-416 East 54th Street, south side, 194 feet east of 1st Avenue, and 415-423 East 53rd Street, Block 1365, Lot 9, Borough of Manhattan.

APPEARANCES—

For Applicant: Max Siegel.

For Opposition: None.

ACTION OF BOARD—Resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Foley,
Commissioner Sleeper and Commissioner Fox 4
Negative 0
Not Voting: Vice Chairman Kleinert 1

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. III on October 7, 1958 subject to regular procedure; and

WHEREAS, a public hearing was held on this application on April 28, 1959 after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site and Sutton Place South are in a residence use, B area, class 2 height district; 54th Street and 53rd Street are in local retail and residence use, B area, class 2 height districts; First Avenue is in a local retail use, B area, class 2 height district; and

WHEREAS, the decision of the Borough Superintendent, dated August 11, 1958 acting on Alt. Applic. No. 1030-58, reads:

"1. Proposal to erect a penthouse (to be used for offices and showrooms) on an existing commercial bldg. located in a Residence Use District is contrary to Art. II Sect. 3 and Sect. 6(a) of the Zon. Resol."

and

WHEREAS, the applicant states that the premises consist of a plot, 100 feet frontage by 200 feet 10 inches in depth, developed with a six story and cellar fireproof building now being used for a mixed occupancy such as public garage, showrooms, factories and school, as set forth in Certificate of Occupancy No. 45314, now in full force and effect; that the building is equipped with a 100% automatic sprinkler system with a central station connection and supervisory service, together with a standpipe system and an interior fire alarm system; that it is now proposed to erect a fireproof penthouse on the main roof of the existing building, to be used for offices and showrooms; that it is further proposed to extend the northerly existing stairway from its sixth floor termination to a new bulkhead on the existing main roof, which, together with the existing stair bulkhead

at the south, will provide two stairways from the main roof; that it is also proposed to install a new passenger elevator in the existing shaft No. 2 to serve the new penthouse and to extend the existing center stairway adjoining elevator No. 2 to serve the new penthouse; that the proposed penthouse will be set back from each street line about 50 feet and from the westerly lot line about 42 feet; that it will abut the easterly lot line adjacent to certain other premises—lot 13—under the same ownership and used for similar commercial purposes; that this easterly side of the penthouse will therefore be 75 feet distant from any other property to the east beyond lot 13; and

WHEREAS, the applicant further states that the subject premises is under common ownership with the adjacent properties to the east—lot 13—and comprise three separate buildings; that each of these buildings have been the subject of several variances by the Board for a change of use from the original public garages to the existing principal uses for decorators' show rooms for house furnishings; that these buildings have become known as a decorators mart and have been greatly enhanced over their former appearance and use as garages; and

WHEREAS, the applicant contends that the location of the proposed penthouse on the main roof of this existing commercial building is sufficiently removed from any other adjoining properties so as not to affect them in any manner whatsoever; that the proposed additional use is compatible with the existing commercial uses of these premises and the adjoining premises to the east—lot 13; that a grant will permit the owner to make a reasonable and practical use of its property without adversely affecting anyone; and

WHEREAS, the applicant states that the present owner has held title to the property since October, 1936; that the assessed valuation of land is \$275,000 and of the buildings \$375,000 making a total of \$650,000; that the buildings were erected in 1890.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on November 2, 1944, as thereafter amended by resolutions adopted on July 23, 1957, and April 15, 1958, and July 8, 1958, by adding thereto:

"that in the event the owner desires to construct a penthouse story on the building for office showrooms only as proposed and as indicated on plans filed with this application marked, "Received, April 1, 1958," 1 sheet, "August 18, 1958," 2 sheets, "March 20, 1959," 3 sheets, such penthouse story may be constructed *on condition* that the building shall not be further increased in height or area and that such extension shall comply with the requirements of the Building Code and in all other respects shall comply with all laws, rules and regulations applicable; that the requirements of the resolution as above cited shall be complied with where not inconsistent with the terms of this amended resolution; and that all permits shall be obtained, including a Certificate of Occupancy, and all work completed within the requirements of Section 22A of the Zoning Resolution."

93-48-BZ

APPLICANT—M. Martin Elkind, for K. and L. Auto Electric Service, owner.

SUBJECT—Application reopened January 6, 1959 for consideration as to extension of term of variance—expired July 14, 1958—decision of the Borough Superintendent, previously granted on condition, under sections 7c and 7i of the Zoning Resolution, permitting in a business use district the extension to existing building on 1st floor, to be used for extension to existing battery and ignition service.

PREMISES AFFECTED—49-08 to 49-10 Queens Boulevard, south side, 60 feet east of 49th Street, Block 2282, Lots 26 and 27, Sunnyside, Borough of Queens.

APPEARANCES—

For Applicant: Gerald F. Brandwyn.

For Opposition: None.

MINUTES

ACTION OF BOARD—Term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Kleinert, Commissioner Foley and Commissioner Sleeper.. 4
Not Voting: Commissioner Fox 1
Negative 0

THE RESOLUTION—

WHEREAS, on July 20, 1948, this application was granted by the Board on certain conditions, under Sections 7c and 7i of the Zoning Resolution, to permit in a business use district, the extension to existing building on first floor to be used for extension to existing battery and ignition service, affecting premises 49-08 to 49-10 Queens Boulevard, south side, 60 feet east of 49th Street, Block 2282, Lots 26 and 27, Sunnyside, Borough of Queens; and

WHEREAS, the applicant requested reopening of this application and extension of the term of variance, which had expired by time limitation May 14, 1958; and

WHEREAS, this application was reopened on January 6, 1959 and set for hearing on April 28, 1959 at 10 A.M., subject to regular procedure, waiving all requirements except a new decision of the Borough Superintendent and two publications in the Bulletin; and

WHEREAS, a public hearing was held on this application on April 28, 1959 after due notice by publication in the Bulletin; and

WHEREAS, the decision of the Borough Superintendent, dated November 14, 1958 acting on Alt. Applic. No. 2049-47, reads:

"1. The proposed auto ignition shop and battery service in a structure located in a business use district is contrary to Art. 2, Sec. 4a, item 29 of the Z.R. These premises have been the subject of a variance under Cal. #93-48-BZ."

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 20, 1948, as thereafter *amended* by resolutions adopted through January 14, 1953, only so far as it has reference to the term of the variance, so that as *amended* this portion of the resolution shall read:

"*granted* under Section 7, subdivisions c and i for a term of five years from the date of this amended resolution, to permit; that other than as herein amended the resolutions adopted through January 14, 1953, shall be complied with; and that all permits, including a new certificate of occupancy shall be obtained and all work completed within six months from the date of this *amended* resolution." (Alt. App. 2049/47)

882-56-BZ—Vol. II

APPLICANT—Frederick A. Ketcher for John Poth, owner; Esso Standard Oil Company, lessee.

SUBJECT—Application reopened January 13, 1959 as Vol. II—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a retail use district, the extension of the open area of the existing gasoline service station by adding that portion occupied by a one story frame building, to be demolished and open the rear wall of the car wash bay, extend the east curb cut on East 101st Street and add an additional curb cut on First Avenue.

PREMISES AFFECTED—1962-1970 First Avenue and 401 East 101st Street, northeast corner, Block 1695, Lots 1 and 50, Borough of Manhattan.

APPEARANCES—

For Applicant: Frederick A. Ketcher.

For Opposition: None.

For Administration: John J. Saunders, B'd of Education.

ACTION OF BOARD—Resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Kleinert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox 5
Negative: 0

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on January 13, 1959 subject to regular procedure; and

WHEREAS, a public hearing was held on this application on April 7, 1959 after due notice by publication in the Bulletin; laid over to April 28, 1959, for inspection and decision; applicant to file corrected decision of Department of Buildings, eliminating words "automatic automobile laundry" and to correct plans to show use of lot 14 on Block 1694 said as occupied by a factory; and omit curb cut opposite the location of the former chicken market on East 101st Street to be removed; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site and First Avenue are in a retail use, A area, class 2 height district; East 101st Street and East 102nd Street are in retail and manufacturing use, A area, class 2 height district; and

WHEREAS, the decision of the Borough Superintendent, dated December 15, 1958 as amended by decision dated April 16, 1959, acting on Alt. Applic. No. 1842-58, reads:

"1. Erecting an extra curb cut on 1st Ave. and an overhead door between the lubritorium and yard for the existing gasoline station, lubrication, motor vehicle repair shop, office & sales, storage room, office for sale of used cars, automatic automobile laundry; parking and storage of more than 5 motor vehicles on vacant portion of lot, located in a Retail Use Dist., constitutes an extension of a non-conforming use and is therefore contrary to Sec. 4A Art. II, Zoning Res. & B.S. & A. Res. Cal. #882-56-BZ."

and

WHEREAS, the applicant states that the premises consist of a plot, 125.92 feet frontage by 95 feet in depth, located in a retail use district; that at the time the existing structure was started it was in an unrestricted use district and received its present designation June 15, 1956; that the gasoline station was approved by Resolution adopted by the Board on July 23, 1957; that Certificate of Occupancy No. 49344 was issued July 29, 1958 for the existing legal uses; that it is proposed to install an additional 30 foot curb cut on First Avenue and to permit the existing overhead door, which opens on the rear yard remain; that there are no proposed changes in occupancy whatsoever; and

WHEREAS, the applicant states that all the buildings in this block—block 1695—were erected when it was in an unrestricted use district, which accounts for said lot being practically surrounded by non-conforming uses; and

WHEREAS, the applicant contends that there are no new changes in occupancy proposed, and only those legal uses which now exist, will be continued; that there has been no change in owner or lessee since it opened to the public, and the station will continue to be maintained in an orderly manner under the same owner and lessee; and

WHEREAS, the applicant further contends that because of the heavy one-way traffic along First Avenue, greater safety and convenience would be effected in station operation by installing the proposed curb cut; that as the plot frontage on First Avenue is 126 feet, there would be ample safety aisle space between the curb cuts; that the overhead doors to the rear yard was shown and approved on the original 1955 plans, which were approved by the Building Department; that it was inadvertently shown as a window on the Board small scale drawing; and

WHEREAS, the applicant states that the present owner has held title to the property since January 16, 1947; that the assessed valuation of land is \$41,750 and of the building \$30,000 making a total of \$71,750; that the building was erected in 1956-1958; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended that the application be granted under certain conditions.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 23, 1957, by adding thereto:

"that in the event the owner desires to enlarge the gasoline service station portion of the premises by the

MINUTES

removal of the chicken slaughterhouse now on the site, such slaughterhouse may be removed and its area included for use with the gasoline service station, as indicated on plans filed with this application, marked 'Received December 15, 1958', 1 sheet and 'April 17, 1959', 3 sheets, *on condition* that the requirements of the resolution above cited shall be complied with; that the curb cut opposite such chicken slaughterhouse shall be removed and the curbing restored; that there may be an additional curb cut 30 feet in width to First Avenue, as shown; that the door in the rear of the accessory building may be continued for exit of cars after greasing or washing; that fencing shall be continued along the east and street line where the chicken slaughterhouse will be removed except where masonry walls of adjoining buildings occur on the lot line; and that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

630-58-BZ

APPLICANT—Milton P. Miller, for Brooklyn Jenapo Federal Credit Union, owner.

SUBJECT—Application November 3, 1958—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a retail and residence use district, the maintenance of a parking lot for use in conjunction with the federal credit union in an adjoining lot for a term of five years, no fee to be charged.

PREMISES AFFECTED—4904 Church Avenue, south side, 20 feet east of East 49th Street and 431 East 49th Street, Block 4697, Lots 2 and 56, Borough of Brooklyn.

APPEARANCES—

For Applicant: Elaine Minkin.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Klei-	
ert, Commissioner Foley, Commissioner Sleeper and	
Commissioner Fox	5
Negative	0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on April 7, 1959 after due notice by publication in the Bulletin; laid over to April 28, 1959, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site and East 49th Street are in retail and residence use, C area, class 1 height districts; Church Avenue is in retail and business use, C area, class 1 height districts; Utica Avenue is in a business use, C area, class 1 height district; Snyder Avenue is in business and residence use, C area, class 1 height district; that on July 25, 1916 the retail portion was zoned business and was rezoned to its present designation on March 25, 1954; and

WHEREAS, the decision of the Borough Superintendent, dated October 21, 1958 acting on Alt. Applic. No. 781-58, reads:

"1. Proposed parking of cars on a lot located within a residential use district, is contrary to Art. 2 Sect. 3 of zone resolutions."

and

WHEREAS, the applicant states that the premises consist of a plot, 20 feet frontage by 99 feet 2½ inches in depth, irregular in area, having 20 foot frontage on Church Avenue and 40 foot frontage on East 49th Street; that on the Church Avenue frontage there is a two story building used and occupied as a store, office and two apartments in accordance with Certificate of Occupancy No. 147294 issued January 25, 1956; that this building is not affected by this application; that it is proposed to occupy the vacant property of the premises, an area of 40 feet by 100 feet, fronting 40 feet on East 49th Street, for the purpose of accessory parking in connection with the Federal Credit Union, and for which no fee is to be charged; and

WHEREAS, the applicant contends that there is an urgent need for this parking because of the fact that this area is heavily populated and it is very difficult to find parking space; that there will be no overnight parking permitted and the parking lot will be used only during the hours when the Federal Credit Union is open for business or meetings for the proper conduct of its affairs; that no signs will be displayed on the lot and the lot will be maintained so that it will at all times be clean and well cared for; that there is no vacant property, properly zoned, within the area which could be obtained for use as a parking lot for the benefit of its members; and

WHEREAS, the applicant states that the present owner has held title to the property since December 10, 1954; that the assessed valuation of land is \$9,100 and of the building \$18,900 making a total of \$28,000; that the building was erected in 1925; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended that the application be granted under certain conditions; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision h of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7h, for a term of five years, to permit lot 56, to be used in conjunction with the building on Lot 2 occupied by the Federal Credit Union, for use as a parking lot for its officers, employees and members, substantially as proposed and as indicated on plans filed with this application, marked "Received November 3, 1958", 2 sheets and "March 5, 1959", 1 sheet, *on condition* that the premises shall be leveled substantially to the grade of East 49th Street, and shall be surfaced with clean gravel or steam cinders, treated with a binder and properly rolled; that there shall be erected on all lot lines a woven wire chain-link fence on a masonry base to a total height of not less than 5 feet, 6 inches, with no openings therein except one to East 49th Street, for entrance and which shall be fitted with a pair of gates, as shown and with curb cut opposite not over 12 feet in width and with a pedestrian entrance at the side to the building on Lot 2, as shown; that the plot shall be used solely for the parking herein permitted and not for general public parking; that signs shall be restricted to one sign attached to the fence at the entrance, advertising the parking for private use only; that such sign shall not exceed 5 square feet in area, shall not be illuminated nor extend beyond the building line; that such portable fire-fighting appliances shall be maintained as the Fire Commissioner shall direct; and that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

710-58-BZ

APPLICANT—Ziegler, Gill and Clabby, for 45th Street Realty Corp., owner, F. X. R., Inc., lessee.

SUBJECT—Application December 5, 1958—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot for employees of F. X. R., Inc.

PREMISES AFFECTED—25-70 Old Bowery Bay Road, 50th Street, west side, 170 feet north of 28th Avenue, and 25-81 49th Street, Block 745, Lots 9, 22, 10, 65, 70 inclusive and Lot 72, Woodside, Borough of Queens.

APPEARANCES—

For Applicant: Robert J. Gill and Carl Salminen.

For Opposition: Joseph H. Horak.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative:	0
Negative: Chairman Murdock, Vice Chairman Klei-	
ert, Commissioner Foley, Commissioner Sleeper and	
Commissioner Fox	5

MINUTES

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on April 7, 1959 after due notice by publication in the Bulletin; laid over to April 28, 1959, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site and 28th Avenue are in a residence use, B area, class 1¼ height district; 49th Street and 50th Street are in residence and unrestricted use, B and A area, class 1¼ and class 1½ height districts; 25th Avenue is in an unrestricted use, A area, class 1½ height district; that the premises was in a residence B area, 1¼ height district in 1916; that effective as of September 26, 1918 the property was zoned unrestricted B area, 1¼ height district; that effective as of July 27, 1939 the property was zoned residence B area, 1¼ height district up to the present and there are no changes pending; and

WHEREAS, the decision of the Borough Superintendent, dated November 24, 1956 as amended by decision dated February 6, 1959, acting on Alt. Applic. No. 2586-58, reads:

"1. Proposed parking of not more than 149 motor vehicles for employees use only & curb cuts, to be used in conjunction with a business located at 26-12 Borough Place, in a residence use district is contrary to the Zoning Resolution, Article II Section #3."

and

WHEREAS, the applicant states that the premises consist of a plot, 222.54 feet frontage by 149.5 feet in depth, irregular, presently vacant; that it is proposed to use the premises for a parking lot for the 300 employees of F. X. R., Inc., of 26-12 Borough Place, Woodside, New York, which plant is within 400 feet of the proposed parking lot; that this plant occupies a substantial portion of the property within the encompassed area; that the two story frame structure on lot No. 9 will be demolished if this variance is granted; and

WHEREAS, the applicant states that lot No. 9 is improved with a two story frame dwelling, and the remaining lots are vacant property; that there is a heavy growth of ragweed and the neighbors have used the property as a dumping ground, as evidenced by photographs submitted with this application; and

WHEREAS, the applicant contends that this property adjoins an unrestricted use area and the neighborhood is very mixed in use, including nearby factories and dwellings; that since the property is vacant and a heavy tax burden on the owners, it is requested that this desperately needed parking lot be permitted for the employees of F. X. R. Inc.; that if the variance is granted, the owner will provide a chain link fence around the property and surface the parking area with rolled cinders; that the improvement will be a credit to the neighborhood, removing an uncontrolled dumping ground for local debris; that in view of these contributing circumstances, it is requested that a variance be granted to permit the use of the premises for a parking area into the mapped area; and

WHEREAS, the applicant states that the present owner has held title to lots 69 and 70 since August 17, 1954; lots 65, 66 and 67 since October 14, 1955; lots 10 and 72 since June 20, 1956; lot 9 since February 13, 1959 and to lot 22 since February 20, 1959; that the assessed valuation of land is \$27,700 and of the building \$900 making a total of \$28,600; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application should not be granted; the committee recognized the need for parking but found that the location chosen would not be desirable for the area; and

WHEREAS, the Board found that there was no justification for the exercise of discretion to grant a zoning variance under Section 7, Subdivision h of the Zoning Resolution.

Resolved, that the decision of the Borough Superintendent, acting on Alt. App. 2586-58, Objection No. One be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

711-58-A

APPLICANT—Ziegler, Gill and Clabby, for 45th Street Realty Corp., owner; F. X. R., Inc., lessee.

SUBJECT—Application December 5, 1958—filed pursuant to section 35, General City Law re use of part of premises within bed of a mapped street—50th Street.

PREMISES AFFECTED—25-70 Old Bowery Bay Road, 50th Street, west side, 170 feet north of 28th Avenue and 25-81 49th Street, Block 745, Lots 9, 10, 22, 65-70 and Lot 72, Woodside, Borough of Queens.

APPEARANCES—

For Applicant: Robert J. Gill, Carl H. Salminen.

ACTION OF BOARD—Application withdrawn in view of action taken this day on Cal. No. 710-58-BZ.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Kleinert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox 5
Negative 0

735-58-BZ

APPLICANT—Leonard F. Rothkrug, for Orak Realty Corp., owner.

SUBJECT—Application December 16, 1958—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a business and residence use district, the extension of a retail supermarket with accessory patron and employee parking, loading and unloading.

PREMISES AFFECTED—1902 Mott Avenue, north side, 124 feet west of Beach 18th Street, 1111 Foam Place, south side, 93 feet west of Beach 18th Street, Block 40, Lots 8 and 62, Far Rockaway, Borough of Queens.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: Thomas Boyle.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative: Commissioner Foley 1
Negative: Chairman Murdock, Vice Chairman Kleinert, Commissioner Sleeper and Commissioner Fox 4

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on March 17, 1959 after due notice by publication in the Bulletin; laid over to April 14, 1959, for applicant to file report from the Federal Aviation Agency and for inspection and decision; hearing closed; then to April 28, 1959, for decision; applicant to file revised plan showing no entrance from Foam Place but a driveway to the parking area through Lot 58 or Lot 12 from Smith Place; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site, Far Rockaway Boulevard, Foam Place and Beach 18th Street are in business and residence use, C area, class 1 height districts; Mott Avenue is in a business use, C area, class 1 height district; that the zoning of the site has not changed since July 25, 1916; and

WHEREAS, the decision of the Borough Superintendent, dated December 10, 1958 acting on Alt. Applic. No. 2818-58, reads:

"1. The proposed extension to an existing building into a residential district is contrary to Art. II Sec. #3.

2. Accessory Parking and Storage for patrons and employees, loading and unloading, in a residential district is contrary to Art. II Sec. #3."

3. A curb cut for business use in a residential district is contrary to Art. II Sec #3."

and

WHEREAS, the applicant states that the premises consist of a plot, 84.5 feet frontage by 381.3 feet in depth, irregular in area, on which is located a one story store and supermarket, 84.5 feet by 98 feet in area, 12 feet in height, class 3 construction, erected under N.B. Applic. No. 4241-37 and occupied under Certificate of Occupancy No. A-5224 issued March 10, 1928; that it is proposed to combine the store with the supermarket and extend the building at the rear

MINUTES

with an extension 30 feet by 84.5 feet in area, and to add patron and employee parking with off street loading and unloading on the rear vacant portion of the site; and

WHEREAS, the applicant states that the present owner erected the store and supermarket in 1937 entirely within the business zone, and the premises have been occupied in accordance with the Certificate of Occupancy until 1958, when it became vacant; that on September 4, 1958 the owner purchased the abutting vacant lot fronting on Foam Place and entered into negotiations with a major supermarket chain; that the small area of the building is insufficient to meet the requirements of a modern supermarket, and off street patron and employee parking has become a necessity for an efficient and successful operation; and

WHEREAS, the applicant contends that this neighborhood has developed as a major shopping area for Far Rockaway, attracting patrons from a considerable distance living in areas where the zoning and development do not provide retail shopping facilities; that almost all of the large retail uses in this area have similar accessory parking as proposed; that on this tax block No. 40 there is accessory parking for the adjoining bank building on lot 12, and accessory parking for the nearby theatre building on lots 51, 54 and 151; that in addition, at block No. 47 there is accessory parking at the rear of lot 14; block No. 49 has accessory parking on lots 34, 35 and 46 and block 48 has accessory parking on lots 1, 8 and 45; that the subject tax block is irregular in size and does not properly fit the general zoning pattern in the City; that in fact, the business use district line was changed in 1924 to follow the approximate lines of lot 12; that the subject site has a depth of 368.21 feet running through from street to street—Mott Avenue to Foam Place, and the rear portion, for a depth of 268.21 feet is zoned residence; and

WHEREAS, the applicant further contends that the residence portion of the site cannot be economically developed with a conforming use; that this is one of the earliest developed areas in Far Rockway; that the abnormal depth of the lot and the development around the lot is not attractive for development with a conforming residence use; that it is proposed to add a small extension at the rear of the existing store building; that there will remain approximately 250 feet of vacant depth back from Foam Place used for parking; that adjoining the site at the point of the extension is a parking lot on lot 12 and a Church on lot 1; that Mott Avenue is a narrow street, 60 feet in width, and is the principal traffic thoroughfare for this neighborhood; that the heavy traffic problem creates a difficult situation for loading and unloading, which would be alleviated to the benefit of the community by a grant of the variance; and

WHEREAS, the applicant states that the present owner has held title to lot 8 since June 30, 1927 and to lot 62 since September 4, 1958; that the assessed valuation of land is \$50,500 and of the building \$40,000 making a total of \$90,500; that the building was erected in 1938; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee is of the opinion that the use of this parking lot with entrance and exit on Foam Place should not be permitted and that some other arrangement should be worked out, particularly as Foam Place is already overcrowded and used by children from the public school on Dinsmore Place; and

WHEREAS, the Board found that there was no justification for the exercise of discretion to grant a zoning variance under Section 7, Subdivision c of the Zoning Resolution.

Resolved, that the decision of the Borough Superintendent, acting on Alt App 2818-58, Objection Nos. 1, 2 and 3 be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

743-58-BZ

APPLICANT—N. K. Winston Management Corp., owner.
SUBJECT—Application December 18, 1958—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the erec-

tion of a one-story non-storage garage of class 3 construction to accommodate 32 motor vehicles.

PREMISES AFFECTED—77-11 21st Avenue, northeast corner of 77th Street, Block 946, Lot 41, Jackson Heights, Borough of Queens.

APPEARANCES—

For Applicant: George Fuchs.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Kleintert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox 5

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on March 17, 1959 after due notice by publication in the Bulletin; laid over to April 14, 1959, for inspection and decision; applicant to file new design of proposed garage; applicant to stamp engineer's or architect's seal on plans; then to April 28, 1959, for decision; applicant to submit revised plan showing a differently designed exterior of face brick; hearing closed; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site, 21st Avenue, 77th Street and 78th Street are in a residence use, A area, class 3/4 height district; that the site was in an unrestricted use until December 3, 1953 when it became residence use; and

WHEREAS, the decision of the Borough Superintendent, dated November 26, 1958 acting on N.B. Applic. No. 3901-58, reads:

"1. The erection of a garage for 32 cars in a Residence Use District is contrary to Art. II Sec. 3 of Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 200 feet frontage by 100 feet in depth, presently vacant; that it is proposed to erect a non-storage garage for 32 cars in individual stalls, all under one roof; that the structure will be one story in height, 80 feet by 200 feet, set back from 21st Avenue, 20 feet; that there will be a fence along the Avenue from 77th to 78th Street and on each side street for a distance of 20 feet, the said proposed fence being of the chain link variety, 10 feet in height; and

WHEREAS, the applicant states that there is a garden apartment development immediately adjoining this property which is owned by corporations affiliated with the owners of the property considered herein; that there is presently a severe parking problem in this area which became worse as the previous garage located on this property was demolished because of disrepair, and the fact that the individual garages were too small for many of the modern day cars; that this proposed building will in some measure relieve the bad parking situation in the neighborhood; that it will be of non-fireproof construction and there will be little, if any associated hazard; that further, the owner is attempting to replace a former non-fireproof structure of approximately the same area, which was demolished in this very year, the former building having become unsightly, unusable and in disrepair; and

WHEREAS, the applicant contends that the land is assessed at the present time for \$22,000 and the previously erected building was assessed at \$35,000; that the proposed new structure replacing the one previously erected will cost approximately the same amount; and

WHEREAS, the applicant states that the present owner has held title to the property since 1937; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application should be granted on condition for use by occupants of adjacent housing under the same ownership; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision e of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district

MINUTES

regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7e for a term of twenty years to permit the erection of a one-story non-storage garage of class 3 construction to accommodate 32 motor vehicles as proposed and as shown on plans filed with this application marked "Received December 18, 1958", 4 sheets, and "April 21, 1959", one sheet, *on condition* that all buildings and uses now on the premises shall be removed and the premises shall be leveled substantially to the grade of 21st Avenue and shall be arranged and constructed as indicated on plans above cited; that the building shall not be further increased in height or area; that at the property line to the south there shall be erected a woven wire fence of the chain link type not less than ten feet in height, with the return along the 77th Street building line and the 78th Street building line, as shown on such plans; that the intervening space of twenty feet between the fence and building shall be kept in lawn and shrubbery; that the sidewalk abutting the premises shall be reconstructed or repaired to the satisfaction of the Borough President; that the curb cut to 78th Street shall not exceed 15 feet in width; that such garage shall be used only for the storing of motor vehicles of the pleasure car type of tenants of the building nearby under the same ownership; and that all permits shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

744-58-A

APPLICANT—N. K. Winston Management Corp., owner.
SUBJECT—Application December 18, 1958—appeal from a decision of the Borough Superintendent—re Class 3 construction, area excessive.

PREMISES AFFECTED—77-11 21st Avenue, northeast corner of 77th Street, Block 946, Lot 41, Jackson Heights, Borough of Queens.

APPEARANCES—

For Applicant: George Fuchs.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Kleinert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox 5
Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated November 26, 1958 on N. B. Applic. 3901/58, reads:

"The erection of the proposed structure exceeds the tabular limits for garage and is contrary to 4.2.1 *Building Code*."

and

WHEREAS, the premises consist of a plot 100 feet by 200 feet in area, now vacant, located in a residence use, A area, class 3/4 height district; and

WHEREAS, the proposed garage will be 80 feet by 200 feet in area, one story, 20 feet high, class 3 construction, more fully described in Calendar Number 743-58-BZ; and

WHEREAS, the applicant states that the proposed structure will be 16,000 square feet in area, which is 1,000 square feet in excess of that permitted by the Administrative Code of the City of New York; that if the exterior walls were excluded from the area of the building, the structure would be in excess only of 440 square feet; that there will be little, if any, associated hazard; that the owner is replacing a former non-fireproof structure of approximately the same area, which was demolished in this very year, the former building having become unsightly, unusable and in disrepair; that the owner showing his interest in protecting the appearance of the general community; and

WHEREAS, the premises was inspected by a committee of the Board and the committee recommended that the appeal should be granted on condition with Cal. No. 743-58-BZ.

Resolved, that the decision of the Borough Superintendent, dated November 26, 1958, acting on N.B. App. 3901-58, Objection No. One be and it hereby is *modified* and that the

appeal be and it hereby is *granted on condition* that the building shall not exceed the area as shown on plans as approved this day under resolution adopted under Cal. No. 743-58-BZ; and that the requirements of that resolution shall be complied with in all respects.

777-58-BZ

APPLICANT—Charles M. Spindler for Louis C. Duro, owner.

SUBJECT—Application December 31, 1958—decision of the Borough Superintendent, under sections 7f, 7i, 7e and 21 of the Zoning Resolution, to permit in a retail and residence use, D and E-1 area district, the erection and maintenance of a gasoline service station, lubrication, non-automatic car wash, office, sale of accessories, minor repairs with hand tools only, safety inspection station and parking and storage of motor vehicles all for a temporary term of fifteen (15) years, the proposed building encroaches on the required rear yard.

PREMISES AFFECTED—180-06—180-14 (180-10 official) Linden Boulevard, south side, 125.42 feet west of Montauk Street, Block 12406, Lots 320 and 321, St. Albans, Borough of Queens.

APPEARANCES—

For Applicant: Charles M. Spindler.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Kleinert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox 5
Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on April 7, 1959 after due notice by publication in the Bulletin; laid over to April 28, 1959, for inspection and decision; applicant to inform the Board whether a portion of site is within the provisions of Section 21-A of the Zoning Resolution; hearing closed; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site, Linden Boulevard and Montauk Street are in retail and residence use, D and E-1 area, class 1/2 height districts; that as of July 25, 1916 the property was zoned as an unrestricted district and on December 6, 1935 the portion within 100 feet of Linden Boulevard was placed in a business district; that the entire property was changed to a residence district on January 21, 1947 and the present retail designation for the portion of the property within 100 feet of Linden Boulevard became effective on February 10, 1955; that as of July 25, 1916 the property was zoned as a one times height district and a D area district and on June 30, 1952 the present class 1/2 height designation became effective and the property was placed in an E-1 area district; that the present D area designation for the portion of the property within 100 feet of Linden Boulevard became effective on February 10, 1955; that no zoning amendment relating to this property is pending at the present time; and

WHEREAS, the decision of the Borough Superintendent, dated December 30, 1958 acting on N. B. Applic. No. 3984-58, reads:

"1. The proposed erection of a gasoline service station, lubrication, auto washing, non-automatic, office, sales of accessories, minor repairs with hand tools only, safety inspection station, and storage and parking of motor vehicles on a lot in a retail district and extending into a residence district is contrary to Art. 2, Sec. 3 and Sec. 4-A of the Z. R.

2. The proposed erection of a ground sign on the retail portion of the lot is contrary to Art. 2, Sec. 4-A of the Z. R.

3. Provide a rear yard as per Sec. 14 of the Z. R."

and

WHEREAS, the applicant states that the premises consist of a plot, 104.06 feet frontage by 128.85 feet in depth, pres-

MINUTES

ently occupied with an old frame dwelling; that it is proposed to erect a gasoline service station together with its accessory uses; and

WHEREAS, the applicant states that the owner endeavored to receive a return on his investment by occupying a portion of the building as a beauty parlor and as a result thereof a Building Department violation was placed against the premises; that the premises adjoins the Long Island Railroad embankment on the east, a funeral home on the west, and on the south by grounds of the United States Naval Hospital; that parking for the hospital adjoins the site to the south and also to the west; that Linden Boulevard to the east of the embankment is improved with stores, which stores serve the entire neighborhood; that the area is built up with one and two family dwellings to the north and the Naval Hospital south of the site extends westerly to 115th Avenue approximately 800 or 900 feet; that there is no room for residential development in the entire area, so that the possibility of developing the site with a conforming use would be impractical; that the owner communicated with the United States Naval Hospital authorities and received a letter from the authorities wherein the authorities would interpose no objection to the erection of the gasoline filling station, provided there would be erected along the southern boundary a split sapling fence 8 feet high; that the entrance to the hospital grounds is approximately 400 or 500 feet west of the proposed site; that there is, however, an unused gate at the end of a roadway which adjoins the site; that the Naval authorities indicated that this gate is kept locked and is not in use; that diagonally opposite the site, the block front between 179th Street and 180th Street is improved with two gasoline stations; and

WHEREAS, the applicant contends that the residential portion of the site is very small, approximately 50 square feet; that in the event the variance is granted, the Board is requested to permit the building to be built without the requirement for a rear yard; that the Board is aware that these rear yards are usually the receptacle for refuse and tend to make the station untidy; that as the hospital grounds extend for hundreds of feet in all directions, and the portion of the grounds in the rear of the site is used for parking, the requirement for a rear yard would serve no practical purpose; that in view of the impracticability of using the site for a conforming use due to the sparseness of the residential area, the hospital grounds and the shopping center to the east of the railroad embankment, it is requested that this variance be granted for a term of fifteen years; and

WHEREAS, the applicant states that the present owner has held title to the property since March 31, 1955; that the assessed valuation of land is \$7,000 and of the building \$3,000 making a total of \$10,000; that the building was erected about 40 years ago; and

WHEREAS, the applicant withdrew Section 21 as a basis of his application; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which reported that the requirements of Section 21A are not violated, and the Committee recommended, in accordance with the letter from the Commandant of the Naval Hospital, that his objection will be withdrawn provided a split sapling fence is maintained continuously along the rear of the premises to a height of not less than 8 feet; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivisions f, i, and e of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7f for a term of fifteen years, to permit the premises to be occupied as a gasoline service station and uses lawfully accessory thereto, substantially as proposed and indicated on plans filed with this application, marked "Received December 31, 1958", 4 sheets, *on condition* that all buildings and uses now on the site shall be removed and the premises arranged, designed and constructed as indicated on such plans; that the accessory

building shall be of the design and arrangement shown, of face brick on all exposed sides and shall have no cellar and may omit rear yard as not necessary; that there shall be no windows in the rear wall; that pumps shall be of an approved low type erected not nearer than 15 feet to Linden Boulevard; that gasoline storage tanks shall not exceed twelve 550 gallon approved tanks; that along the rear and side lot lines within 30 feet of the building line of Linden Boulevard there shall be erected a split sapling fence to a height of not less than 8 feet and properly supported; that at the foot of the railroad embankment the existing ten foot high chain link fence may be continued, if maintained in good condition; that curb cuts shall be restricted to two curb cuts, each 25 feet in width and one 20 feet in width, where shown; that no portion of any curb cut shall be nearer than 5 feet to a side lot line as prolonged; that at the intersection of the approach on 181st Street and Linden Boulevard there may be erected a post standard to support a sign which may be illuminated, advertising only the brand of gasoline on sale, and permitting such sign at right angles to Linden Boulevard and not extending more than 4 feet beyond the building line; that other signs may include permanent signs attached to the front facade of the accessory building and the illuminated globes of the pumps, excluding all roof and temporary signs and advertising devices; that such portable fire-fighting appliances shall be maintained as the Fire Commissioner shall direct; that where not occupied by accessory building, the premises shall be paved with asphalt or concrete; that under section 7i for a similar term there may be minor repairs and such repairs as required for a safety inspection station, with hand tools only, maintained solely within the accessory building; and under Section 7e for a similar term there may be parking and storage of motor vehicles, so parked as not to interfere with the servicing of the station; and that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

10-59-BZ

APPLICANT—George Edward Beatty for R. C. Church of St. Joseph, owner.

SUBJECT—Application January 6, 1959—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a class 1¼ height district, the erection of a fourth floor to an existing three story school building which will exceed the permitted height.

PREMISES AFFECTED—28-38 44th Street and northeast corner of 43rd Street and 30th Avenue, Block 699, Lot 1, Astoria, Borough of Queens.

APPEARANCES—

For Applicant: Edythe De Gaeta and Rt. Rev. Richard B. McHugh.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Kleintert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox 5
Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on April 28, 1959 after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site, 43rd Street and 44th Street are in local retail and residence use, B area, class 1¼ height districts; 30th Avenue and 28th Avenue are in a local retail use, B area, class 1½ height district; and

WHEREAS, the decision of the Borough Superintendent, dated December 30, 1958 acting on Alt. Applic. No. 2695-58, reads:

"1. The proposed additional story of bldg. in a height 1¼ district so that the total height is in excess of the width of the street is contrary to Art. III Sec. 8(e) Zone Res."

and

MINUTES

WHEREAS, the applicant states that the premises consist of a plot, 175.10 feet and 275.10 feet frontage by 200.05 feet and 150.05 feet in depth; that it is proposed to construct a fourth floor for the existing school building; and

WHEREAS, the applicant states that the original plans filed in 1917 in the Queens Department of Buildings under N.B. Applic. No. 531-17 were approved for a four story school; that the building as completed, however, was three stories in height; that at the present time, due to the need for expanded school facilities, the fourth story addition is contemplated; that with this addition, the height of the building would exceed the allowable height of sixty feet, based on $1\frac{1}{4}$ height zone and street width of sixty feet, by five feet two inches approximately; and

WHEREAS, the applicant contends that only by the requested variance can the school facilities be expanded at this time to keep pace with the prevailing needs of the community; and

WHEREAS, the applicant states that the present owner has held title to the property prior to 1906; that the assessed valuation of land is \$130,000 and of the building \$1,600,000 making a total of \$1,730,000; that the building was erected in 1917; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21 of the Zoning Resolution, and is therefore entitled to relief as to height on the grounds of practical difficulty.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the area district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 21 to permit the extension in height of the building as now proposed and as indicated on plans filed with this application marked, "Received January 6, 1959," 15 sheets, *on condition* that the building shall not be further increased in height or area and in all other respects shall comply with all laws, rules and regulations applicable thereto; and that all permits shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

Adjourned: 5:00 P.M.

JOSEPH J. DOYLE, *Chief Clerk.*

REGULAR MEETING

TUESDAY AFTERNOON, APRIL 28, 1959, 2 P. M.

Present: Chairman Murdock, Vice Chairman Kleinert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox.

291-46-A

APPLICANT—Harry M. Sushan, for Ho Penn Garage Company, owner.

SUBJECT—Application for consideration—reopening for amendment of resolution—re Appeal from a decision of the Borough Superintendent; previously granted on condition.

PREMISES AFFECTED—241-243 West 28th Street, south side, 249 feet 3 inches east of 8th Avenue and 240-242 West 29th Street, Block 778, Lots 18 and 62, Borough of Manhattan.

APPEARANCES—

For Applicant: Harry M. Sushan.

ACTION OF BOARD—Appeal reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Foley, Commissioner Sleeper and Commissioner Fox 4

Negative: 0

Absent: Vice Chairman Kleinert 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board on June 25, 1946 on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 25, 1946, by adding thereto:

"that in the event the owner desires to install a door at the first floor level, at the rear as shown, as a means of access to the premises in the rear, such door may be permitted as indicated on plans filed with this request for amendment marked 'Received April 28, 1959', 3 sheets, and passed by the Borough Superintendent under Alt. App. 169/59, Objection No. One, denied on March 6, 1959, *on condition* that in all other respects the resolution above cited shall be complied with.

306-48-A—Vol. III

APPLICANT—Maurice Nirenstein, for Al and Betty Hertz, owners.

SUBJECT—Application reopened February 17, 1959 as Volume III—appeal from a decision of the Borough Superintendent re frame structure within fire limits.

PREMISES AFFECTED—269-16 80th Avenue, south side, 120 feet east of 269th Street, Block 8725, Lot 7, New Hyde Park, Borough of Queens.

APPEARANCES—

For Applicant: Maurice Nirenstein.

ACTION OF BOARD—Resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Foley, Commissioner Sleeper and Commissioner Fox 4

Negative: 0

Absent: Vice Chairman Kleinert 1

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated January 20, 1959 on Alt. Applic. 25/59, reads:

"1. The proposed use of 2" thick joists within the fire limits is contrary to 7.1.4 of the Bldg. Code.

"2. The proposed alteration to attic by the creation of a full 2nd story in a frame bldg. within the fire limits is contrary to the resolution of the Board under Cal. #306-48-A."

and

WHEREAS, the applicant states that the premises consist of a lot, 40 feet by 100 feet, located in local retail use, D area, class 1 height district; that there exists on this lot a 1 story and attic, 18.50 feet high, class 4 building, 24.51 feet by 37.80 feet in area, used and occupied as a 1 family dwelling in accordance with Certificate of Occupancy 55335/49 issued against N.B. Applic. 1636/48 and in accordance with the Board's resolution on Calendar Number 306-48-A, Volume I and Volume II; and

WHEREAS, the applicant states that it proposes to alter the building to create complete new second story of the present attic; that the area of the building will remain unchanged on its lot; that the roof ridge elevation will remain the same but the building height will be increased to 23 feet; that the owners will then finish the 2nd floor and create 3 bedrooms and a bathroom to fulfill their requirements for additional living space; that the upper exterior wall construction will be covered with asbestos shingles and the roof will be surfaced with approved asphalt shingles as stipulated in the original resolution; that to further modify the building exterior by the erection of a windbreak enclosure on the side stoop which will also be surfaced with asbestos shingles siding and asphalt roofing.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on May 11, 1948, under Volume I, by adding thereto:

"that in the event the owner desires to reconstruct the roof so as to obtain more liveable space such reconstruction may be permitted as now proposed and as indicated on plans filed with this appeal marked, 'Received March

MINUTES

19, 1959, 2 sheets, and the roof beams may be of two inch commercial thickness *on condition* that the building shall not be further increased in height or area and shall be at all times used as a dwelling for one family only under Certificate of Occupancy No. 55335/49; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; and that the above resolution shall apply solely to the building previously permitted by variance granted on May 11, 1948 applying to the Building on Lot 7 only."

206-58-A—Vol. II

APPLICANT—Joshua Brown, for Ases Ayoub, owner.
SUBJECT—Application reopened February 25, 1959 as Volume II—filed pursuant to section 35, General City Law re proposed new building in bed of a mapped street—proposed widening of Victory Boulevard and Manor Road.
PREMISES AFFECTED—1756 Victory Boulevard, south side, 99.49 feet east of Manor Road, Block 707, Lot 6, Four Corners, Borough of Richmond.

APPEARANCES—

For Applicant: Joshua Brown.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Foley, Commissioner Sleeper and Commissioner Fox 4
Negative 0
Absent: Vice Chairman Kleinert 1

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated February 10, 1959, on N.B. Applic. 213/58, reads:

"1—Proposed new building is located contrary to Art. 3 par. 35 of the General City Law."

and

WHEREAS, the applicant states that the premises consist of a lot 40.35 feet front by 187.71 feet in depth, located in a retail use, D areas, class 1 height district, upon which there exists a building 2½ stories, 30 feet in height, 31.74 by 41.40 feet in area of class 4 construction, which it is proposed to demolish and to erect thereon one story building, 15 feet 6 inches in height, 40 feet front, 30 feet rear and 90 feet in depth, of class 3 construction, for use and occupancy as follows: no cellar; 1st floor—3 stores, 11 persons; that the proposed building will be located partially in the bed of proposed street widening of Victory Boulevard; that the owner fully agrees that he will receive no compensation award for damages for the portion of the proposed building laying within the bed of the mapped street widening when actually or physically taken over by the City; and

WHEREAS, the Board has been advised by the President of the Borough of Richmond that on December 6, 1935 the Board of Estimate adopted Victory Boulevard to a width of 100 feet; that at present there are no immediate proceedings pending for the physical widening of Victory Boulevard at Manor Road; that however, due to the ever-increasing volume of traffic on this most important thoroughfare, it will be only a question of time when this street will require widening to its full adopted width.

Resolved, that the decision of the Borough Superintendent, acting on N.B. Applic. 213/58, Objection No. 1 be and it hereby is *modified* under the powers vested in the Board by Section 35 of the General City Law, and that the appeal be and it hereby is *granted*, to permit the building as now proposed to be erected facing Victory Boulevard and as shown on plans filed with this appeal marked, "Received February 10, 1959," 1 sheet, and plans filed previously under Volume I, which was withdrawn, marked, "April 8, 1958," 3 sheets, *on condition* that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; and that the offer of the owner in the event the premises are acquired by the City of New York for street widening shall apply as to waiving

compensation reward for damages for the land and portion of the building on the property lying in the bed of the proposed street widening.

305-58-A

APPLICANT—Samuel Carr, for Willa Realty Co., owner.
SUBJECT—Application May 13, 1958—Appeal from a decision of the Borough Superintendent, re egress.

PREMISES AFFECTED—35 West 21st Street, north side, 372 feet east of Avenue of The Americas, Block 823, Lot 19, Borough of Manhattan.

APPEARANCES—

For Applicant: Samuel Carr.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Foley and Commissioner Sleeper 3
Negative: Commissioner Fox 1
Absent: Vice Chairman Kleinert 1

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated May 2, 1958 on Alt. Applic. 558/58, reads:

"1. Provide 2nd means of egress a fire escape in a 9 story factory building is unacceptable Section 271 L.L."

and

WHEREAS, the applicant states that the premises consist of a lot 25 feet by 98 feet 9 inches, located in manufacturing use, B area, class 2 height district, upon which there exists a 9 story building, 110 feet high, of fireproof construction, 25 feet by 98 feet 9 inches on the 1st floor and 25 feet by 90 feet on all other floors, erected in 1901, used and occupied without a certificate of occupancy; cellar—storage, no persons; 1st floor—store, 4 persons; 2nd floor—doctor's office and manufacturing, 13 persons; 3rd floor—manufacturing and printing, 7 persons; 4th floor—printing, 5 persons; 5th and 6th floors—printing, 10 persons each floor; 7th floor—manufacturing, 30 persons; 8th floor—manufacturing, 9 persons; 9th floor—studio, 5 persons; and

WHEREAS, the applicant states that the present exits consist of an interior stair, front fire escape accepted under Calendar Number 180-18-S and a rear fire escape accepted under Calendar Number 681-24-S; that the building is equipped with a standpipe and an approved fire alarm system; that the interior 36 inch wide steel and marble stairs have winders minimum width of 4 inches and maximum width of 16½ inches; that the stair, toilets and elevator shaft are open to the public hall; that this hall is enclosed in terra cotta block and fireproof self-closing doors; that the elevator shaft is enclosed with an open metal grill; that the front 45° fire escape leads to the roof and by the counterbalanced stairs to the sidewalk; that this fire escape with doors, windows and steps was previously accepted by the Board; that the rear 60° fire escape has a gooseneck ladder to the roof and is connected at the 2nd floor with the fire escape of the adjoining building to the rear; that this fire escape was also accepted by the Board; and

WHEREAS, the applicant proposes to improve the exits by enclosing the elevator shaft with two layers of ¾ inch cement plaster; that the elevator door will be covered with 20 gauge sheet metal; that one of the windows on each floor to the rear fire escape will be changed to a kalamein door; that steel steps will be provided to these new door sills; that the remaining rear windows are protected with iron shutters; and

WHEREAS, the applicant further proposes to enclose the stairs in masonry walls and fireproof self-closing doors; that the termination of the rear fire escape will be through a 3 foot wide masonry enclosed cellar passageway; that this passageway will terminate on the 1st floor in the public hall that leads directly to street; and

WHEREAS, the premises were again inspected by a committee of the Board, which recommended that the appeal be granted under certain conditions; and

WHEREAS, the applicant filed a revised plan showing the proposed new stair to be installed in the building for the

MINUTES

full height, and exit to the street which is now shown on plans filed with this appeal marked, "Received April 9, 1959," 2 sheets, and "April 21, 1959," 3 sheets; and proposes to remove the present wood stair with winders and erect a new steel stair and lawful enclosure complying in all respects except as to stair width proposed to be three feet.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the requirements of the Labor Law, as cited in a decision of the Borough Superintendent, acting on Alt. Applic. 558/58, Objection No. 1 and that the appeal be and it hereby is *granted*, to provide a new primary means of exit as indicated on plans filed with this appeal marked, "Received April 9, 1959," 2 sheets, and "April 21, 1959," 3 sheets, *on condition* that the building shall not be increased in height or area and in all other respects shall comply with all laws, rules and regulations applicable thereto; that as a second means of exit the existing fire escapes on the front and rear of the building may be retained provided as to the front fire escape, there is a counter-balanced stair to the street and as to the rear fire escape that at the second floor level there shall be a fire escape balcony which shall connect with the proposed new stair, leading to a passage through the cellar with stairs directly to West 21st Street; that the number of persons per floor shall not exceed the number permitted for the primary means of exit; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; and that the stair in question may however not comply with the Labor Law as to width, but shall comply in all other respects, and the width thereof shall not be less than 3 feet.

419-58-A

APPLICANT—Swingline Inc., owner.

SUBJECT—Application July 10, 1958—Appeal from an order of the Fire Commissioner, re use of Spraying Equipment, not approved type.

PREMISES AFFECTED—32-01 Queens Boulevard, north side, 32-00 Skillman Avenue, south side, entire block bounded by Queens Boulevard, Skillman Avenue, Van Dam Street and 32nd Place, Block 245, Lot 9, Long Island City, Borough of Queens.

APPEARANCES—

For Applicant: Irving Feldman.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Kleiner, Commissioner Foley, Commissioner Sleeper and Commissioner Fox 5

Negative 0

THE RESOLUTION—

WHEREAS, the decision and order of the Fire Commissioner dated June 13, 1958 on Order No. 4599-8, reads:

"1. Provide pails in the number indicated below. C19-10.0, Administrative Code. Pails to be of at least ten quarts capacity, painted red and marked, "FIRE", with letters not less than 2½ inches high. Pails must not be used for any other purpose, and must be placed on permanent shelves, hooks, or racks, between 2 and 4½ feet above the floor. Forty (40) pails to be kept full of clean sand and forty (40) of clean water."

"2. Discontinue the use of spraying equipment—Ashdee Electrostatic Products, Inc., which is not approved by Board of Standards and Appeals. Rule 6.1.7, Spray Rules."

and

WHEREAS, the applicant states that the building is 3 stories, 59 feet high, 200 feet by 473 feet in area, of class 1 construction, located in a unrestricted use, B area, class 1½ height district, erected in 1952, used and occupied as follows: Basement—boiler room and factory, 124 persons; 1st floor—factory and office, 250 persons; 2nd floor—factory and office, 270 persons; 3rd floor—factory and office, 290 persons; for which Certificates of Occupancy was issued

against N.B. Applic. 4396/50; that there is a two-source sprinkler system throughout; that the building is equipped with three 50½ inches wide fireproof stairs; and

WHEREAS, the applicant states that the premises were inspected by an Engineer of the Board with a representative of the Fire Department whose complete report is attached; that this Engineer considers the installation to be well designed and properly operated; that he further recommends that the existing CO₂ deluge system be kept; that present 41 CO₂ or soda-acid extinguishers be increased by two more 2½ gallon soda acid extinguishers to be installed on the 2nd floor warehouse area for a total of 6 on that floor; that all locations of the extinguishers be prominently designated so as to be readily seen; that the finishing process for the staplers located on the 1st floor involves the use of an electro static spray painting application; that two Despatch Oven Company water wash spray booths are installed adjoining each other; that the side walls have openings to permit a conveyor to carry in the stapler parts on suspended racks; that each booth is provided with fixed position automatic spray guns set to spray through the center of a charged, high voltage electrode made of a copper tube formed into a U shaped section and insulated from the top of the booth with ebonite insulators; that this electrode carries a potential of 100,000 volts but a current of only 2 milliamperes; that the stapler parts on the conveyor are grounded and attract the paint particles passing through the high tension electrode; that the stapler parts are at a distance of at least 12 inches from the electrode and the spray guns are kept 13 inches behind the electrode; that the high voltage is produced by an Ashdee high voltage transformer-rectifier unit which is installed more than 10 feet from the booths; that this unit is electrically interlocked with the system so that the exhaust fans, water-wash pumps and conveyor must be operating before it can be energized; that when the unit is shut off all elements of the electrical system are grounded out and no residual charge remains; that any overload of the high voltage system will shut off power; a red warning light goes on over each booth when the unit is in use; and

WHEREAS, the premises was inspected by a committee of the Board and the committee recommended that the appeal should be granted to permit the use of the spraying equipment.

Resolved, that the decision of the Fire Commissioner dated June 13, 1958, acting on Order No. 4599-8 be and it hereby is *modified* and that the appeal be and it hereby is *granted* to permit the use of the spraying equipment as shown on plans filed with this appeal marked "Received July 10, 1958", four sheets, "December 10, 1958", three sheets, and "April 15, 1959", two sheets, *on condition* that grey metallic baking enamel only be used, which was tested in the presence of the committee, and which shall be in accordance with the specifications in the letter of United Lacquer Mfg. Corp., dated April 13, 1959, reading as follows:

"Relative to your recent request for the above captioned material for the New York State Dept., Bureau of Combustibles, please be advised there has been forwarded a sealed, one quart can (as instructed) to your office.

"You will note that the label on this container incorporates the following information regarding composition:

Pigment	10.47%
Vehicle: Alkyd and Amine Resins	40.00%
Solvent: Aromatic, Hydrocarbon & Alcohols..	49.53%
	100.00%

Total Solids 50.47%, Viscosity 180-185 sec. #4 Ford cup at 77°F.

Weight per gallon — 8.85 lbs.

"This material was taken from the stock kept here for your releases."

and on the further condition, that the present 41 CO₂ or soda-acid extinguishers be increased by two additional 2-½

MINUTES

gallon soda-acid extinguishers to be installed on the second floor warehouse area for a total of six on that floor; that all locations of the extinguishers be prominently designated so as to be readily observable; that the side walls in the water wash spray booths be provided with openings to permit a conveyor to carry in the stapler parts on suspended racks; that the stapler parts be kept at a distance of at least 12 inches from the electrode and the spray guns a distance of 13 inches behind the electrode; and that the installation shall be maintained as at present and as proposed; and that the requirements of the Board as indicated on statement attached hereto shall be complied with.

2-59-A

APPLICANT—Ross and Atkin for Joseph Reutershan, owner.

SUBJECT—Application January 2, 1959—filed pursuant to section 35, General City Law re proposed alteration in the bed of a mapped street—William Avenue.

PREMISES AFFECTED—62 Hawkins Street, south side, 533.48 feet west of City Island Avenue, Block 5629, Lot 200, Borough of The Bronx.

APPEARANCES—

For Applicant: Harry Atkin.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Foley,
Commissioner Sleeper and Commissioner Fox 4
Negative: 0
Absent: Vice Chairman Kleinert 1

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated December 30, 1958 on Alt. Applic. 978/58, reads:

"1. Proposed alteration lies in the bed of a mapped street, therefore contrary to General City Law."

and

WHEREAS, the applicant states that the premises consist of a lot 29 feet by 100 feet in area, on which is located a 2 story, 17.33 feet high, frame constructed building, 24 feet by 36 feet 4 inches in area; located in residence use, C area, class 1 height district, built prior to 1922, used and occupied since 1922 as follows: Cellar—boiler and storage; 1st floor and attic—1 family dwelling; that no certificate of occupancy exists for this building; and

WHEREAS, the applicant proposed to build a one story frame extension 15 feet 6 inches by 16 feet 6 inches in area, to be used as an additional bedroom and bathroom; that this extension will project 4.63 feet into proposed widening of William Avenue; and

WHEREAS, the applicant further contends that the existing building now extends into the bed of the proposed widening of William Avenue; and

WHEREAS, the premises were inspected by a committee of the Board, which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, acting on Alt. Applic. 978/58, Objection No. 1 be and it hereby is *modified* under the powers vested in the Board by Section 35 of the General City Law, and that the appeal be and it hereby is *granted*, to permit the use and occupancy of a portion of the premises mapped as part of William Avenue as proposed and as indicated on plans filed with this appeal marked, "Received January 2, 1959," 3 sheets, *on condition* that no additional construction shall be on such premises as mapped in the bed of the proposed street other than as shown on plans above referred to; that in the event the City of New York acquires such premises for street widening, recompense therefore shall be as determined by the Court for the land involved and the cost of that portion of the building as may require removal, including such alterations as may be necessary to the balance of the building to provide proper closure.

104-59-A

APPLICANT—Charles M. Spindler for Pierce J. Gerety, owner.

SUBJECT—Application filed February 19, 1959—Appeal from a decision of the Borough Superintendent, re installation of six 5000-gallon tanks in a concrete vault.

PREMISES AFFECTED—126-142 Flatbush Avenue Extension, southwest corner of Duffield Street, Block 132, Lots 23, 24, 27, 31, Borough of Brooklyn.

APPEARANCES—

For Applicant: Charles M. Spindler.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Foley,
Commissioner Sleeper and Commissioner Fox 4
Negative: 0
Absent: Vice Chairman Kleinert 1

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated February 10, 1959, on Misc. Applic. 3151/58, reads:

"1. Proposed installation of 5000 gallon gasoline tanks for a Gasoline Service Station is contrary to Section C17-73.0 as per Section C19-69.0."

and

WHEREAS, the applicant states that the premises consist of a plot 225 feet by 100 feet irregular in area, now vacant, located in a manufacturing use, B area, class 2 height district; that a gasoline service station, 1 story, 15 feet 3 inches high, 71 feet 3 inches by 32 feet irregular in area, of class 3 construction, is proposed for this area; that the use with forty eight 550 gallon gasoline tanks is approved by the Departments of Buildings under N.B. Applic. 1897/58 and Misc. Applic. 3151/58; and

WHEREAS, the applicant proposes to use six 5000 gallon tanks in place of approved forty eight 550 gallon tanks; that a separate concrete underground vault will be provided for each two individual tanks; that the vault will be ventilated by a continuously acting fan when the station is in operation; that the fan will be inter-connected with the pumps; that the pumps will not operate unless the ventilating fan is in operation; that all electrical connections in the vault will be explosion proof; that the tanks will be electrically grounded; that an installation of the type proposed will eliminate the numerous fittings, connection, etc., which would be required by the installation of the 48 smaller tanks; and

WHEREAS, the premises was inspected by a committee of the Board; and the committee recommended that the appeal be granted according to the detailed proposal submitted.

Resolved, that the decision of the Borough Superintendent, dated February 10, 1959, acting on Misc. Applic. 3151/58, be and it hereby is *modified* and that the appeal be and it hereby is *granted* to permit the installation of six, 5000 gallon gasoline storage tanks erected in the three sections of a vault as indicated on plans filed with this appeal marked, "Received April 24, 1959," 2 sheets, *on condition* that all the requirements as indicated on such plans by notes on the side of the drawing shall be complied with, except that the foam connection shall be placed at the high point on the lot; that record of inspection shall be available to the departmental inspector.

329-43-A—Vol. II

Applicant—Gilbert Lazarus, for Triangle Improvements, Inc., owner.

SUBJECT—Application for consideration—reopening as Vol. II subject to regular procedure—re Appeal from a decision of the acting Borough Superintendent; previously withdrawn.

PREMISES AFFECTED—100-07 to 100-15 Queens Boulevard, north side, south of 67th Avenue, Block 2119, Lots 8 and 11, Rego Park, Borough of Queens.

APPEARANCES—

For Applicant: Gilbert Lazarus.

ACTION OF BOARD—Application reopened as Vol. II subject to the regular procedure.

MINUTES

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Foley,
Commissioner Sleeper and Commissioner Fox 4
Negative: 0
Absent: Vice Chairman Kleinert 1

829-56-A

APPLICANT—Lama, Proskauer and Prober, for Jenny Lazzaro, owner.

SUBJECT—Application November 26, 1956—Appeal from a decision of the Borough Superintendent—re egress.

PREMISES AFFECTED—84 University Place, west side, 48 feet north of East 11th Street, Block 569, Lot 26, Borough of Manhattan.

APPEARANCES—

For Applicant: Alfred A. Lama.

ACTION OF BOARD—Laid over to May 12, 1959, at 2 P. M. for further consideration; applicant to investigate possibility of a means of exit over one story building on lot 27 adjoining; hearing closed.

617-58-A

APPLICANT—Leonard F. Rothkrug, for Angelo Santomartino, doing business as S and S Service Station, owner.

SUBJECT—Application October 28, 1958—filed pursuant to Section 35, General City Law re erection of building in bed of a mapped Street—West 19th Street.

PREMISES AFFECTED—2974-2984 Cropsey Avenue, west side, 25 feet south of Bay 53rd Street, Block 6947, Lot 301, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

ACTION OF BOARD—Laid over to May 19, 1959, at 2 P. M. pending action by Board of Estimate on May 14th on letter written by the Board of Standards and Appeals this day.

36-33-BZ

APPLICANT—Hurley & Hughes, for Serafina Ragazzo, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired April 27, 1959—re Application, decision of the Borough Superintendent; previously granted on condition, under section 21 of the Zoning Resolution, to permit in a business use district, the change of occupancy of an existing building to a garage for more than five motor vehicles and also a motor vehicle repair shop.

PREMISES AFFECTED—3070 Webster Avenue, east side, 50 feet north of East 202nd Street, Block 3330, Lot 48, Borough of The Bronx.

APPEARANCES—

For Applicant: Joseph B. Marino.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Foley,
Commissioner Sleeper and Commissioner Fox 4
Negative: 0
Absent: Vice Chairman Kleinert 1

THE RESOLUTION:

WHEREAS, this application was granted by the Board on June 1, 1949 on certain conditions; and

WHEREAS, the term of variance was extended on April 27, 1954; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 1, 1949, as thereafter *amended* by resolutions adopted on April 27, 1954 only so far as it refers to the term of variance, so that as *amended* this portion of the resolution shall read:

“ . . . granted under Section 7, Subdivision i for a term of five years from the date of this *amended* resolution, to permit . . . ;

that other than as herein *amended* the resolution above cited shall be complied with in all respects; and that all permits, including a new Certificate of Occupancy, shall be obtained and all work completed within three months from the date of this *amended* resolution.” (Alt. Applic. 237/49, disapproved March 18, 1959)

67-33-BZ—Vol. III

APPLICANT—Lama, Proskauer & Prober, for Salvatore Puma, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which has expired April 22, 1959—re Application, decision of the Borough Superintendent; previously granted on condition, under sections 7e, 7f, 7h and 7i of the Zoning Resolution, permitting in a business and residence use district, the extension of use of an existing gasoline service station, lubricatorium, minor auto repairs, office, parking and storage of motor vehicles, storage and car washing.

PREMISES AFFECTED—1225 East 233rd Street and 3900-3910 Baychester Avenue, northeast corner, Block 4955, Lots 1 and 5, Borough of The Bronx.

APPEARANCES—

For Applicant: Alfred A. Lama.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE:

Affirmative: Chairman Murdock, Commissioner Foley,
Commissioner Sleeper and Commissioner Fox 4
Negative: 0
Absent: Vice Chairman Kleinert 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. III, on May 22, 1956 on certain conditions; and

WHEREAS, time to obtain permits and complete the work was last extended on April 22, 1958; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 13, 1933, as thereafter *amended* under Vol. III through May 14, 1957 only as to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

“that in view of statement by the applicant that plans have been approved by the Department of Buildings, and work is ready to start, that all permits required, including a certificate of occupancy, shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution.” (Alt. App. 762/55)

472-37-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Salvatore Castagna, owner; Volpe Brothers, lessee.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired March 29, 1954 and obtain a Certificate of Occupancy—re Application, decision of the Borough Superintendent; previously granted on condition, under Section 7f of the Zoning Resolution, to permit in a residence use district, the maintenance of a gasoline service station, lubricatorium, car washing and office for a term of years.

PREMISES AFFECTED—2761-2773 Cropsey Avenue, north side, 6 feet 9 $\frac{7}{8}$ inches west of 28th Avenue, Block 6915, Lot 51, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE:

Affirmative: Chairman Murdock, Commissioner Foley,
Commissioner Sleeper and Commissioner Fox 4
Negative: 0
Absent: Vice-Chairman Kleinert 1

MINUTES

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. II on November 18, 1941 on certain conditions; and

WHEREAS, the term of variance was extended on March 17, 1953; and

WHEREAS, time to obtain permits and complete the work was extended from to time and last extended on March 23, 1954; and

WHEREAS, the applicant requested a further extension of time to obtain a certificate of occupancy.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on November 18, 1941, as thereafter *amended* by resolutions adopted through September 29, 1953 only as to the time within which to obtain a certificate of occupancy, so that as *amended* this portion of the resolution shall read:

"that in view of statement by the applicant that all work had been completed as of October 31, 1953, that all permits required, including a certificate of occupancy, shall be obtained within six months from the date of this *amended* resolution." (N.B. App. 2016/41, disapproved April 7, 1959.)

822-45-BZ—Vol. II

APPLICANT—Lama, Proskauer & Prober, for Max Blatman, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which has expired April 7, 1959—re Application, decision of the Borough Superintendent; previously granted on condition, under Section 7e of the Zoning Resolution, permitting in a business use district, the change in occupancy from public market to laundry, curtain cleaning business.

PREMISES AFFECTED—1573-1575 McDonald Avenue, east side, 140 feet north of Avenue N, Block 6564, Lot 58, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE:

Affirmative: Chairman Murdock, Commissioner Foley, Commissioner Sleeper and Commissioner Fox 4

Negative: 0

Absent: Vice-Chairman Kleinert 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. II on January 22, 1952 on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on October 7, 1958; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on January 22, 1952, as thereafter *amended* by resolution adopted on October 7, 1958 only as to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of statement by the applicant that plans have been approved by the Department of Buildings, and all work has been completed except for removal of Fire Department violations that all permits required, including a certificate of occupancy, shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution." (Alt. App. 404/51.)

703-53-BZ

APPLICANT—Lama, Proskauer & Prober, for Sinclair Refining Company, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which has expired April 20, 1959—re Application, decision of the Borough Superintendent; previously granted on condition, under Section 7c of the Zoning Resolution, permitting in a local retail

use district, the re-erection and maintenance of a former gasoline station, car wash, lubritorium, motor vehicle repairs, storage and sale of accessories and permitting the parking and storage of motor vehicles on unbuilt upon portion of lot.

PREMISES AFFECTED—130-39 Merrick Boulevard and 127-34 to 127-42 Farmers Boulevard northwest corner, Block 12494, Lot 1, Springfield, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Foley, Commissioner Sleeper and Commissioner Fox 4

Negative: 0

Absent: Vice Chairman Kleinert 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board on April 20, 1954 on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on April 26, 1955 and April 10, 1958; and

WHEREAS, the resolution was amended on April 10, 1958; and

WHEREAS, the applicant requested an extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on April 20, 1954 only so far as it refers to the term of variance, so that as *amended* this portion of the resolution shall read:

"... granted under Section 7, Subdivision h for a term of five years from the date of this *amended* resolution, to permit parking and storage of motor vehicles awaiting service or having been serviced; that other than as herein *amended* the resolution above cited shall be complied with in all respects; and that all permits, including a new Certificate of Occupancy, shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution." (N.B. App. 3621-53, objection dated April 2, 1959)

614-54-BZ—Vol. II

APPLICANT—Lama, Proskauer & Prober, for Jacob Nathanson, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which has expired April 15, 1959—re Application, decision of the Borough Superintendent; previously granted on condition, under Sections 7f, 7h, 7i and 7A of the Zoning Resolution, to permit in a retail and residence use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, office and sales, minor auto repairs, auto showroom, office, parking of cars in open area with show-windows, signs and curb cuts within 75 feet of a residence use district, for a stated term of 15 years.

PREMISES AFFECTED—1101-1111 63rd Street and 6209-6223 11th Avenue, northeast corner, Block 5731, Lot 2, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Foley, Commissioner Sleeper and Commissioner Fox 4

Negative: 0

Absent: Vice-Chairman Kleinert 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board on April 15, 1958 on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on April 15, 1958 only

MINUTES

as to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of statement by the applicant that plans have been approved by the Department of Buildings, that all permits required, including a certificate of occupancy, shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution." (N.B. App. 1941/56, disapproved April 1, 1959)

575-56-BZ

APPLICANT—Lama, Proskauer & Prober, for Ocean Bay Gardens Inc., owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which has expired April 8, 1959—re Application, decision of the Borough Superintendent; previously granted on condition, under Section 21 of the Zoning Resolution, permitting in a C area district, the raising of the 16 feet rear portion of the first floor of the present building to a total height of 13 feet and occupying more than the permitted area.

PREMISES AFFECTED—758 Flatbush Avenue, west side, 130 feet 6 inches south of Woodruff Avenue, Block 5063, Lot 43, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE:

Affirmative: Chairman Murdock, Commissioner Foley, Commissioner Sleeper and Commissioner Fox 4

Negative: 0

Absent: Vice-Chairman Kleinert 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board on April 9, 1957 on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on April 8, 1958; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on April 9, 1957, as thereafter *amended* by resolution adopted April 8, 1958, only as to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of statement by the applicant that plans have been approved by the Department of Buildings, and work is ready to start that all permits required, including a certificate of occupancy, shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution." (Alt. App. 747/56 disapproved April 6, 1959)

710-56-BZ

APPLICANT—Lama, Proskauer & Prober, for Socony Mobil Oil Company, Inc., owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which has expired April 15, 1959—re Application, decision of the Borough Superintendent; previously granted on condition, under sections 7c and 7A of the Zoning Resolution, permitting in a business and residence use district, the reconstruction of the existing stores, offices for a gasoline station, auto laundry and greasing pits and change the use to a gasoline service station, lubricatorium, car wash, minor auto repairs, store, parking and storage of motor vehicles on the unbuilt portion of the plot and having curb cuts, signs, entrances and show windows within 75 feet of the residence use district.

PREMISES AFFECTED—1915-1937 Linden Boulevard, 762-772 Pennsylvania Avenue, northwest corner and 761-771 Sheffield Avenue, Block 4322, Lot 22, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Foley, Commissioner Sleeper and Commissioner Fox 4

Negative: 0

Absent: Vice-Chairman Kleinert 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board on April 30, 1957 on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on April 15, 1958; and

WHEREAS, the resolution was amended on October 7, 1958; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on April 30, 1957, as thereafter *amended* by resolutions adopted through October 7, 1958 only as to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that all permits required, including a certificate of occupancy, shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution." (N.B. App. 1544/46 disapproved April 6, 1959)

750-57-BZ

APPLICANT—James D. Forman, for Sanrod Realty Corp., owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired April 15, 1959—re Application, decision of the Borough Superintendent; previously granted on condition, under section 7c of the Zoning Resolution, to permit in a retail and unrestricted use district, a two-bay extension to the existing accessory building and to eliminate thereby the outside lifts of the existing gasoline service station.

PREMISES AFFECTED—136-12 Farmers Boulevard, southwest corner of Garrett Street, Block 12527, Lot 1, Springfield, Borough of Queens.

APPEARANCES—

For Applicant: James D. Forman.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Foley,

Commissioner Sleeper and Commissioner Fox 4

Negative: 0

Absent: Vice-Chairman Kleinert 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board on April 15, 1958 on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on April 15, 1958 only as to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of statement by the applicant that plans have been approved by the Department of Buildings, that all permits required, including a certificate of occupancy, shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution." (Alt. App. 1742-57, denied April 3, 1958.)

MINUTES

539-58-BZ

APPLICANT—Norman Lederer and Leonard Joseph, for Nugget Properties, Inc., owner.

SUBJECT—Application for consideration—reopening for rehearing—re Application, decision of the Borough Superintendent; previously denied under section 7e of the Zoning Resolution, to permit in a local retail use district, in an existing two story and cellar structure, the change in occupancy of one store on the first floor to a printing shop-factory.

PREMISES AFFECTED—147-57 41st Avenue and 41-02 149th Street, northwest corner, Block 5027, Lot 1, Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Leonard Joseph.

ACTION OF BOARD—Application for request to reopen 539-58-BZ to consider, again, the use of the frame building previously denied, denied.

THE VOTE TO GRANT—

Affirmative: 0
Negative: Chairman Murdock, Commissioner Foley,
Commissioner Sleeper and Commissioner Fox..... 4
Absent: Vice-Chairman Kleinert 1

958-27-BZ—Vol. II

APPLICANT—Larry Meltzer, for Edith Wayne, owner; Gany Brothers Service Station, lessee.

SUBJECT—Application for consideration—reopening for extension of time to complete which has expired June 17, 1958—re Application, decision of the Borough Superintendent; previously granted on condition, under sections 7e and 7i of the Zoning Resolution, permitting in a business use district, the change of use of the premises from gasoline selling station, garage for the parking and storage of more than 5 motor vehicles, repair shop, accessory store and office.

PREMISES AFFECTED—285-295 Driggs Avenue and 503-509 Leonard Street, southwest corner, Block 2697, Lot 16, Borough of Brooklyn.

APPEARANCES—

For Applicant: Ronald Ogur.

ACTION OF BOARD—Application reopened subject to the regular procedure, and set for hearing on June 2, 1959, 10 A.M., waiving all requirements except a new decision of the Borough Superintendent, which has been filed, and two publications in the Bulletin as notice, in view of time to complete having expired June 17, 1958.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Foley,
Commissioner Sleeper and Commissioner Fox..... 4
Negative: 0
Absent: Vice-Chairman Kleinert 1

351-30-BZ—Vol. II

APPLICANT—Leonard F. Rothkrug, for Charles P. Aquavella, owner; Harris Auto Garage, lessee.

SUBJECT—Application for consideration—re opening as Vol. II subject to regular procedure—re Application, decision of the Borough Superintendent; previously granted on condition, under Section 21 of the Zoning Resolution, to permit in a business district the alteration and conversion of a portion of a garage for more than five (5) motor vehicles into a gasoline service station.

PREMISES AFFECTED—2216/18 Pacific Street, 205-13 Rockaway Avenue, southeast, Block 1442, Lot 8, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

ACTION OF BOARD—Application reopened as Vol. II subject to the regular procedure.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Foley,
Commissioner Sleeper and Commissioner Fox 4
Negative: 0
Absent: Vice Chairman Kleinert 1

608-40-BZ—Vol. II

APPLICANT—Leonard F. Rothkrug, for Garon Realty Corp., owner; The Great Atlantic and Pacific Tea Company, lessee.

SUBJECT—Application for consideration—reopening for extension of term of variance—re Application, decision of the Borough Superintendent; previously granted on condition, under Sections 7h and 7A of the Zoning Resolution, to permit in a residence and business use district, the parking of patrons automobiles for a term of years, with entrances beyond permitted distance from intersection.

PREMISES AFFECTED—47-35 41st Street, east side, 125.43 feet north of Greenpoint Avenue, Block 196, Lot 7 and part of Lot 42, Sunnyside, Borough of Queens.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

ACTION OF BOARD—Application reopened subject to the regular procedure, and set for hearing on June 2, 1959, at 10 A.M., waiving all requirements except a new decision of the Borough Superintendent, which has been filed, and to permit two publications in the Bulletin as notice, in view of term of variance having expired on May 1, 1956, and for applicant to file one photograph showing the existing building and statement as to any changes that may have taken place in the area of notification since the grant of the variance on May 1, 1951.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Foley,
Commissioner Sleeper and Commissioner Fox 4
Negative: 0
Absent: Vice Chairman Kleinert 1

593-45-BZ—Vol. II

APPLICANT—Leonard F. Rothkrug, for John Mercogliano, owner; Cherie Manufacturing Corp., lessee.

SUBJECT—Application for consideration—reopening as Vol. II subject to regular procedure—re Application, decision of the Borough Superintendent; previously denied, under Sections 7c and 21 of the Zoning Resolution, to permit in a business use, D area, the erection of a garage and laundry to occupy the entire lot.

PREMISES AFFECTED—104-03 101st Street and 101-02 Liberty Avenue, southeast corner, Block 9522, Lot 1, Richmond Hill, Borough of Queens.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

ACTION OF BOARD—Application reopened subject to the regular procedure to consider proposed extension of factory.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Foley,
Commissioner Sleeper and Commissioner Fox 4
Negative: 0
Absent: Vice Chairman Kleinert 1

246-58-BZ

APPLICANT—Victor G. Madonia, for Dominick Iandoli, owner.

SUBJECT—Application for consideration—reopening as Vol. II subject to regular procedure—re Application, decision of the Borough Superintendent; previously denied, under Section 7c and 21 of the Zoning Resolution, to permit on a lot partly in a local retail D district and partly in a residential G district, the extension of the local retail use into the residence use district, where a proposed building will be used as a cabaret, bar, restaurant and catering establishment with parking facilities for more than five (5) cars for patrons no fee. The proposed building will occupy more than the permitted area in a G district and located less than 15 feet from the rear yard line.

PREMISES AFFECTED—44-21 227th Street, southeast corner of Northern Boulevard, Block 7480, Lot 50, Douglaston, Borough of Queens.

MINUTES

APPEARANCES—

For Applicant: V. Madonia.

ACTION OF BOARD—Application reopened as Vol. II subject to the regular procedure.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Foley,
Commissioner Sleeper and Commissioner Fox 4
Negative: 0
Absent: Vice Chairman Kleinert 1

333-39-SM

APPLICANT—Joseph Platzker, for De Yorgi Bros., Inc., owner.

SUBJECT—Application for consideration—reopening for test and report as to additional sizes—re Double V Cinder Block (cinder concrete construction). Sizes various: 4 x 8 x 18, 8 x 8 x 18, 12 x 8 x 16, 6 x 8 x 10, 10 x 8 x 16, 12 x 8 x 18; previously approved.

APPEARANCES—

For Applicant: Joseph Platzker.

ACTION OF BOARD—Application reopened for test and report as to additional sizes.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Foley,
Commissioner Sleeper and Commissioner Fox 4
Negative: 0
Absent: Vice Chairman Kleinert 1

1207-40-SM

APPLICANT—Johns-Manville Sales Corporation, owner.

SUBJECT—Application for consideration—reopening for test as to additional use of sheathing—re Johns-Manville Insulating Board; previously approved.

APPEARANCES—

For Applicant: L. W. Glumalutt.

ACTION OF BOARD—Application reopened for test and report as to additional uses of sheathing.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Foley,
Commissioner Sleeper and Commissioner Fox 4
Negative: 0
Absent: Vice Chairman Kleinert 1

80-50-SA

APPLICANT—General Electric Company, owner.

SUBJECT—Application for consideration—reopening for report as to additional dissociator—re General Electric Ammonia Dissociator, Models 8026500, 8026501, 8026533, 6937249, 6937279, 6937265, 8665500 and 58X792; previously approved.

APPEARANCES—

For Applicant: E. H. Rusch.

ACTION OF BOARD—Application reopened for test and report as to additional dissociators.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Foley,
Commissioner Sleeper and Commissioner Fox 4
Negative: 0
Absent: Vice-Chairman Kleinert 1

747-53-SM

APPLICANT—John R. Furrell, for Morris Paint & Varnish Company, owner.

SUBJECT—Application for consideration—reopening for restoration to docket—re Fyr-Kote Fire Retardant Paint; previously dismissed.

APPEARANCES—

For Applicant: John R. Furrell.

ACTION OF BOARD—Application restored to docket for test and report to consider Fyr-Kote paint.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Foley,
Commissioner Sleeper and Commissioner Fox 4
Negative: 0
Absent: Vice-Chairman Kleinert 1

349-55-SM

APPLICANT—Alpha Engineering Specialty Company, owner.

SUBJECT—Application for consideration—reopening for report as to additional models—re Air-Maze Corporation Greastop Filter (kitchen range grease filter); previously approved.

APPEARANCES—

For Applicant: A. P. Walsh.

ACTION OF BOARD—Application reopened for report as to additional models.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Foley,
Commissioner Sleeper and Commissioner Fox 4
Negative: 0
Absent: Vice-Chairman Kleinert 1

566-55-SA

APPLICANT—Hydrolift Corporation, owner.

SUBJECT—Application for consideration—reopening for amendment of resolution as to additional size of platform—re Florlift, Models A and B; previously approved.

APPEARANCES—

For Application: A. J. Portugal.

ACTION OF BOARD—Application reopened for test and report to consider amendment as to different size of platform and height of run of lift.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Foley,
Commissioner Sleeper and Commissioner Fox 4
Negative: 0
Absent: Vice-Chairman Kleinert 1

900-57-SM

APPLICANT—Joseph Platzker, for Curtis-Wright Corp., owner.

SUBJECT—Application for consideration—reopening for amendment as to additional sizes—re Curon Wall Covering; previously approved.

APPEARANCES—

For Applicant: Joseph Platzker.

ACTION OF BOARD—Application reopened for test and report for amendment as to additional sizes.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Foley,
Commissioner Sleeper and Commissioner Fox 4
Negative: 0
Absent: Vice Chairman Kleinert 1

377-58-SA

APPLICANT—The Coleman Company, Inc., owner.

SUBJECT—Application for consideration—reopening for report as to additional models—re Coleman Gas-fired Room Heater, Models 2111, 2112, 2113, 2115, 2116, 2117, and 2118; previously approved.

APPEARANCES—

For Applicant: Stanley M. Halpern.

ACTION OF BOARD—Application reopened for test and report as to additional models.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Foley,
Commissioner Sleeper and Commissioner Fox 4
Negative: 0
Absent: Vice-Chairman Kleinert 1

Adjourned: 6:00 P.M.

JOSEPH J. DOYLE, Chief Clerk.

PUBLIC HEARING

Proposed Revision of Rules of Procedure (89-27-SR)

NOTICE IS HEREBY GIVEN that a public hearing will be held by the Board of Standards and Appeals on *Friday morning* May 22, 1959 at 10 A. M., at 80 Lafayette Street, 9th floor, Manhattan, on the Proposed Revision of the Rules of Procedure.

ARTICLE I—PUBLIC HEARINGS

1. Regular sessions designated as public hearings of the Board of Standards and Appeals shall be held on Tuesday of each week at 10 A. M. and 2 P. M., and such additional sessions on days to be set by the Board and as may be deemed necessary to facilitate the work of the Board.

2. Sessions shall be devoted to hearings on applications for variances of the Zoning Resolution; appeals from administrative orders or decisions; applications for variances of the Labor Law, Multiple Dwelling Law or Multiple Dwelling Code; applications pursuant to the General City Law; applications for approval of appliances, materials and methods of construction and consideration of rules and such other matters coming before the Board. Such sessions shall be published in the Bulletin of the Board of Standards and Appeals.

3. Special sessions may be called by the Chairman or at the request of three Commissioners, provided that notice is given to each Commissioner at least twenty-four hours before the time set for such session.

4. All hearing sessions shall be open to the public.

5. A quorum of the Board of Standards and Appeals shall consist of three Commissioners.

6. The Commissioners of the Board shall attend sessions in person, except that, during absence or disability, a substitute may act as provided by law.

ARTICLE II—CASES BEFORE THE BOARD

1. Every application under the Zoning Resolution, every administrative appeal, every application pursuant to General City Law, Multiple Dwelling Law or Multiple Dwelling Code or Labor Law, and every application for approval of any materials, appliances or methods of construction shall be made to the Board on the forms provided, and shall include the data required in such forms as to supply all information necessary for a clear understanding by the Board, the Director and the staff. The statements of essential information made by the applicant and the determination of the Board in each case will be incorporated in a resolution formally adopted and published in the Bulletin of the Board. Officials, who are charged with the enforcement of the laws, ordinances and rules relating to buildings in the City of New York shall be bound by resolutions and, before granting a permit or taking any other action, shall see that there are no misstatements as to facts and that the conditions of the resolution are observed. Any administrative official discovering any misstatement of essential information is requested to notify the Board, in order that it may take such actions as the circumstances require. All approvals or actions shall remain valid only as long as the information and the conditions on which the resolution are based are maintained.

2. Any communication purporting to be an application or appeal shall be regarded as a mere notice of intention to seek relief and shall have no force or effect until it is made in the form required, except as provided in Article VI.

3. Upon receipt of any such communication, the writer shall be supplied with the proper forms for presenting his application or appeal and shall file the proper form and furnish all necessary data within thirty (30) days of the date of the order or decision appealed from, except as provided in Article VI. Before such appeal or application is docketed and Calendar number assigned, he shall pay the prescribed fee.

4. A duplicate copy of each application or appeal required by this article shall be forwarded by the applicant, immediately upon compliance with Subdivision 3 of this article, to the administrative official from whose order or

determination the appeal is made. When such application is filed pursuant to the General City Law, a copy of each application and plans relative thereto shall simultaneously be served on the President of the Borough in which the premises are located. Proof of such service shall be filed with the Board.

5. At the public hearing of a case before the Board, the applicant shall first present the argument in support of the case and those in objection shall follow. To maintain orderly procedure, each side shall proceed without interruption by the other.

6. Every person before the rostrum shall abide by the order and direction of the Chairman. Discourteous or disorderly conduct shall be regarded as a breach of his privileges and shall be dealt with as the Chairman deems proper. Subject to the direction of the Board, the Director shall enforce these rules and supervise the Sergeant at Arms in maintaining order and decorum in the hearing room and lobbies during all public hearings.

7. Commissioners shall not proceed to question or discuss an issue, put a motion or offer a resolution until they shall have addressed the Chairman and shall have been recognized by him. During the progress of the roll call, no Commissioner shall interrupt or leave his seat.

ARTICLE III—THE CALENDAR

1. Each case filed in the proper form, with the required data, shall be numbered serially except that, when a new case is filed for the same premises as a disposed-of case and the Board so directs, the original calendar number may be used and, in addition, the case shall be termed Volume I, II, or III, etc., as the case may be.

The Calendar numbers shall begin anew on January 1st of each year, and shall be hyphenated with the number of the year and the initials indicating the character of the case.

2. As soon as a case is filed and fee is paid, it shall receive a calendar number, be placed on the docket and referred to the examiners for review. When the examiners find that the applicant has properly completed his application or appeal, the applicant shall be notified of the date on which his case will be set for public hearing.

3. Each case, other than the Special Order cases, shall be listed by Calendar number and premises in the Hearing Calendar printed in the Bulletin of the Board, under the title of the respective proceedings and the date for which such case has been set.

4. The Special Order cases shall consist of applications for any extension of the time to complete the work, for any extensions of the term of the variance, for the restoration of a case to the docket, for any amendment to the resolution or for any other action in any matter coming before the Board.

ARTICLE IV—DISPOSITION OF CASES

1. The final determination of any application or appeal before the Board shall be in the form of a resolution either reversing, varying or modifying the order, requirement, decision or determination appealed from, granting the application or appeal or affirming the order or decision and denying the application or appeal, or dismissing the application or appeal for lack of jurisdiction or prosecution. The concurring vote of three Commissioners shall be necessary to a decision. If a resolution fails to receive three votes in favor of the applicant, the action will be deemed equivalent to a denial and a resolution denying such application or appeal shall be formally entered on the record unless there be a Commissioner absent at the roll call and the vote of the absentee added to the number of votes for the applicant would be equal to three, in which case the matter will be laid over for consideration and final determination.

2. With the consent of the Board, any applicant may withdraw his application or appeal at any time prior to action thereon, but, if a motion has been made, and be pending, such motion shall have precedence.

3. No application or appeal which has been dismissed or

PUBLIC HEARING

denied can be considered again except on a motion adopted to reconsider the vote or to restore to the Calendar.

4. No request for a re-hearing will be granted unless substantial new evidence is submitted. If, on motion of a Commissioner, adopted by three affirmative votes, the request is granted, the case shall be put on the docket and calendared for rehearing.

In all cases the request for rehearing shall be in writing, reciting the reasons for the request, and shall be accompanied by the necessary data and diagrams. Such request shall be filed with the Director who may then set a date when the request for restoration to the Calendar shall be submitted to the Board, of which date the person making the request shall be notified.

5. The Board may, on the motion of any Commissioner, review any decision that it has made and may reverse or modify such decision, but no such review shall prejudice the rights of any person who has in good faith acted thereon before it is reversed or modified.

ARTICLE V—ZONING APPLICATIONS

1. No application for a variance or modification of the provisions of the Zoning Resolution shall be entertained by the Board except in a specific case, and from an order, requirement, decision or determination made by the Commissioner of Buildings or any Borough Superintendent of the Department of Buildings, on the ground that the proposed plan or use violates the Zoning Resolution, except when the Board has original jurisdiction.

2. No such application shall be entertained unless the application is filed within thirty (30) days from the date of the action of the Commissioner of Buildings or any Borough Superintendent of the Department of Buildings.

3. Every application shall be made on Form BZ and shall be accompanied by all the data required by such forms, and shall be considered subject to such rules as the Board has adopted or may adopt under the Zoning Resolution.

4. As soon as any application is completed by the filing of the data required in Form BZ and payment of the prescribed fee, the case shall receive a calendar number. After a review of the application by the Examiner, the applicant shall be notified by the Director on Form 6CC of the date set for the Public Hearing, which shall be at least thirty (30) days after the mailing of said notice. With this notice, the applicant shall be supplied with an official copy of Form 7NO, which he is required to send, **NOT LESS THAN TWENTY (20) DAYS PRIOR TO THE DATE OF SUCH HEARING**, to every property owner entitled to notice of the application. Within *five* (5) days of such hearing date, the applicant must file a verified statement that he has so notified each such property owner either by personal service or by registered or certified mail. Not less than fourteen (14) days notice of the said hearing shall be given by publication in the Bulletin of the Board.

5. On the date set for the Public Hearing, the applicant, owner, his architect, engineer, agent or attorney shall state his case; then the opposition shall be heard, and both shall have an opportunity for rebuttal.

6. Any application that has been denied after a Public Hearing cannot be reheard except on new material facts or under a different section of the Zoning Resolution.

7. Property owners in the affected area of the zoning application may appear at the Public Hearing and voice their objections in person, or by agent or attorney. Each person shall give his or her name after being recognized by the Chairman, the block and lot of the property owned by him or her and then briefly state his or her objections. In lieu of a personal appearance, or by an agent or attorney, he may file his or her views in writing on Form 9C, which is obtainable at the offices of the Board. Briefs will be accepted only if filed at least three (3) days before the Public Hearing. "Printed Instructions to Objectors", adopted by the Board, shall be available to such property owners free of charge, as a guide in filing their opposition to the application for a zoning variance.

ARTICLE VI—APPEALS

1. No appeal from any order, requirement, decision or determination of the Commissioner of Buildings, or any Borough Superintendent of the Department of Buildings or the Fire Commissioner or from any rule or regulation relating to the construction, alteration, demolition, structural changes, equipment, occupancy or use of any building or structure or premises under the Charter or the General City Law or any other law under which the Board has jurisdiction shall be entertained unless such appeal is filed on Form A with all the data required in such form, within thirty (30) days from the date of the order, requirement, decision or determination, appealed from, except that minor appeals from orders or decisions may be filed on Form A accompanied by a written description of the premises and a copy of the order or decision. What constitutes minor appeals from orders or decisions shall be determined by the Board.

NEW ARTICLE VII—LABOR LAW VARIANCES

1. No application for a variance of the Labor Law, or of any rule adopted thereunder, affecting the demolition, construction or alteration of buildings, exits therefrom, the installation of fixtures or apparatus, as authorized by Section 666 of Chapter 27 of the New York City Charter, shall be entertained unless it is made on Form A, with all the data required on such form within thirty (30) days of the date of the administrative order.

ARTICLE VIII—MATERIALS, APPLIANCES AND METHODS OF CONSTRUCTION

1. No application for and approval of a material, appliance or method of construction shall be entertained unless it is filed on Form SA/SM, with all the data required.

ARTICLE IX—ADOPTION OF RULES

1. No application for the adoption or amendment to any of the rules of the Board shall be entertained unless the application is made in writing.

2. No proposed rule or regulation or amendment thereto, originating with the Board or submitted to the Board for adoption, shall be published in the Bulletin, until such publication is authorized by at least three (3) Commissioners.

3. No resolution of the Board of Standards and Appeals adopting or amending any rule or regulation under Section 666 of the Charter or any other law shall be adopted unless such proposed rule or regulation shall have been published in the Bulletin of the Board for at least ten days prior to a public hearing thereon. Three (3) affirmative votes of the Board shall be necessary for the adoption of such resolution. No such rule shall become effective until twenty (20) days after publication in the Bulletin.

ARTICLE X—ADOPTION OF OTHER RESOLUTIONS

1. Every resolution of the Board of Standards and Appeals suggesting changes or amendments to the law and every resolution not otherwise provided for, shall require at least three (3) affirmative votes for its adoption.

ARTICLE XI—INSPECTIONS

1. In any case in which the Board may deem it necessary, inspection of the premises in question may be ordered by the Board. Such inspection shall be made by a Committee of not less than two (2) Commissioners and they shall report their findings to the Board at any executive session, prior to the public hearing at which the vote will be cast. The committee may include the Director and/or a staff engineer as designated by the Board. Any Commissioner of the Board shall be included in the Committee, upon his request.

ARTICLE XII—TESTS

1. The five (5) Commissioners of the Board shall constitute the Supervisory Committee on materials, appliances and methods of construction. In any case in which a test is required, the Director shall order such test of any material, appliance or method of construction. Such tests shall be conducted according to the rules adopted by the Board, or direc-

3
University of Illinois Library
Serials Dept.
Urbana, Ill.

tives of the Supervisory Committee, and in accordance with the requirements of law for the use of such material, appliance or method of construction. Tests shall be conducted in the presence of such member of the engineering staff as the Director may designate. In lieu of the above, tests made of the material, appliance or method of construction, by a recognized standard testing laboratory, City or State department, may be acceptable, but the Board reserves the right to be represented at tests by a member of the Engineering Staff or Board or any other person designated by the Supervisory Committee. The complete report of such tests shall be made to the Board in writing.

2. All expenses, including laboratory and traveling expenses, of such tests shall be borne by the applicant and no cost of such tests shall be borne by the Board.

3. Three (3) affirmative votes of the Board shall be necessary for the approval of such material, appliance or method of construction.

ARTICLE XIII—RECORDS

1. All applications and appeals shall be on the required forms, and all communications, reports, etc., relating thereto shall be on sheets approximately 8½ inches by 11 inches in size. Plans shall be on sheets 8½ inches by 11 inches or double thereof unless otherwise accepted by the Director. After final disposition, all applications and appeals and other papers appertaining thereto shall be suitably bound and indexed and filed numerically in cabinets. All applications and appeals, shall upon application to the clerk in charge, be accessible to the public at all reasonable hours.

2. All drawings shall be properly titled, numbered, dimensioned, dated, and otherwise shall conform with the instruction sheet. No drawings shall be accepted unless they bear the seal of a registered architect or licensed professional engineer.

ARTICLE XIV—THE BULLETIN

1. The Bulletin of the Board of Standards and Appeals shall be published each week except during recess. It shall contain:

- (1) Directory of the Board.
- (2) Docket of cases filed since the last publication of the Bulletin.
- (3) The Hearing Calendar.
- (4) Notice of Hearing on proposed rules or the amendment of rules.
- (5) An abstract of the minutes of each meeting, including a brief statement of the action in each case, with the roll call thereon and the full text of the resolutions adopted.
- (6) Index of rules adopted.
- (7) Such other information as may be of value to the public and within the scope of the work of the Board.

2. The preparation and editing of material for the Bulletin shall be in charge of such members of the staff as shall be designated by the Director.

3. The Bulletin of the Board of Standards and Appeals is the official publication of the Board in accordance with Section 665 of the New York City Charter. Notice of hearings published in such Bulletin constitutes required legal notice.

ARTICLE XV—OFFICERS

1. The Chairman, or in his absence, the Vice-Chairman shall preside at all sessions. The Chairman, or in his absence, the Vice Chairman, may designate another Commissioner of the Board to preside and perform the duties of the Chair at public sessions or hearings. If the Chairman and Vice Chairman are absent and a quorum is present, they shall choose a presiding officer from among their number.

2. The Chairman, subject to these rules, shall decide all points of order or procedure, at public hearings, unless otherwise directed by a majority of the Board in session at that time.

3. The Chairman shall, subject to these rules, designate the Commissioners of the Board to make inspections and, unless otherwise directed by the vote of three (3) Commissioners of the Board, shall appoint any committee that may be deemed necessary, except as otherwise provided in Article XI.

4. The Chairman, any Commissioner and the Director shall report at executive sessions all pertinent official transactions that do not otherwise come to the attention of the Board.

5. Administrative authority is vested in the Director, who shall, subject to these rules, transact all administrative business of the Board, engage the necessary employees and direct the work of the office. Official correspondence relating to administrative matters shall be signed by the Director. All official correspondence relating to any matters pending before the Board on the Hearing Calendar shall be signed by the Chairman or a member of the Board or staff designated by him. Copies of all incoming official correspondence may be sent to the Chairman, the Commissioners and/or Director.

6. Subject to these rules and the supervision of the Director, the Chief Clerk shall have charge of all accounts and shall see that the files and indices are kept in proper order and up to date and generally supervise the clerical work of the office force.

7. Subject to these rules and the supervision of the Director, the Engineering Staff shall examine and report on all applications and appeals, prepare proposed rules or revised rules assigned to them by the Director, and shall report on the desirability, reasons and necessity for action. They shall supervise and witness the tests conducted under the auspices of the Board.

8. A complete stenographic record of the transactions at public sessions shall be made for the files, and there shall be prepared after each meeting for publication in the Bulletin the abstract of the minutes which are to appear in such Bulletin. Verbatim transcripts of the record or any part thereof may be made as directed by the Chairman or the Director.

ARTICLE XVI—RULES OF PROCEDURE

1. Amendments to these Rules of Procedure may be made by the Board of Standards and Appeals at any public hearing, provided notice of such amendment has been given to each Commissioner of the Board at least three (3) days prior to such session, either in writing or by publication in the Bulletin. Any Rule of Procedure may be suspended at any session by the concurring vote of three (3) Commissioners.

52.05
EW

287

LIBRARY OF THE
UNIVERSITY OF ILLINOIS
JUN 1 1959

BULLETIN

OF THE

BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

Issued under authority of Chapter 27, Section 665 of the Charter of the City of New York
Published weekly by the Board of Standards and Appeals at its office, 80 Lafayette Street, 9th Floor, Manhattan,
New York 13, N. Y.

Vol. XLIV Subscription \$15.00 a year May 12, 1959 Single Copies, 25 cents By Mail, 30 cents No. 19

In Memoriam—Harris H. Murdock

WHEREAS, Harris H. Murdock, Chairman of the Board of Standards and Appeals has served this Board since 1932; and

WHEREAS, his service was dedicated, competent, honest and devoted; and

WHEREAS, he established an enviable reputation in the field of zoning and other building regulations; now therefore be it,

RESOLVED, that the Board of Standards and Appeals, its officers, staff and employees, express their great sorrow and sympathy to the family of their late departed Chairman; and be it further

RESOLVED, that a copy of this resolution be sent to Mrs. Harris H. Murdock.

DIRECTORY

BOARD OF STANDARDS AND APPEALS

EDWIN W. KLEINERT, Acting Chairman

MAX H. FOLEY

HAROLD R. SLEEPER

HUGH P. FOX

SAMUEL L. BECKER, Director

JOSEPH J. DOYLE, Chief Clerk

OFFICE—80 Lafayette Street, 9th Floor, Manhattan, New York 13, N. Y.

TELEPHONE—WHitehall 3-3600, Extensions 2600-2609, 2769-2770 and 3020-3024.

CONTENTS

Petition and Order of Certiorari Served on the Board of Standards and Appeals.

Docket.

Notice of Hearing Calendar.

Minutes of Regular Meeting, Tuesday Morning, May 5, 1959, Affecting Calendar Numbers 924-17-BZ—Vol. II, 144-19-BZ—Vol. IV, 962-28-BZ—Vol. II, 1050-38-BZ—Vol. II, 341-43-BZ—Vol. IV, 668-46-BZ—Vol. II, 871-46-BZ—Vol. II, 870-55-BZ—Vol. II, 420-58-BZ, 623-58-BZ, 696-58-BZ, 701-58-BZ, 178-59-A, 729-58-BZ, 750-58-BZ, 756-58-BZ, 760-58-BZ, 762-58-BZ, 33-59-BZ, 63-59-BZ, 172-16-BZ—Vol. II, 137-27-BZ—Vol. II, 42-32-BZ—Vol. II, 24-34-BZ—Vol. II, 68-36-BZ—Vol. IV, 29-59-A, 515-47-BZ—Vol. II, 160-52-BZ—Vol. III, 1017-55-BZ, 247-56-BZ—Vol. II, 25-57-BZ—Vol. II, 738-57-BZ, 450-58-BZ, 593-58-BZ, 737-58-BZ and 775-58-BZ.

Minutes of Regular Meeting, Tuesday Afternoon, May 5, 1959, Affecting Calendar Numbers 337-52-A—Vol. II, 283-54-A—Vol. II, 403-58-A, 718-58-A, 117-59-A, 163-59-A, 164-59-A, 528-58-A, 264-58-A, 66-16-A—Vol. II, 360-30-A—Vol. IV, 261-58-A—Vol. II, 655-58-A, 656-58-A, 738-58-A, 239-19-BZ, 795-53-BZ, 493-51-BZ, 691-55-BZ—Vol. II, 588-56-BZ, 18-58-BZ, 1-58-BZ, 571-27-BZ—Vol. II, 510-39-BZ—Vol. III, 586-41-BZ, 603-51-BZ—Vol. II and 729-52-BZ—Vol. III.

Remaining Minutes of the Meeting of May 5, 1959, will be printed in the Bulletin of May 19, 1959.

Minutes of the Special Meeting, Monday Morning May 11, 1959.

Notice of Public Hearing of Proposed Revision of the Rules of Procedure.

Notice of Public Hearing of Proposed Amendment to Oil Burner Rules.

PETITION AND CERTIORARI ORDER SERVED ON

THE BOARD OF STANDARDS AND APPEALS

On May 4, 1959, Petition and Order for Certiorari was served on the Board by Yavner & Bregstein, attorneys for petitioners, Clearview Gardens Fifth Corporation et al., objecting property owners, seeking a review of the Board's determination on March 31, 1959, granting a variance under Sections 7e and 7h of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs, car wash, storage, office and sales and the parking and storage of motor vehicles for a stated term of fifteen (15 years); Calendar Number 132-58-BZ; premises 17-39 to 17-61 (17-55 official) Francis Lewis Boulevard, 157-63 to 157-71 18th Avenue northeast corner, 157-52 to 157-64 17th Road and 17-38 to 17-48 160th Street, Block 4747, Lot 31, Whitestone, Borough of Queens.

CALENDAR

DOCKET

New Cases filed up to May 5, 1959

Cal. No. Dept. Premises Affected

268-59-BZ—B.Q.—128-08 to 128-10 160th Street, south side, 50 feet east of 128th Avenue, Block 12266, Lot 48, Jamaica, Borough of Queens, Alt. 2217-57—re group of five trailers, etc.—residence use district.

269-59-A—F.D.—6600 Metropolitan Avenue, south side, from 65th Lane approximately 1200 feet to B.M.T. terminus of Metropolitan Line, Block 3604, 3605 and 3608, Middle Village, Borough of Queens, Order No. 1712-9—re maintenance of an open fire.

270-59-BZ—B.Bx.—3155 Grace Avenue, southwest corner of Burke Avenue, Block 4777, Lot 2, Borough of Bronx, Alt. 77-59—re 6 story extension, etc.—residence use, D1 area district.

271-59-SM—Johns-Manville Snap-in Hanger (for support of suspended acoustical ceilings), manufactured by Johns-Manville Sales Corp., Material.

272-59-BZ—B.Q.—60-12 to 60-20 Myrtle Avenue and 59-30 to 59-34 Norman Street, southeast corner and 59-21 to 59-35 Summerfield Avenue, Block 3588, Lot 25, Ridgewood, Borough of Queens, N.B. 1243-59—re parking of more than five motor vehicles; area excessive, curb cuts—business and residence use district.

273-59-BZ—B.B.—611-621 Utica Avenue and 857-867 Winthrop Street, northeast corner, Block 4604, Lot 46, Borough of Brooklyn, N.B. 1025-59—re gasoline service station, lubricatorium, car washing (non-automatic), minor repairs with hands tools only, parking of more than five motor vehicles, etc.—business use district.

274-59-BZ—B.Bx.—3356-3358 Eastchester Road and 1510-1514 Tillotson Avenue, southeast corner, Block 4744, Lots 1 and 62, Borough of The Bronx, N.B. 484-59—re stores, offices, parking lot and driveway, etc.—residence use district.

275-59-BZ—B.M.—51 Astor Place, 45 4th Avenue, 100 East 9th Street and 24 3rd Avenue, entire block, Block 554, Lot 35, Borough of Manhattan, N.B. 36-59—re loading berth; area excessive—restricted retail, C area district.

276-59-A—B.M.—952 5th Avenue, east side, 27 feet, 2 inches north of 76th Street, cellar, Block 1391, Lot 2, Borough of Manhattan, Amendment to Alt. 411-59—re superintendent's apartment in cellar at rear.

277-59-BZ—B.Q.—36-06 34th Avenue, southeast corner of 36th Street, Block 644, Lot 28, Astoria, Borough of Queens, N.B. 216-59—re gasoline service station, auto washing, lubrication, office, sales of auto accessories, minor repairs with hand tools only, parking and storage, etc.—local retail and unrestricted use district.

278-59-BZ—B.Bx.—1145-1147 Longwood Avenue, north side, 145.47 feet east of Barry Street and 1160-1162 Burnet Place, Block 2737, Lot 121, Borough of The Bronx, Alt.

441-58—re manufacture of truck and auto springs, motor vehicle repair shop, etc.—business and unrestricted use district.

279-59-A—B.Bx.—1630-1640 Gun Hill Road, southeast corner of Kingsland Avenue, Block 4538, Lots 9, 13, 14, 15, 20, 22 and 24, Borough of The Bronx, Revocation of Permit 624-59—re bowling alleys and hotel combination.

280-59-A—B.Bx.—790 East 161st Street, south side, 87.57 feet east of Tinton Avenue, 1st floor, Block 2667, Lot 13, Borough of The Bronx, Alt. 49-59—re church in Class 4 frame construction, etc.

281-59-SM—Barrett Ridigwall Insulating Sheathing, manufactured by Barrett Division, Allied Chemical Corp., Material.

282-59-SM—Rosendale Natural Cement, manufactured by Century Cement Manufacturing Co., Material.

283-59-SA—Ventil-Aire, Models EHC 652, RHC 802 and RHC 1002 (for cooling and heating one-story building), manufactured by Ventil-Aire Corp., Appliance.

284-59-A—B.Bx.—533 Concord Avenue, west side, 105 feet south of East 149th Street, Block 2579, Lot 28, Borough of The Bronx, Decision re Certificate of Occupancy.

285-59-BZ—B.Bx.—1156 Simpson Street, east side, 149 feet, 9 inches south of Home Street, Block 2728, Lot 11, Borough of The Bronx, Alt. 864-58—re extension of the junk shop, area excessive, business sign, etc.—residence use district.

286-59-A—B.Bx.—1156 Simpson Street, east side, 149 feet 9 inches south of Home Street, Block 2728, Lot 11, Borough of The Bronx, Alt. 864-58—re egress.

287-59-BZ—B.Bx.—986 Brook Avenue, northeast corner of East 164th Street, Block 2386, Lot 1, Borough of The Bronx, N.B. 624-59—re loading berth, etc.

288-59-A—B.Q.—259-59 147th Drive, northwest corner of Francis Lewis Boulevard, Block 13683, Lot 9, Rosedale, Borough of Queens, N.B. 416-59—re construction.

289-59-A—B.Q.—259-55 147th Drive, north side, 111.15 feet west of Francis Lewis Boulevard, Block 13683, Lot 13, Rosedale, Borough of Queens, N.B. 417-59—re construction.

290-59-A—B.Q.—259-51 147th Drive, north side, 146.65 feet west of Francis Lewis Boulevard, Block 13683, Lot 14, Rosedale, Borough of Queens, N.B. 418-59—re construction.

291-59-A—B.Q.—259-52 147th Road, southwest corner of Francis Lewis Boulevard, Block 13683, Lot 1, Rosedale, Borough of Queens, N.B. 426-59—re construction.

292-59-A—B.Q.—259-48 147th Road, south side, 47.43 feet west of Francis Lewis Boulevard, Block 13683, Lot 64, Rosedale, Borough of Queens, N.B. 427-59—re construction.

293-59-A—B.Q.—259-44 147th Road, south side, 82.84 feet west of Francis Lewis Boulevard, Block 13683, Lot 62, Rosedale, Borough of Queens, N.B. 428-59—re construction.

CALENDAR

294-59-A—B.Q.—259-47 147th Drive, north side, 182.15 feet west of Francis Lewis Boulevard, Block 13683, Lot 16, Rosedale, Borough of Queens, N.B. 375-59—re construction.

295-59-A—B.Q.—259-43 147th Drive, north side, 217.65 feet west of Francis Lewis Boulevard, Block 13683, Lot 18, Rosedale, Borough of Queens, N.B. 419-59—re construction.

296-59-A—B.Q.—259-39 147th Drive, north side, 253.15 feet west of Francis Lewis Boulevard, Block 13683, Lot 19, Rosedale, Borough of Queens, N.B. 420-59—re construction.

297-59-A—B.Q.—259-35 147th Drive, north side, 288.65 feet west of Francis Lewis Boulevard, Block 13683, Lot 21, Rosedale, Borough of Queens, N.B. 421-59—re construction.

298-59-A—B.Q.—259-31 147th Drive, north side, 286.5 feet west of 259th Street, Block 13683, Lot 22, Rosedale, Borough of Queens, N.B. 422-59—re construction.

299-59-A—B.Q.—259-27 147th Drive, north side, 251 feet east of 259th Street, Block 13683, Lot 24, Rosedale, Borough of Queens, N.B. 423-59—re construction.

300-59-A—B.Q.—259-23 147th Drive, north side, 215.5 feet east of 259th Street, Block 13683, Lot 25, Rosedale, Borough of Queens, N.B. 424-59—re construction.

301-59-A—B.Q.—259-19 147th Drive, north side, 180 feet east of 259th Street, Block 13683, Lot 27, Rosedale, Borough of Queens, N.B. 425-59—re construction.

302-59-A—B.Q.—259-40 147th Road, south side, 118.34 feet west of Francis Lewis Boulevard, Block 13683, Lot 60, Rosedale, Borough of Queens, N.B. 429-59—re construction.

303-59-A—B.Q.—259-69 148th Avenue, northwest corner of Francis Lewis Boulevard, Block 13684, Lot 1, Rosedale, Borough of Queens, N.B. 556-59—re construction.

304-59-A—B.Q.—259-65 148th Avenue, north side, 148.75 feet west of Francis Lewis Boulevard, Block 13684, Lot 7, Rosedale, Borough of Queens, N.B. 557-59—re construction.

305-59-A—B.Q.—259-61 148th Avenue, north side, 184.25 feet west of Francis Lewis Boulevard, Block 13684, Lot 9, Rosedale, Borough of Queens, N.B. 558-59—re construction.

306-59-A—B.Q.—259-66 147th Drive, southwest corner of Francis Lewis Boulevard, Block 13684, Lot 99, Rosedale, Borough of Queens, N.B. 559-59—re construction.

307-59-A—B.Q.—259-62 147th Drive, south side, 40.42 feet west of Francis Lewis Boulevard, Block 13684, Lot 97, Rosedale, Borough of Queens, N.B. 560-59—re construction.

308-59-A—B.Q.—259-58 147th Drive, south side, 75.92 feet west of Francis Lewis Boulevard, Block 13684, Lot 96, Rosedale, Borough of Queens, N.B. 561-59—re construction.

309-59-BZ—B.Bx.—1985 Bruckner Boulevard, northwest corner of Pugsley Avenue, Block 3787, Lots 36, 37, 38 and 39, Borough of The Bronx, N.B. 1081-58—re gasoline service station, lubritorium, car wash and parking of 5 motor vehicles—residence use district.

310-59-BZ—B.Q.—14-02 to 14-10 (14-06 official) Parsons Boulevard and 144-44 to 144-48 14th Avenue, Block 4114, Lot 9, Whitestone, Borough of Queens, N.B. 1077-59—re gasoline service station, lubrication, auto washing, minor auto repairs with hand tools only, etc.—residence use district.

311-59-A—B.M.—1464 1st Avenue, east side, 22 ft. 2 in. north of East 76th Street, Block 1471, Lot 2, Borough of Manhattan, Amendment to Alt. 1771-57—re egress.

312-59-BZ—B.M.—113 West 13th Street, north side, 232 feet west of the Avenue of the Americas, Block 609, Lot 52, Borough of Manhattan, Alt. 856-55—re erection of a passageway between front and rear building, etc.—residence use district.

Restored to Docket

261-58-A—Vol. II—B.M.—821 UN Plaza and 350 East 46th Street, southwest corner, Block 1338, Lot 30, Borough of Manhattan, ES 180-59—re sign.

66-16-A—Vol. II—B.M.—230-232 Canal Street, southeast corner of Baxter Street and 118-120 Walker Street, Block 198, Lots 27 and 29, Borough of Manhattan, Amendment to Alt. 1722-57—re egress.

360-30-A—Vol. IV—F.D.—691-699 11th Avenue, west side, from West 49th to West 50th Streets, 605-637 West 49th Street and 600-634 West 50th Street, Block 1097, Lots 11, 18, 27 32½, 36 and 40, Borough of Manhattan, Decision—re refrigerating system.

552-55-SA—Vol. II—Heil-Quaker Corp. Vented Gas Room Heaters, Models BVS-350, BVS-358, BVS-500, BVS-508, BVS-650, BVS-658 and BVS-808, manufactured by Heil-Quaker Corp., Appliance.

1037-57-SA—Hook Gas Boiler, Series 20,000 and Series 30,000, for heating and volume hot water supply, manufactured by Ackerman Gas Boiler Corp.; reopened for report as to additional trade names, Appliance.

436-48-SA—Dravo Counterflo Gas and Combination Gas and Oil Unit Heater, Models 40, 50, 75, 100, 125, 150, 175, 200 and Types SG, SGA, GLO and GHO, Dravo Paraflo Heaters, 200,000 and 250,000, manufactured by Dravo Corp.; reopened for amendment as to additional use, Appliance.

729-52-BZ—Vol. III—B.Q.—25-15 Francis Lewis Boulevard, east side, 36.21 feet south of 25th Avenue, Block 5769, Lot 18, Flushing, Borough of Queens, N.B.—re gasoline service station, auto laundry (non automatic), lubrication, minor repairs with hand tools only, parking and storage of more than 5 motor vehicles, etc.—local retail use district.

586-41-BZ—B.Q.—311-315 Beach 44th Street, west side, 75.33 feet north of Rockaway Beach Boulevard and 308-314 Beach 45 Street, east side, 53.22 feet north of Rockaway Beach Boulevard, Block 368, Lot 7 and part of Lot 1, Far Rockaway, Borough of Queens, Alt. 806-49—reopened for consideration as extension of term of variance—re parking and storage of more than five (5) motor vehicles—business and residence use district.

CALENDAR

259-57-BZ—B.Q.—220-13 Hempstead Avenue, northeast corner of 220th Street, Block 10775, Lot 41, Queens Village, Borough of Queens, Alt. 240-57—reopened for consideration as to extension of time to complete—re extension to the existing building for use as a factory, etc. and parking and storage, etc.—residence and local retail use district.

510-39-BZ—Vol. III—B.Bx.—251-263 West 238th Street and 5821-5829 Broadway, northwest corner, Block 3414, Lots 334, 336 and 340, Borough of The Bronx, N.B. 155-59—re gasoline service station, lubritorium, minor repairs, car washing, sales and parking of motor vehicles, etc.—business and manufacturing use district.

603-51-BZ—Vol. II—B.B.—1154-1156 Atlantic Avenue, south side, 106 feet, 7 inches east of Franklin Avenue, Block 1199, Lot 12, Borough of Brooklyn, Alt. 456-59—re addition of parking of cars on the vacant portion of the lot, etc.—unrestricted and business use district.

571-27-BZ—Vol. II—B.B.—885 Rogers Avenue, southeast corner of Snyder Avenue, Block 5111, Lot 6, Borough of Brooklyn, N.B. 885-59—re parking as an accessory to Store; area excessive, etc.—business and residence use district.

DESIGNATIONS: B.—Department of Buildings; B.B.—Department of Buildings, Brooklyn; B.M.—Department of Buildings, Manhattan; B.Q.—Department of Buildings, Queens; B.R.—Department of Buildings, Richmond; B.Bx.—Department of Buildings, Bronx; H.D.—Health Department; F.D.—Fire Department, and M. and A.—Dept. of Marine and Aviation.

RULES

	Last Publication
Arc and Gas Welding and Oxygen Cutting	Nov. 27, 1956.
Carbon Dioxide Liquefier, Rules..	Mar. 18, 1947—Vol. 32, No. 11
Cements, Air Entraining Portland, Rules for Approval and Use of	April 12, 1955.
Cements, Blended, Rules for Testing and Use of	Mar. 15, 1955—Vol. 40, No. 11
Certificate of Occupancy, approved form	Dec. 28, 1943—Vol. 28, No. 52A
Concrete Flat Slabs, Rules	July 13, 1937—Vol. 22, No. 28
Concrete Masonry Units, Rules for Manufacture, Testing and Use of	April 24, 1951—Vol. 36, No. 7A
Dry Cleaning Establishments, Rules Covering	Sept. 15, 1955.
Concrete Rules (Hydrated Lime)..	Aug. 3, 1937—Vol. 22, No. 31
Elevator Rules	Mar. 3, 1936—Vol. 21, No. 9
Erection, Alteration, Repair, Excavation for and Demolition of Buildings	Feb. 1, 1956.
Exit Rules (Revolving Doors) ...	June 15, 1937—Vol. 22, No. 24
Exterior Veneering Materials, Rules for	Mar. 11, 1952—Vol. 37, No. 11A
Factory Exit Rules	Feb. 22, 1955.
Fire Alarm Rules (Interior).....	April 15, 1958.
Fire Drill Rules	April 15, 1958.
Fire Resistive, Flameproof Materials, etc., Rules for Testing of Fire Retarding Rules for Garages, Motor Vehicle Repair Shops and Oil Selling Stations	Jan. 8, 1957.
Fireproof Wood, Testing of.....	Apr. 22, 1952—Vol. 37, No. 17
Gas Shut-Off Rules	Apr. 13, 1937—Vol. 22, No. 15
Hatchway Protection	Apr. 7, 1925—Vol. 10, No. 14
Insulating Fibre Board Rules	June 5, 1928—Vol. 13, No. 23
Methyl Chloride Rules for Class B and C Refrigerating Systems...	Mar. 25, 1952—Vol. 37, No. 13A
Oil Burner Rules	Feb. 11, 1947—Vol. 32, No. 6
Opening Protective Assemblies, Rules for Inspection of	Nov. 20, 1956.
Parking and Storage of Motor Vehicles—Rules of Commissioner of Housing and Buildings	May 27, 1954.
Plumbing Rules	Sept. 7, 1948—Vol. 33, No. 36
Plumbing Rules (Submerged Inlets; Protective Methods to Prevent Contamination of Water Supply)	Aug. 3, 1937—Vol. 22, No. 31
Procedure, Rules of	Nov. 13, 1956.
	Sept. 7, 1937—Vol. 22, No. 36

	Last Publication
Smoking in Factories, Rules for..	April 15, 1958.
Spraying and Drying of Paints, Varnishes, Lacquers, etc.	Mar. 4, 1958.
Sprinkler, Rules	June 29, 1937—Vol. 22, No. 26
Standpipe Fireline Rules	June 8, 1937—Vol. 22, No. 23
Structural Alterations, Reporting.	June 7, 1932—Vol. 17, No. 23
Wire Glass Rules (Amendment to Rule 505 of Industrial Code)..	Sept. 3, 1946—Vol. 31, No. 36
Zoning Resolution, Rule to Supplement Section 19-A—	July 11, 1958.

Section I, List of Approved Gas Fired Heating Equipment, Gas Burner and Heater Accessories. Oil Fired Heating Equipment and Oil Burner and Heater Accessories, issued June 1, 1955, listing all approvals through May 24, 1955.

Section II, List of Approved Concrete and Clay Products, issued June 27, 1958, listing all approvals through July 2, 1957.

These pamphlets may be purchased at 80 Lafayette Street, Manhattan. Single Copies \$1.25; By Mail—\$1.50.

Further Sections will be published, containing other approved materials and appliances.

MAY 12, 1959, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, May 12, 1959, at 10 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:*

878-52-BZ—Vol. II

APPLICANT—Fred C. Dahlem, for Jack Starr, owner.
SUBJECT—Application reopened February 17, 1959 as Volume II—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot with suitable bumpers for the parking and storage of more than five (5) motor vehicles for the passenger car type.

PREMISES AFFECTED—1563-1565 Longfellow Avenue, west side, 75 feet south of East 173rd Street, Block 3001, Lots 28, 29 and 30, Borough of The Bronx.

7-59-BZ

APPLICANT—Gilbert Lazerus for Sterling Mortgage Company, Incorporated, owner.

SUBJECT—Application January 5, 1959—decision of the Borough Superintendent, under sections 7c and 21 of the Zoning Resolution, to permit in a business and residence use, C and D area district, the extension of a one story and cellar store building into the residence portion of the plot and occupying more than the permitted area.

PREMISES AFFECTED—101-19 to 101-21 Queens Boulevard, east side, 44.97 feet north of 67th Drive, Block 2135, Lot 3, Rego Park, Borough of Queens.

350-58-BZ

APPLICANT—Harry Mandell for Prescott Realty Corp., owner.

SUBJECT—Application May 23, 1958, decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the change in use of the present store building from stores and bakery to include hat factory.

PREMISES AFFECTED—1731 to 1739 East 172nd Street, and 1305 to 1313 Rosedale Avenue, northwest corner, Block 3873, Lot 1, Borough of The Bronx.

1-59-BZ

APPLICANT—Ingram S. Carner, for Shell Oil Company, owner.

SUBJECT—Application January 2, 1959—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a business use district, on a plot presently occupied with a public garage and gasoline service station, the reconstruction for use as gasoline service station, lubritorium, car washing—non automatic,

CALENDAR

auto repairs with hand tools only, office, sales and storage of auto accessories and the parking of more than five (5) motor vehicles waiting to be serviced.

PREMISES AFFECTED—112 Flatbush Avenue Extension, southwest corner of Tillary Street, Block 132, Lot 14, Borough of Brooklyn.

122-39-BZ—Vol. III

APPLICANT—Haus & Bresin, for The Cord Meyer Company, owner.

SUBJECT—Application reopened February 17, 1959 as Volume III—decision of the Borough Superintendent, under sections 7f and 7i of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station for a temporary term of fifteen (15) years.

PREMISES AFFECTED—88-20 Roosevelt Avenue, south side, 97.05 feet west of Case Street, Block 1510, Lot 1, Elmhurst, Borough of Queens.

63-44-BZ—Vol. II

APPLICANT—Casale and Newell, for Bavasi Realty Corp., owners.

SUBJECT—Application reopened February 25, 1959 as Volume II—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the change in use of an existing three story building of class 1 construction from storage and factory to storage of electrical, electronic and radio parts and equipment, offices and garage.

PREMISES AFFECTED—236-246 West 17th Street, south side, 256 feet 9 inches east of Eighth Avenue, Block 766, Lot 65, Borough of Manhattan.

28-59-BZ

APPLICANT—Henry J. Nurick for the 160 3rd Avenue Corporation, owner.

SUBJECT—Application January 15, 1959—decision of the Borough Superintendent under section 7h of the Zoning Resolution, to permit in a business use and local retail use district, the maintenance of a parking lot for the parking and storage of more than five (5) motor vehicles.

PREMISES AFFECTED—156-160 Third Avenue, west side, 25 feet 6 inches south of East 16th Street, Block 871, Lots 44 and 45, Borough of Manhattan.

562-58-BZ

APPLICANT—Manes, Sturim, Donovan and Laufer, for Henry Bender and Jacob Cohen, owners.

SUBJECT—Application filed September 26, 1958—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a residence use district, the reconstruction and extension in area of an existing gasoline service station for use as car wash—non automatic, office and accessory sales, minor repairs with hand tools only and parking and storage of motor vehicles.

PREMISES AFFECTED—70-02 to 70-20 (70-06 official) Eliot Avenue, south side, from 70th to 71st Streets, 61-01 to 61-13 70th Street and 61-02 to 61-14 71st Street, Block 2927, Lot 1, Elmhurst, Borough of Queens.

1010-55-BZ

APPLICANT—Albert Melniker, for Southcrest Realty Corp., owner.

SUBJECT—Application reopened March 31, 1959 for consideration as to extension of time to complete—expired July 2, 1958—decision of the Borough Superintendent, previously granted on condition, under sections 7f, 7i and 7A of the Zoning Resolution, permitting in a business use district, the erection and maintenance of a gasoline service station, car washing, lubritorium, sale of accessories, minor motor vehicle repairs, with hand tools and parking for more than five motor vehicles, with proposed curb cut within 75 feet of the residence use district.

PREMISES AFFECTED—4124 Arthur Kill Road and 600 Clay Pit Road, southeast corner, Block 7293, Lot 240, Prince Bay, Borough of Richmond.

722-52-BZ—Vol. III

APPLICANT—Herman Kron, for 146 Centre Street Corp., owner.

SUBJECT—Application reopened April 7, 1959 for consideration as to amendment to resolution and extension of time to complete—expired July 23, 1958—decision of the Borough Superintendent, previously granted on condition under sections 7f and 7i of the Zoning Resolution, permitting in a business use district, the erection of a two-story structure for the storage of more than 5 motor vehicles on the 1st and 2nd floors and roof, and a gasoline service station, lubritorium, car wash and motor vehicle repairs, office and storage of accessory parts.

PREMISES AFFECTED—Entire block bounded by Baxter Street, Walker Street and Centre Street; 96-98 Baxter Street and 125 Walker Street, Block 198, Lots 5, 8, 10, 11 and 12, Borough of Manhattan.

43-59-BZ

APPLICANT—Lama, Proskauer and Prober for Max Ackerman, owner.

SUBJECT—Application January 23, 1959—decision of the Borough Superintendent, under sections 7e and 21 of the Zoning Resolution, to permit in a retail and residence use, C area district, the erection of a class one building to be used as a factory and office with two loading berths, occupying more than the permitted area and with the omission of the required rear yard for a C area district.

PREMISES AFFECTED—76-96 Rochester Avenue, 1802-1812 Pacific Street, southwest corner and 1793-1801 Dean Street, Block 1343, Lot 45, Borough of Brooklyn.

Laid over from April 14, 1959, to May 12, 1959, for inspection and decision; hearing closed.

565-57-BZ

APPLICANT—Charles M. Spindler, for Leopold Gerinsky and Thomas J. O'Brien, owners.

SUBJECT—Application July 26, 1957—decision of the Borough Superintendent, under sections 7e, 7f, 7i, and 7A of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, auto laundry—non automatic, lubritorium, office, accessory sales, minor repairs with hand tools only, safety inspection station, parking and storage of more than five (5) motor vehicles for a stated term of fifteen (15) years.

PREMISES AFFECTED—5832-5848 Broadway and 196-198 West 239th Street, southeast corner, Block 3271, Lots 193, 194, 195, 196, 197 and 198, Borough of The Bronx.

Laid over from January 28, 1958, to February 18, 1958, for applicant to consult Department of Buildings with respect to Section 21A; then to March 18, 1958, for inspection and decision; hearing closed, then laid over pending Court action, reviewing denial by the Board of a similar application on property across the street from subject site, Block 3414, Lot 340, under Cal. No. 510-39-BZ; date for decision to be determined; then set for February 17, 1959; then to March 10, 1959, for further inspection and decision; then to April 14, 1959, at request of the applicant and for further inspection; hearing closed; then to May 12, 1959, at request of the applicant, due to change in ownership and proposed lessee.

757-58-BZ

APPLICANT—Leonard F. Rothkrug for Doody Holding Corp., owner.

SUBJECT—Application December 24, 1958—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a manufacturing and residence use district the extension of an existing building used for the storage of building materials to be used for retail sales and storage of building materials, equipment and tools with accessory lumber storage and power saws of low horsepower and accessory customer and employee parking, no fee to be charged.

CALENDAR

PREMISES AFFECTED—2475-2483 East 17th Street and 1701-1717 Avenue Y, northeast corner, Block 7419, Lot 45, Borough of Brooklyn.

Laid over from April 7, 1959, to April 21, 1959, at the request of the objector; no further requests for adjournments and no notices sent out; then to May 12, 1959, for inspection and decision; applicant to furnish plan of the proposed walls on Lots 45 and 80, and also explanation of the extension to the building which appears to be a marquee; hearing closed.

691-58-BZ

APPLICANT—Burke, Green and Groh, for James Newell, Dominick Miranda and Frederick M. Silva, owners; Research Shopping Centers, Inc., vendee.

SUBJECT—Application November 26, 1958—decision of the Borough Superintendent, under sections 7e and 7h of the Zoning Resolution, to permit in a business and residence use district, the erection and maintenance of a gasoline service station, auto washing, non-automatic, lubrication, office, sales, minor repairs with hand tools only and the parking and storage of cars awaiting service.

PREMISES AFFECTED—131-25 20th Avenue, northwest corner of 132nd Street, Block 4137, Lot 55, College Point, Borough of Queens.

Laid over from April 7, 1959, to April 21, 1959, for hearing; applicant to send out notices to affected property owners and file required receipts and proof of service with the Board; then to May 12, 1959, for inspection and decision; hearing closed.

692-58-A

APPLICANT—Burke, Green and Groh, for Dominick Miranda and Frederick M. Silva, owners; Research Shopping Centers, Inc., vendee.

SUBJECT—Application November 26, 1958—filed pursuant to section 35, General City Law re utilization of portion or lot in bed of a mapped street—20th Avenue.

PREMISES AFFECTED—131-25 20th Avenue, northwest corner of 132nd Street, Block 4137, Lot 55, College Point, Borough of Queens.

693-58-BZ

APPLICANT—Burke, Green and Groh, for James Newell, Dominick Miranda and Frederick M. Silva, owners; Research Shopping Centers, Inc., vendee.

SUBJECT—Application November 26, 1958—decision of the Borough Superintendent, under sections 7e and 7h of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubricatorium, minor repairs with hand tools only, auto washing, office and sales and the parking of cars awaiting service.

PREMISES AFFECTED—132-08 20th Avenue, southeast corner of 132nd Street, Block 4178, Lot 22, College Point, Borough of Queens.

Laid over from April 7, 1959, to April 21, 1959, for hearing; applicant to send out new notices by registered mail to affected property owners and file proof of service and receipts with the Board; then to May 12, 1959, for inspection and decision; hearing closed.

694-58-A

APPLICANT—Burke, Green and Groh, for James Newell, Dominick Miranda and Frederick M. Silva, owners; Research Shopping Centers, Inc., vendee.

SUBJECT—Application November 26, 1958—filed pursuant to section 35, General City Law re utilization of portion of lot in bed of a mapped street—20th Avenue.

PREMISES AFFECTED—132-08 20th Avenue, southeast corner of 132nd Street, Block 4178, Lot 22, College Point, Borough of Queens.

754-58-BZ

APPLICANT—Leonard F. Rothkrug for Clemente and A. Sgarlato, owners, Plushed Stuffed Toys, lessee.

SUBJECT—Application December 23, 1958—decision of the Borough Superintendent, under sections 7c and 21 of the Zoning Resolution, to permit in a business use, C area district, the erection of a one-story extension to a one and two story building that exceeds the permitted area coverage and change the occupancy from storage of fruits and garage for two trucks to toy manufacturing, the floor area used for manufacturing exceeds that permitted.

PREMISES AFFECTED—280-282 Baltic Street, south side, 152 feet, 11 inches east of Court Street, Block 402, Lot 13, Borough of Brooklyn.

Laid over from April 14, 1959, to April 21, 1959, for hearing at request of objector, applicant concurring; then to May 12, 1959, for inspection and decision; hearing closed.

195-57-BZ

APPLICANT—Harry A. Yarish, for Ethel Weissman, owner.

SUBJECT—Application March 18, 1957—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a residence use district, the change in occupancy of a two car garage to a one (1) family dwelling.

PREMISES AFFECTED—3844 Laurel Avenue, south side, 120 feet east of Highland Avenue, Block 6976, Lot 13, Borough of Brooklyn.

Laid over from April 21, 1959, to May 12, 1959, for inspection and decision; hearing closed.

756-20-BZ—Vol. III

APPLICANT—Frederick A. Ketcher for Loretta M. Ryan, James J. and Arthur C. Bergen, owners; S. M. Rose Corporation, lessee.

SUBJECT—Application reopened December 2, 1958 as Vol. III—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a business use district, the maintenance of the existing legal uses of storage garage on first floor, and non-storage garage in the cellar and on the second floor for more than 5 cars, motor vehicle repair shop stores; and for the additional uses of automobile showroom in the southerly store on the first floor; and for additional garage storage area for more than 5 cars on the second floor, in that portion presently occupied as a bowling alley.

PREMISES AFFECTED—4741-4751 Park Avenue, 2494-2500 Webster Avenue, northwest corner and east side of Webster Avenue, 49 feet north of East 189th Street, Block 3033, Lot 4, Borough of The Bronx.

Laid over from April 21, 1959, to May 12, 1959, for inspection and decision; hearing closed.

324-25-BZ—Vol. II

APPLICANT—Leonard F. Rothkrug, for Roosevelt Corona Corporation, owner.

SUBJECT—Application reopened April 10, 1956 as Vol. II—re decision of the Borough Superintendent under sections 7c and 7a of the Zoning Resolution, to permit in a retail and residence use district, the change in use from theatre to bowling alleys and restaurant with business exits within 75 feet of the residence use district.

PREMISES AFFECTED—37-78 to 37-80 Junction Boulevard, west side, 88 feet 8½ inches north of Roosevelt Avenue; 95-45A Roosevelt Avenue and 37-71 to 37-75 Warren Street, Block 1484, Lot 44, Borough of Queens.

Laid over from April 21, 1959, to May 12, 1959, for inspection and decision; hearing closed.

281-56-A

APPLICANT—Leonard F. Rothkrug, for Roosevelt Corona Corporation, owner.

SUBJECT—Application March 13, 1956—Appeal from a decision of the Borough Superintendent, re stairways.

PREMISES AFFECTED—37-78 to 37-80 Junction Boulevard, west side, 88 feet 8½ inches north of Roosevelt

CALENDAR

Avenue; 95-45A Roosevelt Avenue and 37-71 to 37-75 Warren Street, Block 1484, Lot 44, Corona, Borough of Queens.

706-58-BZ

APPLICANT—De Rose and Cavalieri, for Simon Belitz, owner.

SUBJECT—Application December 5, 1958—decision of the Borough Superintendent, under sections 7h and 7e of the Zoning Resolution, to permit in a residence and business use district, the maintenance of a parking lot for more than five motor vehicles and to provide a loading and unloading area for the adjoining building to the east.

PREMISES AFFECTED—307-309 East 148th Street, north side, 370.25 feet east of Morris Avenue, Block 2330, Lots 64 and 65, Borough of The Bronx.

Laid over from April 21, 1959, to May 12, 1959, for inspection and decision; hearing closed.

767-58-BZ

APPLICANT—Elliot Saltzman for Roclou Realty Corp., owner.

SUBJECT—Application December 30, 1958—decision of the Borough Superintendent, under sections 7c, 7i and 7A of the Zoning Resolution, to permit in a retail use district, at an existing gasoline service station, the erection of a one story extension to the store and auto accessory building and to extend the uses to include lubricatorium, minor auto repairs with hand tools, office and the parking and storage of more than five (5) motor vehicles; it is also proposed to add additional gasoline tanks and new curb cuts and business signs within 75 feet of the residence use district.

PREMISES AFFECTED—4102-4110 Avenue U and 2201-2211 Coleman Street, southeast corner, Block 8558, Lot 36, Borough of Brooklyn.

Laid over from April 21, 1959, to May 12, 1959, for inspection and decision; hearing closed.

35-59-BZ

APPLICANT—Max Siegel Associates for 23 West 57th Corporation, owner.

SUBJECT—Application January 19, 1959—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a restricted retail use district, the maintenance of a parking lot for the parking and storage of more than five (5) motor vehicles for a stated term of ten (10) years.

PREMISES AFFECTED—23-25 West 57th Street, north side, 400 feet west of Fifth Avenue and 30 West 58th Street, Block 1273, Lots 19, 20 and 54, Borough of Manhattan.

Laid over from April 21, 1959, to May 12, 1959, for inspection and decision; hearing closed.

640-58-BZ

APPLICANT—Norman Lederer and Leonard Joseph for Denis S. O'Connor, Inc.; owner.

SUBJECT—Application November 10, 1958—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the erection of a two story building for use as a funeral home and accessory uses with parking of more than five (5) cars and to provide on the second floor a storage room and an apartment.

PREMISES AFFECTED—91-05 Beach Channel Drive and 355 Beach 91st Street, southwest corner, Block 576, Lot 64, Rockaway Beach, Borough of Queens.

Laid over from April 21, 1959, to May 12, 1959, for inspection and decision; applicant to file a new decision of the Borough Superintendent to include undertaking establishment and to amend plans to give street names, curb cuts and drives; hearing closed.

283-52-BZ—Vol. II

APPLICANT—A. H. Salkowitz for Hillside Queens Corp., owner.

SUBJECT—Application reopened February 3, 1959 as Volume II—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a local retail and residence use district on a plot presently occupied with a gasoline service station, stores and parking, the extension of the present parking area by the addition of an adjoining lot located in the residence portion of the premises and to provide an additional curb cut.

PREMISES AFFECTED—272-06-272-10 Union Turnpike, southeast corner of Langdale Street, Block 8675, Lots 55, 57, 59 and 61, Bellerose, Borough of Queens.

Laid over from April 21, 1959, to May 12, 1959, for inspection and decision; hearing closed.

326-53-BZ

APPLICANT—Ludwig P. Bono, for Emil Fabrello, owner.

SUBJECT—Application reopened October 7, 1958 as Vol. II—decision of the Borough Superintendent, under section 7f of the Zoning Resolution, to permit in a business use district, at an existing gasoline service station previously granted by the board, the enlargement in area by the addition of four vacant lots and the extension of the uses to include parking of more than five motor vehicles, it is proposed to install additional gasoline pumps and tanks and curb cuts.

PREMISES AFFECTED—1975 White Plains Road, 653 Sagamore Street, northwest corner and 1980 Birchall Street, Block 4256, Lots 42, 43, 44, 45, 46 and 51, Borough of The Bronx.

Laid over from April 21, 1959, to May 12, 1959, for inspection and decision; applicant to file additional plan showing proposed parking area; hearing closed.

581-58-BZ

APPLICANT—Kelly and Schwartz, for Giroloma Le Brutto, owner.

SUBJECT—Application October 8, 1958—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a business and residence use district, the continuance of a three car, non-accessory, garage located on the residence portion of the premises.

PREMISES AFFECTED—23-13 Broadway, north side, 125.31 feet east of 23rd Street, Block 567, Lot 19, Long Island City, Borough of Queens.

Laid over from April 7, 1959, to April 21, 1959, for continuation of hearing, applicant to report as to easement; then to May 12, 1959, for inspection and decision; hearing closed.

280-58-BZ

APPLICANT—James E. Vassalotti, for L. L. F. Realty Co., Inc., owner.

SUBJECT—Application May 5, 1958—decision of the Borough Superintendent, under sections 7e and 7h of the Zoning Resolution, to permit in a residence use district, the erection of two (2) one-story buildings to be used as public market and stores with loading and unloading and the parking of patrons cars—no fee to be charged.

PREMISES AFFECTED—1555-1581 Rockaway Parkway, east side, 379 feet south of Flatlands Avenue and 1162-1174 East 98th Street, Block 8205, Lot 11, Borough of Brooklyn.

Laid over from December 9, 1958, to January 20, 1959, for inspection and decision; hearing closed; then to March 3, 1959, for further consideration after applicant advises the Board as to the proposed tenant who shall have signed an agreement to occupy the premises; then to April 21, 1959, applicant to furnish Board with information as to road crossing the property; then to May 12, 1959, for applicant to file plan of lanes crossing property.

CALENDAR

618-58-BZ

APPLICANT—Michael A. Cardo, for Gasper Guzzetta, owner.

SUBJECT—Application October 28, 1958—decision of the Borough Superintendent, under sections 7c and 21 of the Zoning Resolution, to permit in a retail use district, the erection of a second floor addition to an existing one story building for use as a factory using a greater floor area for manufacturing than permitted.

PREMISES AFFECTED—582 East 188th Street and 2429-2431 Arthur Avenue, southwest corner, Block 3066, Lot 18, Borough of The Bronx.

Laid over from March 17, 1959, to April 14, 1959, for inspection and decision and study of the record; hearing closed; then to April 21, 1959, for decision; applicant to file plans of the first and second floors; then to May 12, 1959, for applicant to file revised plans and new decision of the Borough Superintendent.

455-58-BZ

APPLICANT—Kenneth W. Milnes, for Gaetano Trubia, owner.

SUBJECT—Application July 24, 1958—decision of the Borough Superintendent, under sections 7c and 7A of the Zoning Resolution, to permit in a local retail use district, the reconstruction and rehabilitation of an existing gasoline service station, accessory building for a lubritorium, car wash, auto repairs—mainly with hand tools and to install one new pump, relocate the existing pumps and install three additional tanks and provide a business sign within 75 feet of a residence use district.

PREMISES AFFECTED—194 Brighton Avenue, southwest corner of Sumner Place, Block 117, Lot 20, New Brighton, Borough of Richmond.

Laid over from January 6, 1959, to February 10, 1959, for inspection and decision; hearing closed; then laid over for inspection and decision; date for decision to be determined; then set for April 14, 1959; then to April 28, 1959 for hearing at request of the applicant, to revise application based on new lessee's requirements; then to May 12, 1959, for applicant to prepare amended application, to file new plans showing the removal of the present gas station and complete rebuilding instead of rehabilitation.

962-28-BZ—Vol. II

APPLICANT—Unger and Unger, for Sinclair Refining Co., owner.

SUBJECT—Application reopened October 7, 1958—as Vol. II—decision of the Borough Superintendent, under sections 7c, 7i and 21 of the Zoning Resolution, to permit in a business and residence use district, at an existing gasoline service station with office, grease pits and auto laundry the extension of the uses to include sale of accessories, minor auto repairs and the parking and storage of motor vehicles and to have the present pump islands remain in their present location.

PREMISES AFFECTED—714 Jamaica Avenue, southwest corner of Richmond Street, Block 4102, Lot 27, Borough of Brooklyn.

Laid over from March 17, 1959, to April 14, 1959, for inspection and decision; hearing closed; then to May 5, 1959, for decision; applicant to file revised plan showing accessory building with enlargement toward Jamaica Avenue and rear not beyond present rear of the building and relocation of pumps with none nearer than 15 feet to a street building line and to show fences on side and rear lot lines of the station; that space to the south of use district line should remain vacant, but protected with hedge and fences; also to show new lift, with no open pit widening and a new front; then to May 12, 1959, for further consideration of proposed revisions which have been submitted by the applicant.

341-43-BZ—Vol. IV

APPLICANT—Leonard F. Rothkrug, for 3319 Realty Corp., owner and conditional vendee doing business as Riteway Laundry.

SUBJECT—Application reopened January 6, 1959 as Volume IV—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a residence use district the extension of a laundry with accessory dry cleaning previously granted by the Board into an existing public garage, the public garage use to be discontinued with the addition of accessory laundry truck storage use and the extension of the garage building for accessory laundry storage use.

PREMISES AFFECTED—3319-3335 Atlantic Avenue, northeast corner of Euclid Avenue, Block 4145, Lot 1, 13 and 23, Borough of Brooklyn.

Laid over from April 7, 1959, to April 28, 1959, for inspection and decision; hearing closed; then to May 5, 1959, for applicant to report to Board after conference with the owner as to reducing the application to include only the existing public garage adjoining; then to May 12, 1959, at request of the applicant, to file information previously requested.

EDWIN W. KLEINERT, *Acting Chairman.*

MAY 12, 1959, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, May 12, 1959, at 2 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:

380-55-SM

APPLICANT—George E. Strehan, for Lally Column Co. of New York Inc., owner.

SUBJECT—Application May 4, 1955—Lally Column Co. of New York, Inc. Heavy-Weight Lally Column and Reinforced Pipe Columns, approval of.

406-56-SA

APPLICANT—Bryant Industrial Products Corporation, owner.

SUBJECT—Application May 22, 1956—Bryant Gas Conversion Burner, Model 1400, approval of.

774-56-SM

APPLICANT—Speakman Company, owner.

SUBJECT—Application October 15, 1956—Speakman Back Syphon Preventer, Models K-9195-BSP; K-9196-BSP; K-9197-BSP; and K-9198-BSP, approval of.

436-57-SM

APPLICANT—Grand Haven Brass Foundry, owner.

SUBJECT—Application May 27, 1957—Grand Haven Brass Foundry Anti-Syphon Ballcock, Model G-730, approval of.

894-57-SM

APPLICANT—Sloan Valve Company, owner.

SUBJECT—Application November 6, 1957—Sloan Vacuum Breaker, Model V-188-A, approval of.

159-58-SM

APPLICANT—E. F. White, for Weatherguard Service, Inc., owner.

SUBJECT—Application March 20, 1958—Zinaloy Zinc Cavity Wall Tie, approval of.

185-58-SA

APPLICANT—Washburn and Granger, Inc., owner.

SUBJECT—Application March 11, 1958—Dean Automatic Washer and Dean Manual Washer for garbage and waste cans, Models CWA and CW, in three sizes, approval of.

224-58-SA

APPLICANT—National-U.S. Radiator Corporation, owner.

SUBJECT—Application February 21, 1958—National-U.S. Mark III Packet Boiler, gas-fired, Models GP-20-WE and GP-25-WE, approval of.

CALENDAR

473-58-SM

APPLICANT—C. H. Baird, for Federal Cement Tile Company, owner.
SUBJECT—Application July 28, 1958—Castlite (precast perlite concrete slab), approval of.

480-58-SA

APPLICANT—Dunkirk Radiator Corp., owner. Vandewater Associates, Inc., Agent.
SUBJECT—Application July 30, 1958—Blue Circle Concord Gas Boiler, Models 1D-3, 4, 5, 6, 7, 2D-3, 4, 5, 6, 7, approval of.

680-58-SM

APPLICANT—Mearl Chemical Corporation, owner.
SUBJECT—Application November 25, 1958—Mearlcrete Structural Roof Deck and Insulation Deck, approval of.

1469-22-SA

APPLICANT—Wheelock Signals, Inc., owner.
SUBJECT—Application reopened February 25, 1959 for amendment of resolution as to change of corporate name—re Signal Single Stroke A.C. Bell; previously approved.

617-23-SA

APPLICANT—Wheelock Signals, Inc., owner.
SUBJECT—Application reopened February 25, 1959 for amendment of resolution as to change of corporate name—re Direct and alternating current control boards for vibrating bells; previously approved.

91-26-SA

APPLICANT—Wheelock Signals, Inc., owner.
SUBJECT—Application reopened February 25, 1959 for amendment of resolution as to change of corporate name—re Signal Standpipe Alarm Panel; previously approved.

1093-41-SM

APPLICANT—American-Standard Plumbing & Heating Div., American-Radiator & Standard Sanitary Corporation, owner.
SUBJECT—Application reopened March 19, 1957 for amendment of resolution as to new model designations, namely R-3020 Water Closets—re American Radiator and Standard Sanitary Corporation Plate B-1942 Water Controller for Low Tank (water closets); previously approved.

13-54-SA

APPLICANT—Tremospray Company, Inc., owner.
SUBJECT—Application reopened June 25, 1957 for amendment of resolution—re Thermo-Spray SPC-4 with Air Heater Type GL-3 (preheating lacquers, paints, etc.); previously approved.

298-55-SM

APPLICANT—W. J. Haertel & Company, owner.
SUBJECT—Application reopened May 21, 1957 for amendment of resolution as to size of pan section—re Securitee Pan System (suspension system for acoustical ceilings); previously approved.

505-56-SM

APPLICANT—Acoustic Manufacturing Corporation, owner.
SUBJECT—Application reopened December 9, 1958 for amendment of resolution as to attachment of suspended ceiling—re Acoustic Mfg. Corp. A-M Metal Acoustical Tile, Sizes, 12 x 24, 12 x 36 and 18 x 36; previously approved.

302-58-SM

APPLICANT—Interboro Incinerator Company, owner.
SUBJECT—Application reopened March 17, 1959 for amendment of resolution as to additional size—re Interboro Cast Iron One Hour, Incinerator Hopper Door, Model HD-1; previously approved.

829-56-A

APPLICANT—Lama, Proskauer and Prober, for Jenny Lazzaro, owner.
SUBJECT—Application November 26, 1956—Appeal from a decision of the Borough Superintendent—re egress.
PREMISES AFFECTED—84 University Place, west side, 48 feet north of East 11th Street, Block 569, Lot 26, Borough of Manhattan.

202-44-A—Vol. II

APPLICANT—Harry M. Prince, for Prescott Neighborhood House, owners.
SUBJECT—Application reopened February 25, 1959 as Volume II—appeal from a decision of the Borough Superintendent—proposed use of day care nursery, Class 3 Construction.
PREMISES AFFECTED—247 East 53rd Street, north side, 100 feet west of Second Avenue, third floor, Block 1327, Lot 20, Borough of Manhattan.

545-52-A—Vol. II

APPLICANT—Samuel Rosenblum, for Bert-Len Realty Co., Inc., owner.
SUBJECT—Application reopened February 17, 1959 as Volume II—Appeal from an order of the Fire Commissioner re elevator in readiness.
PREMISES AFFECTED—313-315 West 35th Street, north side, 150 feet west of 8th Avenue, Block 759, Lot 31, Borough of Manhattan.

410-58-A

APPLICANT—Norman Lederer and Leonard Joseph, for Hersey Lumber Distributors, owners; Crane and Clark Lumber Corporation, lessee.
SUBJECT—Application July 7, 1958—Appeal from an order and decision of the Fire Department re: Yard Hydrant System.
PREMISES AFFECTED—55-01 Grand Avenue, north side, 200 feet west of 57th Street, Block 2610, Lot 240, Maspeth, Borough of Queens.

11-59-A

APPLICANT—Samuel Rosenblum for Mollie Perl binder Sunshine Nursery School, Incorporated, owner.
SUBJECT—Application January 7, 1959—appeal from decision of Borough Superintendent re certificate of occupancy.
PREMISES AFFECTED—1440 Bryant Avenue, east side, 125 feet south of Jenning Street, Block 2999, Lot 19, Borough of the Bronx.

70-59-A

APPLICANT—Samuel Rosenblum for L. F. & J. Salz, owners.
SUBJECT—Application February 3, 1959—Appeal from a decision of the Fire Commissioner re Section C19-164.0 of the Administrative Code.
PREMISES AFFECTED—44-50 West 28th Street, south side, 100 feet east of Sixth Avenue, Block 829, Lot 68, Borough of Manhattan.

EDWIN W. KLEINERT, *Acting Chairman.*

MAY 19, 1959, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, May 19, 1959, at 10 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:

85-59-BZ

APPLICANT—Lama, Proskauer and Prober for William Teman and Bernard Tancer, owners.
SUBJECT—Application February 13, 1959—decision of the Borough Superintendent, under sections 7f, 7i and 7e of the Zoning Resolution, to permit in a local retail and

CALENDAR

residence use district, to erect and maintain a gasoline service station, car wash, minor auto repairs, lubritorium, storage and office and salesroom, parking and storage of motor vehicles for a term of fifteen (15) years.
PREMISES AFFECTED—242-30 Northern Boulevard, south side, from Douglaston Parkway to 243rd Street, 45-01—45-13 Douglaston Parkway and 45-02—45-14 243rd Street, Block 8179, Lots 1 and 44, Bayside, Borough of Queens.

86-59-A

APPLICANT—Lama, Proskauer and Prober for William Teman and Bernard Tancer, owners.
SUBJECT—Application February 13, 1959—filed pursuant to Section 35 General City Laws re utilization of portion of the lot which is in the bed of a mapped street—Douglaston Parkway.
PREMISES AFFECTED—242-30 Northern Boulevard, south side, from Douglaston Parkway to 243rd Street, 45-01—45-13 Douglaston Parkway and 45-02—45-14 243rd Street, Block 8179, Lots 1 and 44, Bayside, Borough of Queens.

289-36-BZ—Vol. II

APPLICANT—Joshua Brown, for Mrs. Anna Kelly, owner; Staten Island Oil Company, Inc., John N. Leopold, President, Lessee.
SUBJECT—Application reopened January 6, 1959 as Vol. II—decision of the Borough Superintendent, under sections 7f and 7i of the Zoning Resolution, to permit in a business use district, the restoration of a gasoline service station, auto repair shop and five (5) car garage formerly granted by the Board under Cal. No. 289-36-BZ and to continue such uses with the additional uses of lubritorium, car wash—non automatic, minor auto repairs with hand tools only, office and sale of auto parts and accessories and parking of more than five (5) cars awaiting service for a term of fifteen (15) years.
PREMISES AFFECTED—7 Androvette Street and 4409 Arthur Kill Road, northwest corner, Block 7406, Lot 1, Charleston, Borough of Richmond.

96-59-BZ

APPLICANT—Larry Meltzer for 3711 Nostrand Avenue Corporation, owner.
SUBJECT—Application February 17, 1959—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a local retail use, D area district, the erection of a one story building for retail stores occupying more than the permitted area.
PREMISES AFFECTED—3707-3711 Nostrand Avenue, east side, 100 feet south of Avenue X, Block 7422, Lot 73, Borough of Brooklyn.

150-59-BZ

APPLICANT—Albert Melniker for Dominick Mandato, owner.
SUBJECT—Application March 12, 1959—decision of the Borough Superintendent, under sections 7e and 21 of the Zoning Resolution, to permit the erection and maintenance of a bowling alley, restaurant and cocktail lounge, together with accessory parking to be located on a parcel of land partially in a retail use district and partially in a residence use district, for a term of twenty (20) years.
PREMISES AFFECTED—1650 Richmond Avenue, west side, 245 56 feet north of Victory Boulevard, Block 2236, Lot 125, Bulls Head, Borough of Richmond.

124-49-BZ—Vol. II

APPLICANT—Carl H. Salminen, for MacGrotty Chevrolet, Inc., owner.
SUBJECT—Application reopened April 21, 1959 for consideration as to extension of time to complete, expired February 11, 1959—decision of the Borough Superintendent, previously granted on condition, under section 7f, 7i and 21 of the Zoning Resolution, permitting in a retail use district, the erection and maintenance of an extension

to existing structure, maintaining present uses of show room, service, office, storage and parts department and to add the use of the storage of parts, body shop, welding and acetylene and oxygen, machine room, painting, spraying and under coating, with storage of paints and permitting the storage of new and used cars waiting to be serviced, and the parking of cars on the roof.
PREMISES AFFECTED—137-80 Northern Boulevard, southwest corner of Union Street, Block 4977, Lot 52, Flushing, Borough of Queens.

280-55-BZ

APPLICANT—Frederick A. Ketcher, for Fishbro Realty Corp., owner; New York Truck Renting Corp., lessee.
SUBJECT—Application reopened April 21, 1959 for consideration as to extension of time to complete, expired October 29, 1958—decision of the Borough Superintendent, previously granted on condition, under sections 7e, 7f and 7h of the Zoning Resolution, permitting in a business use district, the erection and maintenance of a gasoline service station and automatic auto laundry and permitting the parking and storage of more than five (5) motor vehicles.
PREMISES AFFECTED—879 East 149th Street, northeast corner of Timpson Place, Block 2603, Lots 55, 60 and 106, Borough of The Bronx.

135-58-BZ

APPLICANT—Leonard F. Rothkrug, for Ludvik Hilman, Martin Rausman and George Pullman, doing business as Joint Realty Co., owners.
SUBJECT—Application March 18, 1958—decision of the Borough Superintendent, under sections 7f and 7i of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, accessory motor vehicle repairs, hand tools only, lubritorium, car washing (non-automatic), office and sales, parking of cars awaiting service, all for a term of fifteen (15) years.
PREMISES AFFECTED—3880 Richmond Avenue and 4575 Amboy Road, northwest corner, Block 5585, Lot 62, Eltingville, Borough of Richmond.

Laid over from January 13, 1959, to February 10, 1959, for inspection and decision; and for applicant to indicate adjacent gasoline station on his plans, Block 5497, Lot 135, granted under Cal. No. 942-57-BZ on July 29, 1958; hearing closed; then laid over for inspection and decision; date for decision to be determined; then set for April 14, 1959; then to May 19, 1959, for decision; applicant to report to Board whether gas station opposite is under construction as granted under Calendar Number 942-57-BZ.

665-58-A

APPLICANT—Leonard F. Rothkrug, for Ludvik Hilman, Martin Rausman and George Pullman, doing business as Joint Realty Co., owner.
SUBJECT—Application November 14, 1958—filed pursuant to section 35, General City Law re curb cuts in bed of mapped street—proposed widening of Richmond Avenue and Amboy Road.
PREMISES AFFECTED—3880 Richmond Avenue and 4575 Amboy Road, northwest corner, Block 5585, Lot 62, Eltingville, Borough of Richmond.

149-57-BZ—Vol. II

APPLICANT—Jerome W. Perlstein for Butcher Knitting Mills, Inc., owner.
SUBJECT—Application reopened October 28, 1958 as Vol. II—decision of the Borough Superintendent, under sections 7c and 21 of the Zoning Resolution, to permit in a business and residence use, D area district, the erection of a one and two story structure occupying more than the permitted area and used for the manufacture of knitwear, retail sales, office and parking of employees and customers cars.
PREMISES AFFECTED—71-45 Metropolitan Avenue, north side, 69.74 feet west of Pleasantview Street, Block 3055, Lot 16, Middle Village, Borough of Queens.

CALENDAR

Laid over from April 7, 1959, to April 28, 1959, at the request of the objector; no further adjournments and no notices sent out; then to May 19, 1959, applicant to file new plans and new decision of the Borough Superintendent and for determination as to necessity for new hearing.

150-57-A—Vol. II

APPLICANT—Jerome W. Perlstein, for Butcher Knitting Mills, Inc., owner.

SUBJECT—Application reopened October 28, 1958 as Vol. II—filed pursuant to section 35, General City Law re proposed parking lot in bed of mapped street—proposed widening of Metropolitan Avenue.

PREMISES AFFECTED—71-45 Metropolitan Avenue, north side, 69.74 feet west of Pleasantview Street, Block 3055, Lot 16, Middle Village, Borough of Queens.

125-59-BZ

APPLICANT—Julius S. Rapson for The Society of St. Vincent de Paul in the Diocese of Brooklyn, owner.

SUBJECT—Application February 27, 1959—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a business and residence use district, the change in occupancy from an existing moving picture theatre to a retail store, office for the retail sales of used furniture and clothing, light manufacturing for repair work and storage of five trucks and open parking area for more than five cars for patrons use, for that part of the plot that is in a residential district.

PREMISES AFFECTED—100-20 Northern Boulevard, southwest corner of 101st Street, Block 1715, Lot 10, Corona, Borough of Queens.

Laid over from April 28, 1959, to May 19, 1959, for inspection and decision and for applicant to file revised plans showing the unloading space within the business use district and clearly indicating how the space now in the residence use district will be used and entered, and as to the parking area proposed in the rear, showing the existing garage and who uses it and the space for not over four additional cars shown on the plans.

126-59-A

APPLICANT—Julius S. Rapson for The Society of St. Vincent de Paul, owner.

SUBJECT—Application February 27, 1959—filed pursuant to Section 35, General City Law re alteration of building partially in the bed of a mapped street—proposed widening of 101st Street.

PREMISES AFFECTED—100-20 Northern Boulevard, southwest corner of 101st Street, Block 1715, Lot 10, Corona, Borough of Queens.

328-32-BZ—Vol. III

APPLICANT—John L. Crisona for Wexford Arms Realty Corp., owner.

SUBJECT—Application reopened January 27, 1959 as Volume III—decision of the Borough Superintendent, under sections 7e and 21 of the Zoning Resolution, to permit in a local retail use district, the erection and maintenance of a gasoline service station, lubrication, car washing (non-automatic), office, sale of accessories, minor repairs with hand tools only, safety inspection station and the parking and storage of motor vehicles.

PREMISES AFFECTED—28-05 to 28-21 Bayside Lane, (official 28-11 Bayside Lane) and 162-05 to 162-19 29th Avenue, northeast corner, Block 4890, Lot 80, White-stone, Borough of Queens.

Laid over from April 28, 1959, to May 19, 1959, for inspection and decision; hearing closed.

200-58-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Naneld Realty Corp., owner.

SUBJECT—Application reopened March 3rd, 1959 as Volume II—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a

residence use district, the change in use of the rear portion of the basement from doctor's office to an ethical pharmacy.

PREMISES AFFECTED—10-16 162nd Street and 160-35 to 160-39 11th Avenue, northwest corner, Block 4579, Lot 1, Beechhurst, Borough of Queens.

Laid over from April 28, 1959, to May 19, 1959, for inspection and decision; applicant to submit statement from owner as to nature of pharmacy; hearing closed.

746-58-BZ

APPLICANT—Stuart Mitchell, for Gladys Stein, owner.

SUBJECT—Application December 19, 1958—decision of the Borough Superintendent, under sections 7f and 7c of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, auto laundry, lubricatorium, office, salesroom, parking and storage of more than five (5) motor vehicles and minor auto repairs.

PREMISES AFFECTED—2411 Beach Channel Drive, southwest corner of Beach 74th Street, Block 543, Lot 1, Arverne, Borough of Queens.

Laid over from April 28, 1959 to May 19, 1959, for inspection and decision; hearing closed.

773-58-BZ

APPLICANT—Leonard F. Rothkrug, for Angela Colucci, owner.

SUBJECT—Application December 31, 1958—decision of the Borough Superintendent, under sections 7e and 21 of the Zoning Resolution, to permit in a residence use, D area district the erection and maintenance of a retail store and a restaurant occupying more than the permitted area for a temporary term of 10 years and the relocating of a two family frame dwelling on the same tax lot.

PREMISES AFFECTED—2727-2729 Cropsey Avenue, and 217-31 Bay 46th Street, northeast corner, Block 6914, Lot 84, Borough of Brooklyn.

Laid over from April 28, 1959, to May 19, 1959, for inspection and decision; applicant may file revised plans as to area if the owner so determines; hearing closed.

577-58-BZ

APPLICANT—Ludwig P. Bono, for Theresa Stanzione, owner; Anthony Palma and Harry Weinberg, lessees.

SUBJECT—Application October 7, 1958—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a business and residence use district, the maintenance of a parking lot on the residence portion of the plot in conjunction with the existing parking lot located in the business portion.

PREMISES AFFECTED—1935 Boston Road, west side, 226.47 feet northeast of Bryant Avenue and 1936 Bryant Avenue, Block 3005, Lots 72, 75, 87 and 89, Borough of The Bronx.

Laid over from April 28, 1959, to May 19, 1959, for inspection and decision, hearing closed.

325-52-BZ—Vol. II

APPLICANT—James J. Lyons Jr., and John J. Lynch, for Maurice and Bernard Epstein, owners.

SUBJECT—Application reopened October 7, 1958 as Vol. II—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a residence use, G-1 area district, the conversion of an existing two family home into two (2) one family homes, the buildings as proposed will encroach on the required rear yards and the building facing Beach 136th Street will exceed the permitted area coverage.

PREMISES AFFECTED—126 Beach 136th Street, east side, 676.42 feet south of Rockaway Beach Boulevard and 125 Beach 135th Street, west side, 712.22 feet south of Rockaway Beach Boulevard, Block 775, Lots 43 and 61, Belle Harbor, Borough of Queens.

Laid over from April 28, 1959, to May 19, 1959, for inspection and decision; hearing closed.

CALENDAR

701-52-BZ—Vol. III

APPLICANT—Samuel Carr, for Franshir Realty Co., Inc., owner.

SUBJECT—Application reopened December 9, 1958 as Vol. III—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a business and residence use district, the maintenance of a parking lot for the parking of more than five (5) motor vehicles accessory to existing factory buildings.

PREMISES AFFECTED—47-55 37th Street, 37-05 to 37-19 48th Avenue, northeast corner and 47-42 to 47-60 38th Street, Block 228, Lot 1 (formerly Lots 1 and 11), Long Island City, Borough of Queens.

Laid over from April 28, 1959, to May 19, 1959, for inspection and decision; hearing closed.

192-24-BZ—Vol. II

APPLICANT—Frederick A. Ketcher, for Jerome Evander Corp., owner; Jack Grotsky, lessee.

SUBJECT—Application reopened December 9, 1958 as Vol. II—decision of the Borough Superintendent, under sections 7c and 7i of the Zoning Resolution, to permit in a business use district, in an existing two story building occupied as a Public garage, the use of the store area on the first floor as a motor vehicle repair shop with hand tools only and incidental welding.

PREMISES AFFECTED—2359-2369 Jerome Avenue, west side, 60.26 feet south of West 184th Street, Block 3198, Lot 18, Borough of The Bronx.

Laid over from April 7, 1959, to April 28, 1959, for inspection and decision; applicant to file revised plan showing extra exit, hearing closed; then to May 19, 1959, for applicant to file revised plans and revised application to correct conditions previously permitted or as now being requested.

750-58-BZ

APPLICANT—Louis B. Santangelo for Ralph G. Ortiz, owner.

SUBJECT—Application December 19, 1958—decision of the Borough Superintendent, under sections 7c and 21 of the Zoning Resolution, to permit in a residence use district, in an existing two story and cellar building presently occupied as a Russian and Turkish bath with locker room, dormitory and caretakers apartment, the change in use of the first floor to a funeral home and loading area with a new curb cut.

PREMISES AFFECTED—797-801 Park Avenue, north side, 100 feet east of Throop Avenue, Block 1733, Lot 63, Borough of Brooklyn.

Laid over from May 5, 1959, to May 19, 1959, for applicant to file revised plans separating the occupants of two different uses proposed to occupy this building.

760-58-BZ

APPLICANT—Victor E. Block and Robert E. Healey for Ogden Parking Corporation, owner.

SUBJECT—Application December 29, 1958—decision of the Borough Superintendent under section 7h of the Zoning Resolution, to permit in a local retail use district, the maintenance of a parking lot for the parking and storage of more than five (5) motor vehicles.

PREMISES AFFECTED—1332-1340 Ogden Avenue, east side, 138.80 feet south of West 170th Street, Block 2522, Lot 12, 13, 14 and 15, Borough of The Bronx.

Laid over from May 5, 1959, to May 19, 1959, for inspection and decision; hearing closed.

756-58-BZ

APPLICANT—Leonard F. Rothkrug for Jacob Morrow and Nat Chanelis, owner.

SUBJECT—Application December 24, 1958—decision of the Borough Superintendent under sections 9A and 21 of the Zoning Resolution, to permit in a class ½ height district, the erection of a multiple dwelling the height of a portion of which is in excess of that permitted within two miles of a designated airport.

PREMISES AFFECTED—3291-3323 Nostrand Avenue, northeast corner of Avenue T, Block 7365, Lot 71, Borough of Brooklyn.

Laid over from April 28, 1959, to May 5, 1959; referred to Examiner to make necessary corrections; then to May 19, 1959 for decision; applicant to take up question of correction of papers and digest with Examiner; hearing previously closed.

EDWIN W. KLEINERT, *Acting Chairman.*

MAY 19, 1959, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, May 19, 1959, at 2 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:

581-53-SM

APPLICANT—Sorkin Enterprises for S. A. Eternit Emaile, owner.

SUBJECT—Application July 23, 1953—Eternit (asbestos cement sheets), approval of.

160-56-SA

APPLICANT—Mc-L-Wood Corporation, owner.

SUBJECT—Application December 19, 1956—Met-L-Wood, Type 2H2-½, approval of.

1022-57-SA

APPLICANT—Heil-Quaker Corporation, owner.

SUBJECT—Application December 23, 1957—Quaker Unvented Gas Heaters, Models B-200, B-300 and B-400, approval of.

328-58-SM

APPLICANT—N. Y. Silicate Book Slate Company, Inc., for Formica, owner.

SUBJECT—Application May 9, 1958—Formica Chalkboard, approval of.

362-58-SM

APPLICANT—Staley Elevator Company, Inc., owner.

SUBJECT—Application June 6, 1958—Staley Elevator Co. Inc. Staley Elevator Sliding Hoistway Door Interlock, Type RL-6, approval of.

548-58-SM

APPLICANT—National Buildings Supply Company, owner.

SUBJECT—Application September 18, 1958—National H & Tee-Zee Runner, Tongue and Groove Grid Systems, approval of.

641-58-SA

APPLICANT—Moline Accessories Corporation, owner.

SUBJECT—Application November 10, 1958—Moline Elevator Hoistway Door Interlock No. 15, approval of.

16-59-SM

APPLICANT—George A. Tinnerman Corporation, owner.

SUBJECT—Application January 8, 1959—GAT Channel Clamp, Models CA, CB and CC, approval of.

39-59-SM

APPLICANT—George A. Tinnerman Corporation, owner.

SUBJECT—Application January 20, 1959—GAT Rod Hanger Clamp, 1A through 5A, 1B through 5B, and 1C through 7C, approval of.

133-59-SA

APPLICANT—Hauck Manufacturing Company, owner.

SUBJECT—Application March 6, 1959—Hauck Liquid Propane Burner, Models LAK, LSL, and LSW, approval of.

CALENDAR

175-49-SM

APPLICANT—United States Plywood Corporation, owner.
SUBJECT—Application reopened February 25, 1959 for amendment of resolution as to additional thickness of partition and the use of additional core material—re U. S. Plywood Partition Panel, 1¾ inch thick with Kaylo Core and 1 inch thick with Kaylo Core; previously approved.

539-53-SM

APPLICANT—E. I. DuPont de Nemours & Company, owner. Perma Dry Co., Inc., Agent.
SUBJECT—Application reopened March 17, 1959 for amendment of resolution as to additional flameproofing compound—re X-12 Flame Retardant (for flame retarding paper, textiles and cellulosic materials); previously approved.

617-58-A

APPLICANT—Leonard F. Rothkrug, for Angelo Santomartino, doing business as S and S Service Station, owner.
SUBJECT—Application October 28, 1958—filed pursuant to Section 35, General City Law re erection of building in bed of a mapped Street—West 19th Street.
PREMISES AFFECTED—2974-2984 Cropsey Avenue, west side, 25 feet south of Bay 53rd Street, Block 6947, Lot 301, Borough of Brooklyn.

655-58-A

APPLICANT—Robert J. Crinnion and Lesser and Lesser, for Harry Hinrichsen, owner.
SUBJECT—Application November 17, 1958—Appeal from an order of the Borough Superintendent; re erection of legal retaining wall.
PREMISES AFFECTED—2119 Edenwald Avenue, north side, 30 feet west of Monticello Avenue, Block 5027, Lots 33 and 34, Borough of The Bronx.

656-58-A

APPLICANT—Robert J. Crinnion, and Lesser and Lesser, for Saverio Grasso, owner.
SUBJECT—Application November 17, 1958—Appeal from an order of the Borough Superintendent, re erection of legal retaining wall.
PREMISES AFFECTED—4111 Monticello Avenue, west side, 100 feet north of Edenwald Avenue, Block 5027, Lot 29, Borough of The Bronx.

106-59-A

APPLICANT—Frederick A. Ketcher for Timothy W. O'Sullivan, owner.
SUBJECT—Application February 20, 1959—Appeal from the decision of the Borough Superintendent re Use of frame structure for dentist's office.
PREMISES AFFECTED—3800 E. Tremont Avenue, northwest corner of Lampion Place, Block 5562, Lot 73, Borough of The Bronx.

159-59-A

APPLICANT—Charles M. Spindler, for Michael Aurricchio, owner.
SUBJECT—Application March 17, 1959—filed pursuant to Section 35 of the General City Law re premises in bed of a mapped street—proposed widening of Metropolitan Avenue.
PREMISES AFFECTED—79-57 Metropolitan Avenue and 66-92 80th Street, northwest corner, Block 3070, Lot 78, Middle Village, Borough of Queens.

EDWIN W. KLEINERT, *Acting Chairman.*

MAY 22, 1959, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Friday morning, May 22, 1959 at 10 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matter:

89-27-SR

Proposed Revision of the Rules of Procedure of the Board of Standards and Appeals.

EDWIN W. KLEINERT, *Acting Chairman.*

MAY 26, 1959, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, May 26, 1959, at 10 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:

1050-38-BZ—Vol. II

APPLICANT—Leonard F. Rothkrug for Sovereign Homes, Inc., owner.
SUBJECT—Application reopened June 3, 1958 as Vol. II—decision of the Borough Superintendent, under sections 7e and 21 of the Zoning Resolution, to permit in a local retail and residence use district the erection of a gasoline service station with accessory motor vehicle repair shop with hand tools only, auto laundry—non automatic and lubritorium without the required rear yard all for a temporary term of 15 years.

PREMISES AFFECTED—1301-1319 65th Street and 6411-6423 13th Avenue, northeast corner, Block 5747, Lot 1, Borough of Brooklyn.

Laid over from May 5, 1959, to May 26, 1959, for hearing at request of the applicant, objectors concurring.

676-42-BZ—Vol. IV

APPLICANT—Irving G. Kay, for Sarah Koenig, owner.
SUBJECT—Application reopened February 25, 1959 as Volume IV—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district the change of occupancy from stable for more than five horses to storage of electrical equipment previously granted under Vol. III, which term has expired, to office and storage of stationery and corrugated paper.

PREMISES AFFECTED—357 West 17th Street, north side, 100 feet east of 9th Avenue, Block 741, Lot 5, Borough of Manhattan.

164-46-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Joseph P. Clavin, owner.

SUBJECT—Application reopened March 3, 1959 for consideration as to extension of time to complete, expired October 8, 1958—decision of the Borough Superintendent, previously granted on condition, under section 7e of the Zoning Resolution, permitting in a residence used district, the proposed enlargement of undertaker's establishment and proposed extension of business use in excess of that granted by the Board.

PREMISES AFFECTED—7722-7736 4th Avenue and 375-379 78th Street, northwest corner, Block 5960, Lot 50, Borough of Brooklyn.

447-48-BZ—Vol. II

APPLICANT—Frederick A. Ketcher, for Hamax Holding Corp., owner; Rayco Auto Seat Covers Inc., lessee.

SUBJECT—Application reopened April 7, 1959 for consideration as to amendment of resolution—re Application, decision of the Borough Superintendent; previously granted on condition, under sections 7c, 7i and 7h of the Zoning Resolution, permitting in a local retail and residence use district, a one-story extension to an existing one-story building used for sales, display, storage and installation of auto seat covers, the extension to be used for minor motor vehicle repairs limited to the installation and service of mufflers and to use the unbuilt upon portion of the premises for patron parking.

PREMISES AFFECTED—233-20 Northern Boulevard, southwest corner of 234th Street, Block 8166, Lot 25, Douglaston, Borough of Queens.

CALENDAR

871-46-BZ—Vol. II

APPLICANT—Reginald S. Hardy for Boulevard Leasing Corporation, owner.

SUBJECT—Application reopened January 13, 1959 as Vol. II—decision of the Borough Superintendent, under sections 7c, 19A (J) and 21 of the Zoning Resolution, to permit in a business and residence use C and D area and class 1 height district, the erection of a twelve story office building with non-storage garage and loading berth, the proposed building exceed the permitted area coverage encroaches on the required side yards, exceed the permitted height and has curb cuts located in the residence portion of the premises.

PREMISES AFFECTED—97-45 Queens Boulevard, northwest corner of 64th Road, Block 2091, Lot 1, Rego Park, Borough of Queens.

Laid over from April 21, 1959, to May 5, 1959, for hearing at the request of objector; no further requests for adjournments; then to May 26, 1959, for inspection and decision; applicant to file amended plan eliminating roof parking and substitute a story below ground, also for elimination of ramp; hearing closed.

870-55-BZ—Vol. II

APPLICANT—Lama, Proskauer & Prober, for Joseph Stumer, owner.

SUBJECT—Application reopened March 10, 1959 as Volume II—decision of the Borough Superintendent, under sections 7f, 7i, and 7e of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of an auto showroom, gasoline service station, lubricatorium, car wash, minor auto repairs, hand tools only, office and sales, storage room, parking and storage of motor vehicles.

PREMISES AFFECTED—5402-5412 Church Avenue and 261-271 East 54th Street, southeast corner, Block 4702, Lot 1, Borough of Brooklyn.

Laid over from April 28, 1959, to May 5, 1959, for hearing at the request of objectors; then to May 26, 1959, for inspection and decision; hearing closed.

696-58-BZ

APPLICANT—Frederick A. Ketcher, for Maria De Palma, owner.

SUBJECT—Application December 1, 1958—decision of the Borough Superintendent, under sections 7e and 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of the premises for the sale of new and used cars with a frame office and for the parking of more than 5 motor vehicles.

PREMISES AFFECTED—964-970 65th Street, south side, 100 feet west of 10th Avenue, Block 5750, Lot 47, Borough of Brooklyn.

Laid over from May 5, 1959, to May 26, 1959, for inspection and decision; application to file statement to show definitely that the owner is not connected with the corner piece of property; hearing closed.

762-58-BZ

APPLICANT—Leonard F. Rothkrug for John R. Doody, owner.

SUBJECT—Application December 29, 1958—decision of the Borough Superintendent under section 21 of the Zoning Resolution, to permit in a D area district the erection of a retail store occupying more than the permitted area.

PREMISES AFFECTED—1514-1516 Avenue Z, south side, 50 feet west of East 16th Street, Block 7460, Lot 6, Borough of Brooklyn.

Laid over from May 5, 1959, to May 26, 1959, for inspection and decision; hearing closed.

33-59-BZ

APPLICANT—Maxfield Blaubeux for Frank Dellasala, owner; Great Atlantic and Pacific Tea Company, lessee.

SUBJECT—Application January 16, 1959—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a business, local retail and resi-

dence use district, on a plot presently occupied with a one story building used as a retail supermarket with patron and employee parking confined to the business and local retail portions, the extension of the parking of cars into the residence use portion of the premises.

PREMISES AFFECTED—406-428 Crescent Street, west side, from Liberty Avenue to Hill Street, 1031-1041 Liberty Avenue and 46-62 Hill Street, Block 4166, Lot 18, Borough of Brooklyn.

Laid over from May 5, 1959, to May 26, 1959, for inspection and decision; hearing closed.

924-17-BZ—Vol. II

APPLICANT—Herman Kron, for L. B. Auto Sales, Inc., owner.

SUBJECT—Application reopened November 25, 1958 as Vol. II—decision of the Borough Superintendent, under sections 7c and 7h of the Zoning Resolution, to permit in a manufacturing and residence use district, on a plot presently occupied with a public garage, auto laundry, auto repair shop and gasoline service station, the reconstruction of the lubricatorium and office portion of the building and the use of the adjoining vacant lot for the parking and storage of more than five (5) motor vehicles.

PREMISES AFFECTED—396-418 Coney Island Avenue, southwest corner of Caton Avenue, Block 5331, Lots 15, 22 and 28, Borough of Brooklyn.

Laid over from May 5, 1959, to May 26, 1959, for inspection and decision; hearing closed.

420-58-BZ

APPLICANT—S. W. Gage, for Irving and Sam Robins, owners.

SUBJECT—Application July 11, 1958—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a residence use district, the extension of the existing laundry facilities by the erection of a two story and cellar structure on the adjoining vacant lot which connects with the existing building on the cellar and second floor.

PREMISES AFFECTED—335-337 East 75th Street, north side, 125 feet west of 1st Avenue, Block 1450, part of Lot 20, Borough of Manhattan.

Laid over from May 5, 1959, to May 26, 1959, for inspection and decision; hearing closed.

701-58-BZ

APPLICANT—Maxfield Blaubeux, for Joseph Angelone, owner; Great Atlantic and Pacific Tea Co., lessee.

SUBJECT—Application December 2, 1958—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a local retail and residence use district, the erection of a one story and cellar building for use as a retail store and to provide accessory parking on the unbuilt upon portion of the premises with more than two curb cuts on the same street.

PREMISES AFFECTED—55-08 to 55-34 Metropolitan Avenue, 62-01 to 62-09 and 62-29 to 62-37 Tonsor Street, southeast corner, Block 3365, Lot 7, Ridgewood, Borough of Queens.

Laid over from May 5, 1959, to May 26, 1959, for applicant to file amended plan showing where the zone line is between the local retail and residence districts and also to indicate the disposition of vehicles in the residence district portion and the number accommodated in such portion and for inspection and decision; hearing closed.

178-59-A

APPLICANT—Maxfield Blaubeux, for Joseph Angelone, owner; Great Atlantic & Pacific Tea Company, lessee.

SUBJECT—Application March 19, 1959—filed pursuant to Section 35, General City Law—re proposed utilization of the portion of lot in bed of mapped street.

PREMISES AFFECTED—55-08 to 55-34 Metropolitan Avenue, 62-01 to 62-09 and 62-29 to 62-37 Tonsor Street, southeast corner, Block 3365, Lot 7, Ridgewood, Borough of Queens.

CALENDAR

668-46-BZ—Vol. II

APPLICANT—Larry Meltzer for M.J.F. Realty Corporation, owner.

SUBJECT—Application reopened June 3, 1958 as Vol. II—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a business and residence use district, in an existing three story and basement building the change in occupancy from manufacturing (previously granted by the Board) to showroom, retail store and parking and storage for more than five (5) pleasure type motor vehicles for customers and employees only.

PREMISES AFFECTED—94-19 to 94-29 82nd Street and 82-01 to 82-15 Rockaway Boulevard, northeast corner, 82-13 to 82-19 95th Avenue, 94-20 to 94-40 83rd Street. Block 9011, Lot 14, Ozone Park, Borough of Queens.

Laid over from May 5, 1959, to May 26, 1959, for applicant to amend plans to indicate sign and state permit number under which sign was approved and for inspection and decision; hearing closed.

EDWIN W. KLEINERT, *Acting Chairman.*

MAY 26, 1959, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, May 26, 1959, at 2 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:

757-57-SM

APPLICANT—Riverton Lime & Stone Company, owner.
SUBJECT—Application October 8, 1957—Flamingo Masonry Cement, approval of.

758-57-SM

APPLICANT—Riverton Lime & Stone Company, owner.
SUBJECT—Application October 8, 1957—Flamingo Brand Hydraulic Lime, Type "A", approval of.

101-58-SA

APPLICANT—The Alstrom Corporation, owner.
SUBJECT—Application March 5, 1958—Alstrom "Film-wall" Oil Preheater, Model "FW" Oil Preheater non-contaminating, approval of.

157-58-SA

APPLICANT—Shampaine Electric Company, owner.
SUBJECT—Application March 21, 1958—Shampaine Electric Company Automatic Sterilizers, approval of.

210-58-SM

APPLICANT—Wilfred F. Cole, for Litecraft Manufacturing Corp., owner.
SUBJECT—Application April 8, 1958—Litecraft Lumerama, approval of.

241-58-SA

APPLICANT—Janitrol Division of Surface Combustion Corporation, owner.
SUBJECT—Application April 18, 1958—Janitrol Gas-Fired Winter Air Conditioners, Series FVS and CVC, approval of.

406-58-SM

Applicant—G & W. H. Corson, Inc., owner.
SUBJECT—Application June 25, 1958—Corson Masonry Cement, approval of.

661-58-SA

APPLICANT—Cincinnati Cleaning & Finishing Machinery Co., owner. J. Upton, Agent.

SUBJECT—Application November 18, 1958—Cincinnati Gas-Fired Paint Bake Oven, approval of.

128-41-SA

APPLICANT—Abrahams & Hertzberg, for American Furnace Company, owner.

SUBJECT—Application reopened February 10, 1959 for amendment of resolution—re AFCO Ceiling Mounted, oil-fired air conditioning unit, Models 12-OC, 23-OC, 28-OC and 33-OC; previously approved.

552-50-SA—Vol. III

APPLICANT—Bowser, Inc., owner.

SUBJECT—Application reopened March 3, 1959 for amendment of resolution as to additional gasoline dispensing pumps, namely 4800 series—re Bowser Self-Contained Gasoline Pumps, Models 520-A, 521, 525, 530, 575-A, 585, 595, 596, with or without suffix K, KR and R, Models 1100, 1100R, 1101R, 1102 and 1500 series; previously approved.

105-55-SA—Vols. I & II

APPLICANT—Thatcher Furnace Company, owner.

SUBJECT—Application reopened April 7, 1959 for amendment of resolution—re Thatcher Oil Burner, Models 532-70, 532-100, 532-140, 532-187 for heating homes, filling stations or similar spaces; previously approved.

841-56-SA

APPLICANT—American Radiator & Standard Sanitary Corp., owner.

SUBJECT—Application reopened March 31, 1959 for amendment of resolution as to housing on approved oil burner—re Arcoflame Conversion Oil Burner, Model PH and DH; previously approved.

369-57-SM

APPLICANT—Gateway Engineering Company, owner.

SUBJECT—Application reopened November 18, 1958 for amendment of resolution as to use with concrete aggregates approved by the Board—re Beehive Anchoring System and Accessories, Bee Claws, Bee Clips, Bee-Nut with Spring, Bee-Nut (plain) and Bee-Nut with Loop; previously approved.

951-57-SA

APPLICANT—Ducane Heating Corporation, owner.

SUBJECT—Application reopened March 3, 1959 for amendment of resolution as to additional trade names, use and new model furnace LB-250—re Ducane Oil-fired Forced Warm Air Furnace, Models HS-84, CS-95, CS-110, S-140, S-250, C-84, HB-95, MB-110, LB-95, LB-110, LB-150 and LB-180; previously approved.

974-47-A—Vol. II

APPLICANT—Leonard F. Rothkrug, for Felix Felipe and Maria Cruz, owners.

SUBJECT—Application reopened October 28, 1958, as Vol. II—Appeal from a decision of the Borough Superintendent, Commercial use, frame construction.

PREMISES AFFECTED—454 Lafayette Avenue, south side, 58 feet, 4 inches east of Franklin Avenue, Block 1950, Lot 10, Borough of Brooklyn.

636-58-A

APPLICANT—Lama, Proskauer and Prober, for Samed Realty Corp., owner.

SUBJECT—Application November 6, 1958—Appeal from a decision of the Borough Superintendent, re marquee, factory building.

PREMISES AFFECTED—747 Broadway, northeast corner of Flushing Avenue, Block 3127, Lot 1, Borough of Brooklyn.

EDWIN W. KLEINERT, *Acting Chairman.*

CALENDAR

MAY 27, 1959, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Wednesday Morning*, May 27, 1959 at 10 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matter:

217-21-SR

Proposed Amendments to the Oil Burner Rules.

EDWIN W. KLEINERT, *Acting Chairman.*

JUNE 2, 1959, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning*, June 2, 1959, at 10 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:

191-53-BZ—Vol. II

APPLICANT—Lama, Proskauer & Prober for Socony Mobil Company, owners.

SUBJECT—Application reopened March 3, 1959 as Volume II—decision of the Borough Superintendent, under sections 7c and 7a of the Zoning Resolution, to permit in a retail and residence use district, the reconstruction of the present gasoline service station with its accessory uses of lubritorium, minor auto repairs with hand tools only, car washing, utility room and store and parking and storage of more than five (5) motor vehicles with curb cuts within 75 feet of a residence use district and the elimination of the present garage, auto showroom and sale of motor vehicles, reception room and auto upholstering shop.

PREMISES AFFECTED—42-02 42-18 Queens Boulevard, south side, from 42nd Street, to 43rd Street, 45-01 to 45-09 42nd Street and 45-02 to 45-10 43rd Street, Block 169, Lot 22, Sunnyside, Borough of Queens.

384-50-BZ—Vol. II

APPLICANT—Tito di Vincenzo, for Edward Wilson and Catherine Kennedy, owners; J & J Perry's Drug Store, Lessee.

SUBJECT—Application reopened November 12, 1958 as Vol. II—decision of the Borough Superintendent under sections 7e and 21 of the Zoning Resolution, to permit in a residence use, B area district in an existing one story building used for wholesale drug storage the erection of an extension to the first floor and a new second story. The proposed building will exceed the permitted area coverage.

PREMISES AFFECTED—9 Hillside Avenue, south side, 102 feet 2 inches east of Broadway, Block 2170, Lot 104, Borough of Manhattan.

814-55-BZ—Vol. II

APPLICANT—Fred C. Dahlem, for Jack Starr, owner.

SUBJECT—Application reopened January 20, 1959 as Volume II—decision of the Borough Superintendent, under sections 7f and 7i of the Zoning Resolution, to permit in a business and residence use district, the erection and maintenance of a gasoline service station, on the business portion of the plot, with accessory uses of lubritorium, office, minor motor vehicle repairs with hand tools, car wash and ground sign.

PREMISES AFFECTED—295-299 East 165th Street, northeast corner of College Avenue, Block 2433, Lot 1 and 6, Borough of The Bronx.

246-58-BZ—Vol. II

APPLICANT—Victor G. Madonia, for Dominick Iandoli, owner.

SUBJECT—Application reopened April 28th, 1959 as Volume II—decision of the Borough Superintendent, under sections 7c, 7h, 21 of the Zoning Resolution, to permit the erection and maintenance of a building for a period of 25 years on a plot partly in a local retail and partly in a resi-

dence use district. This building will be used as a bowling center with a bar, restaurant, lounge and parking facilities on the unbuilt portion of the plot for patrons and employees (no fees to be charged). The proposed building will occupy more than the permitted area and will encroach on the front setback and rear yard requirements.

PREMISES AFFECTED—44-21 227th Street, southeast corner of Northern Boulevard, Block 7480, Lot 50, Douglaston, Borough of Queens.

911-47-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Jewel Plumbing and Heating Co., Inc.

SUBJECT—Application reopened March 3, 1959 as Vol. II—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a residence use district, to continue the present uses of garage for more than five (5) trucks, storage of plumbing supplies, plumbing and heating shop, cutting and pipe threading and offices on first floor, boiler room in cellar with the addition of offices on a proposed second floor.

PREMISES AFFECTED—474 Hemlock Street, west side, 125 feet south of Liberty Avenue, Block 4198, Lot 17, Borough of Brooklyn.

138-59-A

APPLICANT—Lama, Proskauer and Prober for Jewel Plumbing and Heating Company, Incorporated, owner.

SUBJECT—Application February 17, 1959—Appeal from a decision of the Borough Superintendent re 2-story building, Class 3 construction.

PREMISES AFFECTED—474 Hemlock Street, west side, 125 feet south of Liberty Avenue, Block 4198, Lot 17, Borough of Brooklyn.

24-59-BZ

APPLICANT—Reginald S. Hardy for Bohack Realty Corporation, owner.

SUBJECT—Application January 13, 1959—decision of the Borough Superintendent, under sections 7c and 21 of the Zoning Resolution, to permit in a local retail and residence use, D area district, the erection of a one story and cellar structure for use as a retail supermarket with accessory parking extending into the residence portion of the premises, the proposed business sign extends above the first floor ceiling and the proposed building encroaches on the required rear yard.

PREMISES AFFECTED—298 West 231st Street, southeast corner of Tibbett Avenue, Block 3406, Lots 14, 29, 35, Borough of The Bronx.

203-59-A

APPLICANT—Reginald S. Hardy, for Bohack Realty Corporation, owner.

SUBJECT—Application March 31, 1959—Appeal from a decision of the Borough Superintendent, re parapet wall.

PREMISES AFFECTED—298 West 231st Street, southeast corner of Tibbett Avenue, Block 3406, Lots 14, 29, 35, 36 and 37, Borough of The Bronx.

958-27-BZ—Vol. II

APPLICANT—Larry Meltzer, for Edith Wayne, owner; Gany Brothers Service Station, lessee.

SUBJECT—Application reopened April 28, 1959 for consideration as to extension of time to complete—expired June 17, 1958—decision of the Borough Superintendent, previously granted on condition, under sections 7e and 7i of the Zoning Resolution, permitting in a business use district, the change of use of the premises from gasoline selling station, garage, accessory store and office to gasoline selling station, garage for the parking and storage of more than 5 motor vehicles, repair shop, accessory store and office.

PREMISES AFFECTED—285-295 Driggs Avenue and 503-509 Leonard Street, southwest corner, Block 2697, Lot 16, Borough of Brooklyn.

CALENDAR

608-40-BZ—Vol. II

APPLICANT—Martyn Weston, For Garon Realty Corp., owner; The Great Atlantic and Pacific Tea Co., lessee.

SUBJECT—Application reopened April 28, 1959 for consideration as to extension of term of variance—expired May 1, 1956—decision of the Borough Superintendent, previously granted on condition, under sections 7h and 7A of the Zoning Resolution, permitting in a residence and business use district, the parking of patrons' automobiles for a term of five (5) years, with entrances beyond permitted distance from intersection.

PREMISES AFFECTED—47-35 41st Street, east side, 125.43 feet north of Greenpoint Avenue, Block 196, Lot 7 and part of Lot 42, Sunnyside, Borough of Queens.

729-58-BZ

APPLICANT—Louis B. Santangelo for Ralph G. Ortiz, owner.

SUBJECT—Application December 12, 1958—decision of the Borough Superintendent, under sections 7c, 7h and 21 of the Zoning Resolution, to permit in a residence and local retail use district, the erection of a funeral parlor and caretaker's apartment with parking and storage of motor vehicles of the employees and patrons only to be at the rear of the lot by means of ramp of the west end of building.

PREMISES AFFECTED—135-141 East 103rd Street, north side, 79 feet west of Lexington Avenue, Block 1631, Lots 111, 112 and 113, Borough of Manhattan.

Laid over from May 5, 1959, to June 2, 1959, for applicant to make a search as to the Certificates of Occupancy of the buildings adjacent; applicant to file a new decision of the Borough Superintendent as to "undertaking" and for inspection and decision; hearing closed.

63-59-BZ

APPLICANT—Goldwater and Flynn for Huntington Hartford doing business as Huntington Hartford Enterprises, owner.

SUBJECT—Application January 29, 1959—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a residence use district the change in use of the present building from factory and showroom to offices.

PREMISES AFFECTED—214 East 52nd Street, south side, 180 feet east of 3rd Avenue, Block 1325, Lot 45, Borough of Manhattan.

Laid over from May 5, 1959, to June 2, 1959, for inspection and decision; hearing closed.

EDWIN W. KLEINERT, *Acting Chairman.*

JUNE 9, 1959, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, June 9, 1959, at 10 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matter:

144-19-BZ—Vol. IV

APPLICANT—Justin A. Rothstein, for David E. Meltzer and Alvin Greenstein, owners; Windowcraft Display Installation, lessee.

SUBJECT—Application reopened December 4, 1956 as Vol. IV—re decision of the Borough Superintendent, under Sections 7e and 21 of the Zoning Resolution to permit in a residence use district, the manufacture of display cards and posters in an existing building.

PREMISES AFFECTED—23-69 to 23-71 38th Street, east side, 162.21 feet north of Astoria Boulevard (Triboro Bridge Plaza), Block 803, Lot 13, Long Island City, Borough of Queens.

Laid over from March 10, 1959, to April 7, 1959, for inspection and decision; hearing closed; then to May 5, 1959, at recommendation of the Committee on Inspection and for reinspection by such committee and for continuation of the roll call to June 9, 1959, for decision; applicant to file revised plan showing exit from rear across neighbor's property and consent in writing for use of such exit; hearing previously closed.

EDWIN W. KLEINERT, *Acting Chairman.*

JUNE 16, 1959, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, June 16, 1959, at 10 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matter:

623-58-BZ

APPLICANT—Carl H. Salminen, for Frank Reis, owner; Bari Construction Co., Inc., owner under contract.

SUBJECT—Application October 31, 1958—decision of the Borough Superintendent, under sections 7e and 21 of the Zoning Resolution, to permit in a residence use district, the erection of a one-story structure of Class 3 construction to be used for light manufacturing as permitted in a business use district, office, loading and unloading and parking of trucks used in conjunction with business, the structure to occupy more than the permitted area.

PREMISES AFFECTED—33-04 23rd Street and 21-04 33rd Avenue, southwest corner, Block 556, Lots 34-39 inclusive, Astoria, Borough of Queens.

Laid over from February 3, 1959, to March 3, 1959, for inspection and decision; hearing closed; then to April 7, 1959, for inspection and decision; for applicant to file revised plan as to entrances from 33rd Avenue, and for name and business of tenant; then to May 5, 1959, for decision; at the request of the applicant who desires additional time to locate a tenant, then to June 16, 1959, for decision; applicant to file name and type of business of proposed tenant; hearing previously closed.

EDWIN W. KLEINERT, *Acting Chairman.*

MINUTES

REGULAR MEETING

TUESDAY MORNING, MAY 5, 1959, 10 A.M.

Present: Vice Chairman Kleinert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox.

The minutes of the regular meetings of the Board held on Tuesday morning and afternoon April 21, 1959 were approved as printed in the Bulletin of April 28, 1959, Vol. 44, No. 17.

924-17-BZ—Vol. II

APPLICANT—Herman Kron, for L. B. Auto Sales, Inc., owner.

SUBJECT—Application reopened November 25, 1958 as

Vol. II—decision of the Borough Superintendent, under sections 7c and 7h of the Zoning Resolution, to permit in a manufacturing and residence use district, on a plot presently occupied with a public garage, auto laundry, auto repair shop and gasoline service station, the reconstruction of the lubricatorium and office portion of the building and the use of the adjoining vacant lot for the parking and storage of more than five (5) motor vehicles.

PREMISES AFFECTED—396-418 Coney Island Avenue, southwest corner of Caton Avenue, Block 5331, Lots 15, 22 and 28, Borough of Brooklyn.

APPEARANCES—

For Applicant: Herman Kron.

For Opposition: Casimir F. Sojka, Saul Glassman, Mary

MINUTES

O'Neil, Angela Wright, Lilly Taft, Marie Cofone and Richard Gutekunst.
ACTION OF BOARD—Laid over to May 26, 1959, at 10 A. M. for inspection and decision; hearing closed.

144-19-BZ—Vol. IV

APPLICANT—Justin A. Rothstein for David E. Meltzer and Alvin Greenstein, owners; Windowcraft Display Installation, lessee.

SUBJECT—Application reopened December 4, 1956 as Vol. IV—re decision of the Borough Superintendent under Sections 7e and 21 of the Zoning Resolution to permit in a residence use district, the manufacture of display cards and posters in an existing building.

PREMISES AFFECTED—23-69 to 23-71 38th Street, east side, 162.21 feet north of Astoria Boulevard, Triboro Bridge Plaza, Block 803, Lot 13, Long Island City, Borough of Queens.

APPEARANCES—

For Applicant: Justin A. Rothstein.

For Opposition: None.

ACTION OF BOARD—Laid over to June 9, 1959, at 10 A. M. for decision; applicant to file revised plan showing exit from rear across neighbor's property and consent in writing for use of such exit; hearing previously closed.

962-28-BZ—Vol. II

APPLICANT—Unger and Unger, for Sinclair Refining Co., owner.

SUBJECT—Application reopened October 7, 1958—as Vol. II—decision of the Borough Superintendent, under sections 7c, 7i and 21 of the Zoning Resolution, to permit in a business and residence use district, an existing gasoline service station with office, grease pits and auto laundry, the extension of the uses to include sale of accessories, minor auto repairs and the parking and storage of motor vehicles and to have the present pump islands remain in their present location.

PREMISES AFFECTED—714 Jamaica Avenue, southwest corner of Richmond Street, Block 4102, Lot 27, Borough of Brooklyn.

APPEARANCES—

For Applicant: Paul Feldman.

For Opposition: None.

ACTION OF BOARD—Laid over to May 12, 1959, at 10 A. M. for further consideration of proposed revisions which have been submitted by the applicant; hearing closed.

1050-38-BZ—Vol. II

APPLICANT—Leonard F. Rothkrug for Sovereign Homes, Inc.

SUBJECT—Application reopened June 3, 1958 as Vol. II—decision of the Borough Superintendent, under sections 7e and 21 of the Zoning Resolution, to permit in a local retail and residence use district the erection of a gasoline service station with accessory motor vehicle repair shop with hand tools only, auto laundry, non automatic and lubritorium without the required rear yard, all for a temporary term of 15 years.

PREMISES AFFECTED—1301-1319 65th Street and 6411-6423 13th Avenue, northeast corner, Block 5747, Lot 1, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: Gertrude C. Wolfe, Margaret Normando and Joseph O. Albanese.

ACTION OF BOARD—Laid over to May 26, 1959, at 10 A. M. for hearing at request of the applicant, objectors concurring.

341-43-BZ—Vol. IV

APPLICANT—Leonard F. Rothkrug, for 3319 Realty Corp., owner and conditional vendee doing business as Riteway Laundry.

SUBJECT—Application reopened January 6, 1959 as Volume IV—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a residence use district the extension of a laundry with accessory dry cleaning previously granted by the Board into an existing public garage, the public garage use to be discontinued with the addition of accessory laundry truck storage use and the extension of the garage building for accessory laundry storage use.

PREMISES AFFECTED—3319-3335 Atlantic Avenue, northeast corner of Euclid Avenue, Block 4145, Lot 1, 13 and 23, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: None.

ACTION OF BOARD—Laid over to May 12, 1959, at 10 A. M.; at request of the applicant, to file information previously requested; hearing previously closed.

668-46-BZ—Vol. II

APPLICANT—Larry Meltzer for M. J. F. Realty Corporation, owner.

SUBJECT—Application reopened June 3, 1958 as Vol. II—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a business and residence use district, in an existing three story and basement building the change in occupancy from manufacturing, previously granted by the Board, to showroom, retail store and parking and storage for more than five (5) pleasure type motor vehicles for customers and employees only.

PREMISES AFFECTED—94-19 to 94-29 82nd Street and 82-01 to 82-15 Rockaway Boulevard, northeast corner, 82-13 to 82-19 95th Avenue, 94-20 to 94-40 83rd Street, Block 9011, Lot 14, Ozone Park, Borough of Queens.

APPEARANCES—

For Applicant: Larry Meltzer.

For Opposition: None.

ACTION OF BOARD—Laid over to May 26, 1959, at 10 A. M. for applicant to amend plans to indicate sign and state permit number under which sign was approved and for inspection and decision; hearing closed.

871-46-BZ—Vol. II

APPLICANT—Reginald S. Hardy for Boulevard Leasing Corporation, owner.

SUBJECT—Application reopened January 13, 1959 as Vol. II—decision of the Borough Superintendent, under sections 7c, 19A (J) and 21 of the Zoning Resolution, to permit in a business and residence use C and D area and class 1 height district, the erection of a twelve story office building with non-storage garage and loading berth, the proposed building exceeds the permitted area coverage that encroaches on the required side yards which exceeds the permitted height and has curb cuts located in the residence portion of the premises.

PREMISES AFFECTED—97-45 Queens Boulevard, northwest corner of 64th Road, Block 2091, Lot 1, Rego Park, Borough of Queens.

APPEARANCES—

For Applicant: R. S. Hardy, Joseph B. Lynch, Samuel J. Le Frak, Jack Brown and Ted Kahner.

For Opposition: Joseph J. Whalen.

ACTION OF BOARD—Laid over to May 26, 1959, at 10 A. M. for inspection and decision; applicant to file amended plan eliminating roof parking and substitute a story below ground, also for elimination of ramp; hearing closed.

870-55-BZ—Vol. II

APPLICANT—Lama, Proskauer & Prober, for Joseph Stumer, owner.

SUBJECT—Application reopened March 10, 1959 as Volume II—decision of the Borough Superintendent, under sections 7f, 7i and 7e of the Zoning Resolution, to permit

MINUTES

in a retail use district, the erection and maintenance of an auto showroom, gasoline service station, lubritorium, car wash, minor auto repairs, hand tools only, office and sales, storage room, parking and storage of motor vehicles.

PREMISES AFFECTED—5402-5412 Church Avenue and 261-271 East 54th Street, southeast corner, Block 4702, Lot 1, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama and Louis Rosenberg.

For Opposition: Stanley Steingut, Elias Wertheim, Dora Friedland, Sally Polotsky, Harry Wolf, Charles S. Goldman, Sam Masonson, Joseph Strachman, Eli Rosenfeld, William A. Wagner, Eugene Gold, Sam Light, Mary Hartman, Fanny Barkan, Fannie Goldsmith, Mary Mayback, Anne Palatnick, Lillian Joseph, Catherine O'Reilly, Celia Rapeport, Toby Tabachnick, Bessie Eisenstein, Ida Schechtman, Frances Rothman, Milton Siedman, Nathan Goldberg, Etta Roenblum, Joseph Broadman, Sarah Sherman, Freida Broadman, Esther Shapiro and Mildred Spinner.

ACTION OF BOARD—Laid over to May 26, 1959, at 10 A. M. for inspection and decision; hearing closed.

420-58-BZ

APPLICANT—S. W. Gage, for Irving and Sam Robins, owners.

SUBJECT—Application July 11, 1958—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a residence use district, the extension of the existing laundry facilities by the erection of a two story and cellar structure on the adjoining vacant lot which connects with the existing building on the cellar and second floor.

PREMISES AFFECTED—335-337 East 75th Street, north side, 125 feet west of 1st Avenue, Block 1450, part of Lot 20, Borough of Manhattan.

APPEARANCES—

For Applicant: S. W. Gage.

For Opposition: David L. Charal and Edward Goldman.

ACTION OF BOARD—Laid over to May 26, 1959, at 10 A. M. for inspection and decision; hearing closed.

623-58-BZ

APPLICANT—Carl H. Salminen, for Frank Reis, owner; Bari Construction Co., Inc., owner under contract.

SUBJECT—Application October 31, 1958—decision of the Borough Superintendent, under sections 7e and 21 of the Zoning Resolution, to permit in a residence use district, the erection of a one-story structure of Class 3 construction to be used for light manufacturing as permitted in a business use district, office, loading and unloading and parking of trucks used in conjunction with business, the structure to occupy more than the permitted area.

PREMISES AFFECTED—33-04 23rd Street and 21-04 33rd Avenue, southwest corner, Block 556, Lots 34-39 inclusive, Astoria, Borough of Queens.

APPEARANCES—

For Applicant: Carl H. Salminen.

For Opposition: None.

ACTION OF BOARD—Laid over to June 16, 1959, at 10 A. M. for decision; applicant to file name and type of business of proposed tenant; hearing previously closed.

696-58-BZ

APPLICANT—Frederick A. Ketcher, for Maria De Palma, owner.

SUBJECT—Application December 1, 1958—decision of the Borough Superintendent, under sections 7e and 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of the premises for the sale of new and used cars with a frame office and for the parking of more than 5 motor vehicles.

PREMISES AFFECTED—964-970 65th Street, south side, 100 feet west of 10th Avenue, Block 5750, Lot 47, Borough of Brooklyn.

APPEARANCES—

For Applicant: Frederick A. Ketcher.

For Opposition: None.

ACTION OF BOARD—Laid over to May 26, 1959, at 10 A.M. for inspection and decision; applicant to file statement to show definitely that this owner is not connected with the corner piece of property; hearing closed.

701-58-BZ

APPLICANT—Maxfield Blaufeux, for Joseph Angelone, owner; Great Atlantic and Pacific Tea Co., lessee.

SUBJECT—Application December 2, 1958—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a local retail and residence use district, the erection of a one story and cellar building for use as a retail store and to provide accessory parking on the unbuilt upon portion of the premises with more than two curb cuts on the same street.

PREMISES AFFECTED—55-08 to 55-34 Metropolitan Avenue, 62-01 to 62-09 and 62-29 to 62-37 Tonsor Street, southeast corner, Block 3365, Lot 7, Ridgewood, Borough of Queens.

APPEARANCES—

For Applicant: Maxfield Blaufeux.

For Opposition: Joseph Pfeifer, Eleanore Pfeifer, Hilda Eppich, John Ruppert, Marie Mayer, Charles Norz, Jr., Anna Oehrle, V. Di Matteo, Agnes Koprevnik, Anna Stopper, N. Spagnolo, and Jack R. Murature.

For Administration: John J. Saunders, B'd of Education.

ACTION OF BOARD—Laid over to May 26, 1959, at 10 A. M. for applicant to file amended plan showing where the zone line is between the local retail and residence districts and also to indicate the disposition of vehicles in the residence district portion and the number accommodated in such portion and for inspection and decision; hearing closed.

178-59-A

APPLICANT—Maxfield Blaufeux, for Joseph Angelone, owner; Great Atlantic & Pacific Tea Company, lessee.

SUBJECT—Application March 19, 1959—filed pursuant to Section 35, General City Law—re proposed utilization of the portion of lot in bed of mapped street.

PREMISES AFFECTED—55-08 to 55-34 Metropolitan Avenue and 62-01 and 62-29 to 62-37 Tonsor Street, southeast corner, Block 3365, Lot 7, Ridgewood, Borough of Queens.

APPEARANCES—

For Applicant: Maxfield Blaufeux.

For Administration: John J. Saunders, B'd of Education.

ACTION OF BOARD—Laid over to May 26, 1959, at 10 A. M. for inspection and decision in connection with 701-58-BZ; hearing closed.

729-58-BZ

APPLICANT—Louis B. Santangelo for Ralph G. Ortiz.

SUBJECT—Application December 12, 1958—decision of the Borough Superintendent, under sections 7c, 7h and 21 of the Zoning Resolution, to permit in a residence and local retail use district, the erection of a funeral parlor and caretaker's apartment, with parking and storage of motor vehicles for the employees and patrons only, to be at the rear of the lot by means of ramp of the west end of building.

PREMISES AFFECTED—135-141 East 103rd Street, north side, 79 feet west of Lexington Avenue, Block 1631, Lots 111, 112 and 113, Borough of Manhattan.

APPEARANCES—

For Applicant: L. B. Santangelo and H. E. Horwood.

For Opposition: Rosauro Gomez.

ACTION OF BOARD—Laid over to June 2, 1959, at 10 A. M. for applicant to make a search as to the Certificates of Occupancy of the buildings adjacent; applicant to file a new decision of the Borough Superintendent as to "undertaking" and for inspection and decision; hearing closed.

MINUTES

750-58-BZ

APPLICANT—Louis B. Santangelo for Ralph G. Ortiz, owner.

SUBJECT—Application December 19, 1958—decision of the Borough Superintendent, under sections 7c and 21 of the Zoning Resolution, to permit in a residence use district, in an existing two story and cellar building presently occupied as a Russian and Turkish bath with locker room, dormitory and caretakers apartment, the change in use of the first floor to a funeral home and loading area with a new curb cut.

PREMISES AFFECTED—797-801 Park Avenue, north side, 100 feet east of Throop Avenue, Block 1733, Lot 63, Borough of Brooklyn.

APPEARANCES—

For Applicant: H. E. Horwood and L. B. Santangelo.

For Opposition: None.

For Administration: John J. Saunders, B'd of Education.

ACTION OF BOARD—Laid over to May 19, 1959, at 10 A. M. for applicant to file revised plans separating the occupants of two different uses proposed to occupy this building.

756-58-BZ

APPLICANT—Leonard F. Rothkrug for Jacob Morrow and Nat Chanelis, owners.

SUBJECT—Application December 24, 1958—decision of the Borough Superintendent under sections 9A and 21 of the Zoning Resolution, to permit in a class ½ height district, the erection of a multiple dwelling the height of a portion of which is in excess of that permitted within two miles of a designated airport.

PREMISES AFFECTED—3291-3323 Nostrand Avenue, northeast corner of Avenue T, Block 7365, Lot 71, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: Bernard H. Loizzo.

ACTION OF BOARD—Laid over to May 19, 1959, at 10 A. M. for decision; applicant to take up question of correction of papers and digest with Examiner; hearing previously closed.

760-58-BZ

APPLICANT—Victor E. Block and Robert E. Healey for Ogden Parking Corporation, owner.

SUBJECT—Application December 29, 1958—decision of the Borough Superintendent under section 7h of the Zoning Resolution, to permit in a local retail use district, the maintenance of a parking lot for the parking and storage of more than five (5) motor vehicles.

PREMISES AFFECTED—1332-1340 Ogden Avenue, east side, 138.80 feet south of West 170th Street, Block 2522, Lots 12, 13, 14 and 15, Borough of the Bronx.

APPEARANCES—

For Applicant: Victor E. Block and Robert E. Healey.

For Opposition: None.

For Administration: John J. Saunders, B'd of Education.

ACTION OF BOARD—Laid over to May 19, 1959, at 10 A. M. for inspection and decision; hearing closed.

762-58-BZ

APPLICANT—Leonard F. Rothkrug for John R. Doody, owner.

SUBJECT—Application December 29, 1958—decision of the Borough Superintendent under section 21 of the Zoning Resolution, to permit in a D area district the erection of a retail store occupying more than the permitted area.

PREMISES AFFECTED—1514-1516 Avenue Z, south side, 50 feet west of East 16th Street, Block 7460, Lot 6, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: None.

ACTION OF BOARD—Laid over to May 26, 1959, at 10 A. M. for inspection and decision; hearing closed.

33-59-BZ

APPLICANT—Maxfield Blaubeux for Frank Dellasala, owner—Great Atlantic and Pacific Tea Company, lessee.

SUBJECT—Application January 16, 1959—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a business, local retail and residence use district, on a plot presently occupied with a one story building used as a retail supermarket with patron and employee parking confined to the business and local retail portions, the extension of the parking of cars into the residence use portion of the premises.

PREMISES AFFECTED—406-428 Crescent Street, west side, from Liberty Avenue to Hill Street, 1031-1041 Liberty Avenue and 46-62 Hill Street, Block 4166, Lot 18, Borough of Queens.

APPEARANCES—

For Applicant: Maxfield Blaubeux and Frank Dellasala.

For Opposition: Frances Dilenzo.

ACTION OF BOARD—Laid over to May 26, 1959, at 10 A. M. for inspection and decision; hearing closed.

63-59-BZ

APPLICANT—Goldwater and Flynn for Huntington Hartford doing business as Huntington Hartford Enterprises, owner.

SUBJECT—Application January 29, 1959—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a residence use district of the change in use of the present building from factory and showroom to offices.

PREMISES AFFECTED—214 East 52nd Street, south side, 180 feet east of 3rd Avenue, Block 1325, Lot 45, Borough of Manhattan.

APPEARANCES—

For Applicant: Richard Goldwater and Samuel Rosenblum.

For Opposition: Alex W. Schindler.

ACTION OF BOARD—Laid over to June 2, 1959, at 10 A. M. for inspection and decision; hearing closed.

172-16-BZ—Vol. II

APPLICANT—Herman Kron, for Banner Oil Company, Inc., owner.

SUBJECT—Application reopened July 23, 1957 as Vol. II—decision of the Borough Superintendent, under sections 7c and 7h of the Zoning Resolution, to permit in a business and residence use district, the reconstruction of an existing gasoline service station, minor auto repairs with hand tools only, auto laundry, garage for more than five (5) cars and parking and storage of more than five (5) motor vehicles to be used in conjunction with the existing garage.

PREMISES AFFECTED—31-37 Church Avenue, north side, 100 feet east of Chester Avenue, Block 5313, Lots 34 and 38, Borough of Brooklyn.

APPEARANCES—

For Applicant: Herman Kron.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Vice Chairman Kleinert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox. 4

Negative 0

Absent: Chairman Murdock 1

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on June 23, 1957 subject to regular procedure; and

WHEREAS, a public hearing was held on this application on June 24, 1958 after due notice by publication in the Bulletin; laid over to May 5, 1959, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site, Chester Avenue and Story Street are in residence and business use, C area, class 1 height districts; Church Avenue is in a business use, C area,

MINUTES

class 1 height district; Louisa Street is in a residence use, C area, class 1 height district; and

WHEREAS, the decision of the Borough Superintendent, dated July 2, 1957 acting on Alt. Applic. No. 1434-57, reads:

"1. Proposed alteration to premises and to buildings on a plot partly in a business and partly in a residence zone, to be used in conjunction with existing garage for gasoline service station, auto repairs, auto laundry, garage for more than 5 motor vehicles, parking and storage for more than 5 cars, and sale of used cars; store and stock room and auto accessories, is contrary to Art. II, PP. 3 and PP. 4a, subsections 15, 29 and 46 of the Zoning Resolution, and Art. II, PP. 6 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 120 feet frontage by 233.80 feet in depth, upon which is located the following buildings: one story garage building, 80 feet by 100 feet in rear, erected in 1916 under Cal. No. 172-16-BZ, for which Certificate of Occupancy No. 2784 was issued; one story garage building, 40 feet by 83.8 feet, facing Church Avenue, erected in 1914, for which Certificate of Occupancy No. 2784 was issued; one, two-story brick store and dwelling facing Church Avenue, for which Certificate of Occupancy No. 104591 was issued; one, one-story brick store facing Church Avenue, for which Certificate of Occupancy No. 34734 was issued; that gas tanks are located in front garage building; that it is proposed to demolish the two stores and dwellings and the one story store cut down the front of present garage to a depth of 30 feet, to reconstruct same accordingly and to be used as a lubritorium, auto repairs with hand tools only and non-automatic car wash; that the building will be constructed of face brick, stainless steel and will be of modern design; and

WHEREAS, the applicant contends that the proposed use of these premises will be in harmony with the existing development of the neighborhood and its conduct will be such as not to interfere with the welfare of the inhabitants; that the owner is willing to surround the premises with such safeguards as the Board may deem necessary to protect the surrounding area; and

WHEREAS, the applicant states that the present owner has held title to the property since January 15, 1957; that the assessed valuation of land is \$19,000 and of the buildings \$48,000 making a total of \$67,000; that the buildings were erected in 1925; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivisions c and h of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Sections 7c and 7h for a term of to permit in the business and residence use district reconstruction of an existing gasoline service station granted by the Board originally on October 31, 1916, so as to permit the reconstruction substantially as shown on plans filed with this application marked, "Received July 7, 1957," 1 sheet, "May 9, 1958," 1 sheet and "April 27, 1959," 3 sheets, *on condition* that there shall be a new brick fence wall six feet above the ground level built between the north-west corner of the rear garage building and the westerly lot line of the premises with no doors or gates whatever therein, cutting off the rear 26 feet of the property which shall be cleaned up, fertilized and planted with grass and shrubbery; that the rear wall of the rear garage building shall be limited to windows with the sills at least three feet above the ground level; that two vehicular doorways shall be reduced to pedestrain doors not more than three feet wide to prevent any access to this rear 26 feet by any vehicle; that the proposed gasoline service station at the front shall comply with the plans filed; that there shall be four pumps set back 15 feet from the northerly building line of Church

Avenue and ten 550 buried gasoline tanks as shown; that the present existing building along the easterly width of the building line on Church Avenue 40 feet and 85 feet to the north from Church Avenue building line along the easterly lot line shall be reduced to the same 40 feet of width, but 35 feet in depth as a result of the demolition of the front 48 feet of the existing building, the remaining part to be enclosed with a new front and rear wall, each front and rear wall to have three vehicular doorways; that along the westerly lot line starting 30 feet north of the Church Avenue building line there shall be an office and stockroom and toilet room building 20 feet wide and 40 feet deep all as shown on the plans filed herewith; that the trellis along the easterly lot line between the buildings shall be removed; that the entire ground area shall be paved with asphalt paving and graded to prevent the flow of storm waters across the sidewalks; that when the existing building along the Church Avenue building line at the east end of the property is demolished, enough of the wall along the easterly lot line for a depth of 48 feet from Church Avenue to a height of 6 feet shall remain, shall be coped and form a fence wall stuccoed on the westerly side; that along the westerly lot line there shall be a woven wire fence 5 feet, 6 inches in height and shall be continued around the northerly lot line and return 26 feet to the easterly lot line to the rear of the existing garage building; that the two buildings facing on Church Avenue at the west end of the property shall be demolished; that there shall be permitted at the intersection of the east side lot line with the northerly building line of Church Avenue a segmental block of concrete 12 inches high as a base for a steel pipe, supporting a brand sign within the building but the sign may extend four feet beyond the building line; that signs may include one sign of individual lettering 12 inches in height over each of the three doorways entering the proposed new auto repair and laundry building and no other signs of any type shall be permitted on the building; that the sidewalks and curb cuts shall be repaired and altered from the existing 15 foot and 20 foot curb cuts to the two 35 foot curb cuts as shown on the plans of proposed conditions; that all portable fire-fighting appliances shall be maintained as the Fire Commissioner shall direct; that the facade of all buildings shall be treated alike with common brick, painted white or stuccoed; and that all permits shall be obtained, including a Certificate of Occupancy, and all work completed within the requirements of Section 22A of the Zoning Resolution.

137-27-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Socony Mobil Oil Co., owner.

SUBJECT—Application reopened January 20, 1959—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a business district, the reconstruction of an existing gasoline service station and extend the uses to include lubritory, minor auto repairs with hand tools only, utility room and store and the parking and storage of motor vehicles on the open area.

PREMISES AFFECTED—2103-2121 Webster Avenue, west side, 280 feet north of East 180th Street, Block 3143, Lot 113, Borough of The Bronx.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Vice Chairman Kleinert, Commissioner

Foley, Commissioner Sleeper and Commissioner Fox. 4

Negative: 0

Absent: Chairman Murdock 1

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on January 20, 1959 subject to regular procedure; and

WHEREAS, a public hearing was held on this application on April 7, 1959 after due notice by publication in the Bulletin; laid over to April 14, 1959, at the request of the objector; no further adjournments and no notices to be sent

MINUTES

out; then to May 5, 1959, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site, Webster Avenue and Folin Street are in a business use, B area, class 1¼ height district; East 180th Street and Tiebaut Avenue are in business and residence use, B area, class 1¼ height districts; and

WHEREAS, the decision of the Borough Superintendent, dated November 18, 1958 acting on N.B. Applic. No. 1027-58, reads:

"1. The proposed demolition and reconstruction and extension of uses of an existing Gasoline Service Station and Garages for five cars to—Gasoline service station, lubritory, car wash, minor auto repairs (hand tools only), utility room, store, and parking and storage of motor vehicles in open area on a lot located within a Business Use district is contrary to Art. II Sect. 4(a), (15), (29), and (46) of the Zoning Resolution and B.S.A. resolution Cal. #137-27-BZ."

and

WHEREAS, the applicant states that the premises consist of a plot, 230.75 feet frontage by 100.08 feet in depth, irregular, presently developed with a gasoline service station consisting of ten 550 gallon gasoline tanks and four dispensing pumps; that the premises are also developed with several buildings as follows: a one story metal building 40 feet 1 inch by 24 feet 8 inches used as lubritorium, minor auto repair and car wash; a one story brick building 26 feet ½ inch by 8 feet 4 inches used as a utility room and store; a one story metal building 45 feet 3 inches by 18 feet 1 inch used as a five car garage and a one story metal building 45 feet 6 inches by 18 feet 1 inch used as a five car non-storage garage; that a part of the open area is used for parking of cars awaiting service; that it is proposed to demolish, reconstruct and extend the present gas station to a frontage of 230.75 feet on Webster Avenue; that it is also proposed to extend the uses to include lubritory, minor auto repairs with hand tools only, utility room and store; that a portion of the open area is proposed for parking and storage of motor vehicles; that the four present 550 gallon gasoline tanks are proposed to be continued and the six present inactive 550 gallon gasoline tanks are to be reactivated so that there will be a total of ten 550 gallon gasoline tanks; that the proposed accessory building will be one story in height, of class 3 construction with a frontage of 60 feet 4 inches, a depth of 32 feet and will contain the conjunctive uses of lubritory, minor auto repairs with hand tools only, car wash, utility room and store; and

WHEREAS, the applicant states that Department of Buildings records indicate that under Atl. Applic. No. 245-1927 and Cal. No. 137-27-BZ, a permit was granted to erect a gasoline service station on the west side of Webster Avenue, 277 feet north of East 180th Street, having a frontage of 182.23 feet on Webster Avenue and a depth of 100 feet, 1 inch; that under N.B. Applic. No. 3148-24 and Cal. No. 60-25-BZ, a permit was also granted to erect a two story garage on the west side of Webster Avenue, 429 feet north of East 180th Street; that under SA Applic. No. 813-1927 and SA Applic. No. 560-1929 a permit was issued to erect a gas station and garage for five cars, for which Certificate of Occupancy No. 5842 was issued on July 19, 1949; that under S.A. Applic. No. 409-1929 a permit was issued to erect a garage for five cars, for which Certificate of Occupancy No. 844 was issued on July 19, 1949; that under SA Applic. No. 410-1929 permit was issued to erect a five car, non-storage garage, for which Certificate of Occupancy No. 924 was issued on August 3, 1949; and

WHEREAS, the applicant contends that demolishing, reconstructing and extending the present gasoline service station to a total frontage of 230.75 feet on Webster Avenue cannot possibly affect any of the adjoining property owners, since the affected area is now developed with many non-conforming uses as follows: block 3143, lots 99, 79 and 36—ten private garages, gas station and garage; block 3030, lot 28—garage; that the present gas station has been in continuous operation since 1928, which proves con-

clusively that this station is serving public needs in the area; that the reconstruction and extension of the existing gas station will be an asset to the community; and

WHEREAS, the applicant states that the present owner has held title to the property since June 15, 1932; that the assessed valuation of land is \$27,000 and of the buildings \$10,000 making a total of \$37,000; that the buildings were erected in 1927 and 1929; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended that the application be granted under certain conditions; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision c of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7c, to permit in a business district the reconstruction of an existing gasoline service station and to extend the uses to include lubritory, minor auto repairs with hand tools only, utility room and store, and the parking and storage of motor vehicles on the open area, all as shown on plans filed herewith marked "Received December 17, 1958", 6 sheets, on condition that all existing buildings shall be removed and the new lubritory, car wash and minor repair shop shall be erected at the south end of the lot; that existing pumps shall be removed and replaced with four pumps located 15 feet back from the building line; that the open area shall be paved with asphaltic paving; that the rear of the lot shall be graded from the higher elevation at the back to the level of the new paved gas station area in such a way as to maintain the angle repose of the earth without a retaining wall being required; that the owner shall build same at his expense; that curb cuts shall be changed from the present two long cuts to three cuts, one 40 feet in width and two 35 feet wide each, as shown on plans above cited; that light poles shall be erected within the building line at each end of the property and one sign pole erected on the north end of the site inside the building line, with a brand sign extending not more than 4 feet beyond the building line; that in all other respects the construction shall comply with all laws, rules and regulations applicable thereto; that such portable fire-fighting appliances shall be maintained as the Fire Commissioner may direct; and that all permits, including a certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

42-32-BZ—Vol. II

APPLICANT—Haus and Bresin for Lawrence Florin, owner.

SUBJECT—Application reopened November 7, 1958 as Vol. II—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the modernization of the present gasoline service station by extending the service building and extend the uses to include minor repairs with hand tools only, for an additional term of fifteen (15) years.

PREMISES AFFECTED—2263 Linden Boulevard and 786-794 Elton Street, northwest corner, Block 4336, Lot 27, Borough of Brooklyn.

APPEARANCES—

For Applicant: Millard Bresin.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Vice Chairman Kleinert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox. 4

Negative: 0

Absent: Chairman Murdock 1

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on December 2, 1958 subject to regular procedure; and

WHEREAS, a public hearing was held on this application on April 14, 1959 after due notice by publication in the Bulle-

MINUTES

tin; laid over to May 5, 1959, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site is in a residence use, D area, class 1 height district; and

WHEREAS, the decision of the Borough Superintendent, dated October 10, 1958 acting on Alt. Applic. No. 3163-58, reads:

"1. Proposed extension to building, located in a Residence Zone, and change of use to include Gasoline service station, auto wash (non-automatic), lubrication, office, sale of auto accessories, minor repairs with hand tools only and parking and storage of more than 5 motor vehicles and rearrangement of curb cuts is contrary to Art. II, PP. 3 of the Zoning Resolutions and contrary to the variance granted by the Bd. of Standards and Appeals under Cal. 42-32-BZ."

and

WHEREAS, the applicant states that the premises consist of a plot, 100 feet frontage by 85 feet in depth; that the site is an existing gasoline service station located on the northwest corner of Linden Boulevard and Elton Street, with a frontage of 100 feet on Linden Boulevard and a frontage of 85 feet on Elton Street; that this gas station was erected under a zoning variance under Cal. No. 42-32-BZ; that this variance has been extended from time to time and the current term of the variance will expire on January 17, 1961; that the conditions shown on the plot plan of existing conditions have existed since the gas station was built; that existing curb cuts do not agree with the Board's Resolution and permission is requested to arrange same as shown on proposed conditions; that it is proposed to increase the depth of the present accessory building by constructing a front extension of 9 feet 8 inches by the width of the present building; that it is also proposed to construct a new masonry wall at the rear of the present bays, eliminate one of the present grease pits and substitute a lift, and install overhead doors in front of the bays; and

WHEREAS, the applicant states that this alteration will provide a modern accessory building of adequate depth to accommodate present day cars; that it will also provide a fully enclosed area for lubrication, washing and minor repairs in place of the open front bays that now exist; that the repairing herein proposed will consist of minor repairs with hand tools only and will be confined to the interior of the accessory building; that it is also proposed to provide a woven wire fence along the portion of the interior lot lines where no fence now exists; that it is also proposed to rearrange curb cuts as shown on plans filed with this application; and

WHEREAS, the applicant contends that the above alterations will provide a modern gasoline service station with a face brick facade, a considerable improvement over the present appearance of the site; that in view of the investment involved in modernizing the premises, it is requested that the term of the variance be extended for an additional period of fifteen years; and

WHEREAS, the applicant states that the present owner has held title to the property since October 22, 1946; that the assessed valuation of land is \$12,000 and of the building \$3,000 making a total of \$15,000; that the building was erected in 1932; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision c of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7c for a term of fifteen years, to permit in the residence use, the modernization of the present gasoline service station by extending the service building and extend the uses to include minor repairs with hand tools only, for an additional term of fifteen years, *on condition* that the present office and sales

building shall remain and that the roof of the present lubrication building shall remain with new walls to increase the depth to 28 feet as shown on plans of proposed conditions marked, "Received November 7, 1958," 4 sheets; that the lot lines between the gasoline service station and the premises to the west and north shall have a split sapling fence set in concrete and wood stringers with the face to the adjacent premises for the full length of 85 feet on the west lot line and 100 feet on the north lot line; that the existing two pump islands with two pumps on each shall remain as at present; that the five buried tanks shall remain as at present; that the existing 10 foot and 17 foot curb cuts on Linden Boulevard shall be increased to 30 foot curb cuts each, and on Elton Street the 30 foot curb cut nearest Linden Boulevard shall be changed to a 20 foot curb cut starting five feet north of Linden Boulevard and the 10 foot curb cut to the north shall be eliminated; that all sidewalks, curb cuts and driveways shall be repaired to the satisfaction of the Borough Superintendent; that the gasoline service station area shall be treated with a bituminous paving; that the parking on the station shall be limited to vehicles of the pleasure-car type; that the post standard as shown at the southwest corner of the gasoline station front along the Linden Boulevard front shall remain; that in all other respects the construction shall comply with all laws, rules and regulations applicable thereto; and that all permits shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

24-34-BZ—Vol. II

APPLICANT—Anthony M. Salvati, for D and S Holding Corporation, owner.

SUBJECT—Application reopened November 5, 1958 as Vol. II—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a retail and residence use district, the erection and an extension to the second floor in an existing three story building and changing the use from theatre, stores and apartments for two families to bowling alleys, stores and apartments for two families.

PREMISES AFFECTED—3117-3127 Surf Avenue, northeast corner of West 32nd Street, Block 7049, Lot 51, Borough of Brooklyn.

APPEARANCES—

For Applicant: Anthony M. Salvati and Leon Komondorea.

For Opposition: None.

ACTION OF BOARD—Resolution amended.

THE VOTE—

Affirmative: Vice Chairman Kleinert, Commissioner

Foley, Commissioner Sleeper and Commissioner Fox. 4

Negative: 0

Absent: Chairman Murdock 1

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on November 5, 1958 subject to regular procedure; and

WHEREAS, a public hearing was held on this application on April 7, 1959 after due notice by publication in the Bulletin; laid over to April 14, 1959, for hearing; applicant to send out new notices by regular mail to affected owners, because of insufficient time for notices previously sent out; then to May 5, 1959, for inspection and decision; applicant to submit letter stating notices were sent to owners as previously instructed by the Board; hearing closed; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site, 32nd Street and 31st Street are in retail and residence use, C area, class 1 height districts; Surf Avenue is in a retail use, C area, class 1 height district; and

WHEREAS, the decision of the Borough Superintendent, dated September 22, 1958, as amended by decision dated March 4, 1959, acting on Alt. Applic. No. 21-28-58, reads:

"1. In a lot and building located partly in a retail and partly in a residence use district the proposed change in occupancy from "Stores and theatre" to "Stores & bowling alley" and the erection of a new

MINUTES

floor within the building for bowling alleys is contrary to Art. II Sec. 3 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 101 feet 5½ inches frontage by 138 feet 3¾ inches in depth; that it is proposed to provide additional bowling alleys in an area of the building, now located in a residence district; and

WHEREAS, the applicant states that the building has a frontage of 101 feet 6⅛ inches on the north side of Surf Avenue and a depth of 138 feet 3¾ inches along the east side of West 32nd Street; that the building, for a depth of 100 feet along the north side of Surf Avenue is in a retail district, C area and class 1 height; that the area of the building located beyond 100 feet north of Surf Avenue is located in a residence district, C area and class 1 height; that the portion of the building now located in the residence district had, prior to September 25, 1931, been a business district, C area, class 1 height; and

WHEREAS, the applicant further states that the building had been built and Certificate of Occupancy issued in 1935, for use as a moving picture theatre, stores and two families; that due to the advent of television, this theatre, as other neighborhood theatres, had steadily lost patrons as the years went by; that the theatre eventually was operating at a loss and the owners were forced to sell; that on December 16, 1957 the owners purchased these premises with the intent of altering the theatre into a modern bowling alley; that the stores and two families were not to be disturbed; that plans had been submitted to the Building Department to alter the theatre into a modern bowling alley; that a 12 inch masonry wall was requested by the Building Department to divide the retail and residence areas of the building, with the bowling alleys restricted to the retail area; that the portion of the building located in the residence area was to be used for storage, which in reality is a waste of valuable space; and

WHEREAS, the applicant contends that the restriction imposed by the Building Department caused the loss of a number of alleys which would have been used to the advantage of the patrons in the community; that the building has an area of 13,578 square feet of which 12,795 square feet is in the retail district and 783 square feet is located in the residence district; and

WHEREAS, the applicant states that the present owner has held title to the property since December 16, 1957; that the assessed valuation of land is \$23,500 and of the building \$70,000 making a total of \$93,500; that the building was erected in 1934; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on April 3, 1934, as thereafter amended by resolutions adopted through April 14, 1959, by adding thereto:

"to permit under Section 7c of the Zoning Resolution, in a retail and residence use district, the erection of an extension to the balcony in an existing three-story building and to change the use from theatre, stores and apartments for two families to bowling alleys, stores and apartments for two families in the fireproof building existing on the subject site, *on condition* that all work shall conform to the plans filed herewith, marked "Received October 14, 1958", 11 sheets; that there shall be no new openings in any of the walls in the residence district; that all existing exits of the old theatre area, which is to be used on the 1st and 2nd floors for bowling alleys, shall remain; that in all other respects the building shall comply with all laws, rules and regulations applicable thereto; and that all permits, including a new certificate of occupancy, shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

68-36-BZ—Vol. IV

APPLICANT—Lama, Proskauer and Prober for 10

Brighton 11th Street Corp. and New York City Transit Authority, owners; Waldbaum 21, Inc., lessee.

SUBJECT—Application reopened January 6, 1959 as Vol. IV—re decision of the Borough Superintendent, under Section 7c of the Zoning Resolution, to permit in a business and residence use district, the change in use of an existing public garage, motor repairs, lubritorium, and parking in the open area to a supermarket, stores, loading and unloading area, parking of patrons and employees cars, no fee to be charged, and a sign in the residential portion of the plot.

PREMISES AFFECTED—14-48 Brighton 11th Street, west side, 59 feet, 9½ inches south of Neptune Avenue, Block 7516, Lots 2375 and part of 2370, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama and Irving Wurtzel.

For Opposition: Abram Shlefstein.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Vice Chairman Kleinert, Commissioner

Foley, Commissioner Sleeper and Commissioner Fox.. 4

Negative: 0

Absent: Chairman Murdock 1

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. IV on January 6, 1959 subject to regular procedure; and

WHEREAS, a public hearing was held on this application on February 17, 1959 after due notice by publication in the Bulletin; laid over to February 25, 1959, for hearing at the request of one objector for additional objectors to be present; then to March 17, 1959, for inspection and decision and for consideration of an Administrative Appeal in connection therewith; which has been filed; hearing closed; then to April 14, 1959, with Calendar Number 29-59-A; then to April 21, 1959, for applicant to file revised plans showing removal of signs on Brighton 11th Street and no entrances on such street except in the business use portion; then to April 28, 1959, for applicant to file revised plans for consideration on May 5, 1959; then to May 5, 1959, for applicant to file revised plan showing brick wall with no opening therein, and curb cut eliminated and for decision; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site, Brighton 10th Street and Brighton 11th Street are in business and residence use, C area, class 1 height districts; that part of the premises within 100 feet of Neptune Avenue is in a business use district and the balance of the premises is in a residence use district; that as of July 25, 1916 the premises were in an unrestricted use district and received its present use designation on October 10, 1930; and

WHEREAS, the decision of the Borough Superintendent, dated November 26, 1958 acting on Alt. Applic. No. 3784-58, reads:

"1. Proposed change of use of an existing public garage, minor repairs, lubritorium, and parking and storage of motor vehicles in open area to—Super Market, stores, storage rooms and boiler room, Loading and unloading area and parking of patrons and employees cars in open area (no fee to be charged) on a plot located partly within a Business Use district and partly within a Residence Use district and proposed business sign in the Residence portion of plot is contrary to Art. II, sect. 3 of the Zoning Resolution and B.S.A. resolution Cal. #68-36-BZ.

"2. Area of building exceeds limits as per 4.21. of the Admin. Code."

and

WHEREAS, the applicant states that the premises consist of a plot, 330 feet frontage by 100 feet in depth, now developed with a one story building of class 3 construction, having a frontage of 220 feet, a depth of 100 feet and now being used for public garage, minor repairs, and lubritorium; that the open area to the south is now being used for the parking and storage of motor vehicles; that it is proposed to change the uses of public garage, minor repairs, lubritorium,

MINUTES

parking and storage of motor vehicles in the open area, to supermarket, stores, storage rooms, boiler room, parking of patrons' and employees' cars in the open area, no fee to be charged, loading and unloading; that it is also proposed to erect a sign in the residence use portion of the plot; and

WHEREAS, the applicant further states that the Department of Housing and Buildings records show that the existing public garage was erected under N.B. Applic. No. 4381 of 1928, when the zone was unrestricted; that Certificate of Occupancy No. 53854 was issued for use as a public garage; that the records further indicate that under Alt. Applic. No. 5053-54 and Cal. No. 68-36-BZ, Vol. III, permission was granted to use the premises for public garage, minor repairs, lubricatorium and parking and storage of motor vehicles in the open area; that Certificate of Occupancy No. 149941 was issued for the aforementioned uses; and

WHEREAS, the applicant contends that the premises are adjoined on the north, south and west by the following non-conforming uses; block 7516, lot 2371, gasoline station, north; lot 2391, factory, south; lot 2192, garage, west; that it can readily be seen that the change of use of the present building from one non-conforming use to another cannot possibly affect any of the adjoining property owners; that there are additional non-conforming uses within the affected area as follows: block 7516, lot 20, motor vehicle repair shop; block 7486, lots 48, 46, 43 and 22, gasoline station, lumber shed, auto laundry and motor vehicle repair shop; and

WHEREAS, the applicant states that the present owners have held title to lot 2370 since May 23, 1940; lot 2375 since February 15, 1953 and November 1, 1955; that the assessed valuation of land is \$45,500 and of the building \$63,500 making a total of \$109,000; that the building was erected in 1928; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application be granted, having taken into consideration the fact that the northerly end of this building is in the business zone where this proposed use is permitted; that it is directly adjacent to the elevated steel structure of the Brighton Beach Railroad; that the use of the building is to be stepped up from the lowest two uses under the Zoning Resolution,—that is manufacturing and unrestricted—up to a use permitted in one of the highest use districts, local retail, which is one step below a residence use; that the application qualifies under Section 7c of the Zoning Resolution, which does not require proof of hardship; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision c of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7c of the Zoning Resolution to permit in a business and residence use district the change in use of an existing public garage, motor repairs, lubricatorium and parking in the open area, to a supermarket, loading and unloading area, parking of patrons and employees cars, no fee to be charged, and a sign in the residential portion of the plot *on condition* that all work shall be done substantially in accordance with plans filed with this application marked "Received December 12, 1958", two sheets, and "May 1, 1959", one sheet; that the entrances and exits to the parking and loading areas shall be from Neptune Avenue under the elevated structure; that there shall be no entrance to the parking lot at the rear of the building on Brighton 11th Street; that the building shall be altered substantially as shown on plans above cited; that the customers' entrance and exit to the building shall be on Brighton 11th Street as near to Neptune Avenue as possible; that there may be two 36 inch wide pedestrian doors from the parking area; that the vehicular entrance to the parking lot shall be limited to two 15 foot entrances fitted with gates on the building line of Neptune Avenue with 17 foot curb cuts opposite thereto, under the structure of the

Brighton "El"; that parking shall be permitted on the area under the "El" structure and in the rear parking lot, 100 feet by 100 feet, now used as a parking lot for the existing garage and repair shop; that the parking area shall be fenced with a brick fence wall 5 feet, 6 inches in height with face brick on the Brighton 11th Street side; that the existing vehicular doorway in the south wall, communicating with the parking area shall be bricked up; that there shall be no signs on the walls of the building other than a sign two feet high and 50 feet long at the extreme north end of the building over the customers' entry; that there shall be no signs on the windows of the building or on the new fence wall along Brighton 11th Street; that all loading and unloading shall be done through the parking area under the Brighton Beach "El" and all entrance for trucking, loading and unloading, etc., shall be from Neptune Avenue; that in all other respects the building shall comply with all laws, rules and regulations applicable thereto except as this day modified by the Board under Resolution adopted under Cal. No. 29-50-A; that there shall be no roof signs; that all curb cuts to existing entrances to the existing garage building along Brighton 11th Street and any curb cut from Brighton 11th Street to the parking lot at the rear shall be restored, and all sidewalks shall be repaired or restored to the satisfaction of the Borough President; and that all permits shall be obtained and all work completed and a certificate of occupancy obtained within the requirements of Section 22A of the Zoning Resolution.

29-59-A

APPLICANT—Lama, Proskauer and Prober for 10 Brighton 11th Street Corporation and New York City Transit Authority, owners; Waldbaum 21 Incorporated, lessee.

SUBJECT—Application December 12, 1958—Appeal from a decision of the Borough Superintendent re excessive area of building.

PREMISES AFFECTED—14-48 Brighton 11th Street, west side, 59 feet 9½ inches south of Neptune Avenue. Block 7516, Lot 2375 and part of 2370, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama and Irving Wurtzel.

For Opposition: Abram Shlefstein.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Vice Chairman Kleinert, Commissioner

Foley, Commissioner Sleeper and Commissioner Fox. 4

Negative: 0

Absent: Chairman Murdock 1

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated November 26, 1958 on Alt. Applic. 3784/58, reads:

"2—Area of building exceeds limits as per 4.2.1 of the Admin. Code."

and

WHEREAS, the applicant states that the premises consist of a plot 330 feet by 100 feet in area, located in business and residence use, C area, class 1 height district, upon which there exists a one story, 14 foot high, non-fireproof building, 220 feet by 100 feet in area, used as a garage with parking on open area; that the proposed use will be: supermarket, stores, storage and parking, 300 persons; which uses are more fully described under Cal. No. 68-36-BZ, Volume IV; and

WHEREAS, the proposed area of the supermarket within fire walls will be 14293 square feet; that this exceeds allowable area by 6793 square feet; that the proposed use is less hazardous than the present legal use; and

WHEREAS, the premises was inspected by a committee of the Board and the committee recommended that the appeal should be granted on condition.

Resolved, that the decision of the Borough Superintendent, dated November 26, 1958, acting on Alt. App. 3784-58, Objection No. 2 be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the fire

MINUTES

wall shown on plans filed with the companion Building Zone Application, Cal. No. 68-36-BZ, Vol. IV, at 147 feet 8 inches north of the southerly wall of the building shall be maintained as a fire wall in all respects with the openings protected by proper fireproof self-closing doors, as shown; that in all other respects the building and occupancy shall be as this day modified under resolution adopted under Cal. No. 68-36-BZ, Vol. IV.

515-47-BZ—Vol. II

APPLICANT—Max Siegel Associates, for Sty Town Realty Inc., owner; Sty Town Service and Parking Station, lessee.

SUBJECT—Application reopened November 18, 1958 as Vol. II—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a local retail and residence use district, the reconstruction and extension of a gasoline service station and parking lot and extend the uses to include lubritorium, minor auto repairs with hand tools only, auto washing, non-automatic, office and sales room.

PREMISES AFFECTED—197-201 Avenue C, 645-649 East 12th Street, northwest corner and 646-648 East 13th Street, Block 395, Lots 29, 36, 38 and 39, Borough of Manhattan.

APPEARANCES—

For Applicant: Max Siegel.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Vice Chairman Kleinert, Commissioner

Foley, Commissioner Sleeper and Commissioner Fox. 4

Negative: 0

Absent: Chairman Murdock 1

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on November 18, 1958 subject to regular procedure; and

WHEREAS, a public hearing was held on this application on April 14, 1959 after due notice by publication in the Bulletin; laid over to May 5, 1959, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the the Zoning Resolution show that the site is in local retail and residence use, B area, class 1½ height district; that lot 29 was changed from unrestricted use to local retail and residence use on November 29, 1945; that lot 36 was changed from unrestricted to local retail use on November 29, 1945; that lot 38 was changed from unrestricted to local retail use on November 29, 1945; that lot 39 was changed from unrestricted and business use to local retail and residence use on November 29, 1945; and

WHEREAS, the decision of the Borough Superintendent, dated October 24, 1958 acting on N.B. Applic. No. 130-58, reads:

"1. Proposed reconstruction and extension of existing gasoline service station with motor vehicle repairs and extension of parking and storage of motor vehicles on open spaces on a plot located in a local retail and residence use district is contrary to Sections 3, 4C and 6 of Z. R."

and

WHEREAS, the applicant states that the premises consist of a plot, 76 feet frontage by 108 feet in depth, irregular; that lot 29 at 646-648 East 13th Street, having an area of 38 feet front by 131 feet 6 inches deep consisting of a vacant lot used for parking and storage of more than five motor vehicles with a curb cut to East 13th Street, pursuant to Certificate of Occupancy No. 25695 issued January 26, 1940; that this lot was originally located in unrestricted and business use districts and was subsequently rezoned to the present local retail and residence use; that lot 36 at No. 199-201 Avenue C, having an area of 50 feet front by 83 feet deep is developed with a gasoline service station, parking and storage of motor vehicles, open grease lift, office, buried gasoline system with dispensing pumps, with a curb cut on Avenue C, all pursuant to Certificate of Occu-

pancy No. 38620 issued June 23, 1951; that the existing use of these premises were established under Certificate of Occupancy No. 26204 issued June 7, 1940 when the entire premises were located in an unrestricted use district and subsequently rezoned to the present local retail use; that lot 38 at No. 197 Avenue C, northwest corner of East 12th Street, has an area of 26 feet front by 83 feet deep and is developed with two multi-story old-law tenements and stores, partially vacant; that lot 39 at No. 645 East 12th Street, has an area of 25 feet front by 75 feet deep and is developed with a one story auto repair shop at the front and parking at the rear; that no records are available as to the legality of these uses; that this lot was formerly zoned for unrestricted and business uses and subsequently rezoned to the present local retail and residential use; and

WHEREAS, the applicant states that it is proposed to demolish the existing buildings on the combined site, remove the open grease lift and develop this site with a modern gasoline service station, with an accessory building to be used for lubritorium, minor auto repairs with hand tools, non-automatic auto washing, office and sales room, and use the open spaces for parking and storage of motor vehicles; that the combined site will have a frontage of 76 feet on Avenue C, with a depth of 108 feet on East 12th Street, extending through to East 13th Street, with a frontage of 38 feet on that street; that the proposed accessory building will be one story high, with an area of 47 feet by 30 feet and will be located on the north lot line facing Avenue C; that a fence wall will be erected on East 12th Street, except for the easterly 25 feet where a low concrete curb will be installed; that no vehicular entrances or exits are intended for this street; that curb cuts will be limited to the Avenue C frontage, the existing curb cut on East 13th Street will be maintained for the parking lot, new pump islands will be installed with additional buried gasoline tanks, a projecting illuminated business sign will be installed at the intersection of Avenue C and East 12th Street indicating the brand of gasoline being sold; and

WHEREAS, the applicant contends that while this site is now zoned for local retail and residence use since November 29, 1945, it was formerly zoned for unrestricted and business use from the time of the original Zoning Resolution until the aforesaid rezoning; that this rezoning was part of a general neighborhood rezoning which also established a manufacturing use district on the east side of Avenue C, opposite the subject site; that while the area west of Avenue C, beyond the 100 foot local retail use zone was made residence use, very little, if any, new residential developments have occurred in this area; that there still exists innumerable non-conforming uses from the time of the original business use zoning and in some instances there exists earlier non-conforming uses in the former business use district; and

WHEREAS, the applicant further contends that the reconstruction and extension of the existing non-conforming uses with new modern facilities, together with conditions customarily imposed by the Board, will amply safeguard the character of the neighborhood; that the replacement of this outmoded, non-conforming use with a modern improvement will enhance the character of this neighborhood, remove obsolete buildings and upgrade the existing facilities, and permit a reasonable and practical use of the site; that a grant will enable the owner and operator of this existing facility to preserve their vested business interests, expand their crowded facilities to better serve their patrons and make a beneficial use of their enlarged property without adversely affecting anyone; and

WHEREAS, the applicant states that the present owner has held title to the property since September 10, 1958; that the assessed valuation of land is \$54,500 and of the buildings \$13,500 making a total of \$68,000; that the buildings were erected in 1951; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended the application be granted under certain conditions; and

WHEREAS, the Board found that this was an appropriate

MINUTES

case in which to exercise discretion to grant under Section 7, Subdivision c of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7c, to permit the reconstruction and extension of a gasoline service station and parking lot and to extend the uses to include lubricatorium, minor auto repairs with hand tools only, non-automatic auto washing, office and salesroom, all as shown on plans filed herewith, marked "Received October 28, 1958", 4 sheets and "March 5, 1959", 1 sheet, *on condition* that along the East 12th Street building line from a point 25 feet west of Avenue C there shall be erected a brick wall 2 feet high with steel picket fence above 1 foot, 6 inches in height; that such wall shall connect solidly up to the existing wall of the adjacent building to the west on East 12th Street; that there shall be a 5 foot 6 inch high masonry fence wall along the west building line of the site, where walls of existing adjacent buildings do not occur or along the court adjacent to this property; that the existing fence along the 13 Street building line shall be rebuilt with gates in the same position, size and shape as at present; that the 20 foot curb cut to East 13th Street may remain with two 6 foot gates; that the new wire fence along 13th Street shall return southerly to the corner of the adjacent building, and where the building walls occur, no fence shall be required; that along the northerly lot line where wall of new lubricatorium and car wash building is erected there need be no additional fence and the same shall apply to the existing brick wall of the adjacent building for the 40 feet nearest to Avenue C; that on Avenue C there may be two 25 foot curb cuts, as shown on plans; that at the intersection of Avenue C and East 12th Street there shall be a cement block 12 inches in height as a base for a steel pole carrying the sign standard within the building line, such sign not to project more than 4 feet beyond the building line; that along the East 12th Street building line from the corner to where the new masonry and steel picket fence starts, there shall be a 12 inch high and 12 inch wide concrete curb buried 2 feet in the ground and extending 12 inches above the ground; that pumps shall be 15 feet back of the Avenue C building line and there shall be installed ten new 550 gallon approved gasoline storage tanks; that the entire ground area of the station shall be paved with bituminous paving; that the construction of the lubricatorium, car wash and office building shall be according to plans filed herewith; and in all other respects the construction shall comply with all laws, rules and regulations applicable thereto; that such fire-fighting appliances shall be installed as the Fire Commissioner may direct; and that all permits, including a certificate of occupancy, shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

160-52-BZ—Vol. III

APPLICANT—Gulf Oil Corporation, for Tremarco Corp., owner in fee.

SUBJECT—Application reopened April 7, 1959 for consideration of extension of time to complete—expired February 25, 1959 and new owner—decision of the Borough Superintendent, previously granted on condition, under section 7f of the Zoning Resolution, permitting in a business and residence use district, the erection and maintenance of a gasoline service station, lubricatorium, minor auto repairs, car wash, storage room, office and sales and the parking and storage of motor vehicles.

PREMISES AFFECTED—760-778 East 189th Street, south side, from Southern Boulevard to Prospect Avenue, 2455-2479 Southern Boulevard and 2450-2480 Prospect Avenue, Block 3115, Lot 21, Borough of The Bronx.

APPEARANCES—

For Applicant: Jos. B. Lynch.

For Opposition: None.

ACTION OF BOARD—Time extended to complete the work.

THE VOTE—

Affirmative: Vice Chairman Kleinert, Commissioner Foley and Commissioner Sleeper 3

Negative: 0

Not Voting: Commissioner Fox 1

Absent: Chairman Murdock 1

THE RESOLUTION—

WHEREAS, the applicant requested reopening of this application and extension of time, to obtain permits and complete the work, which had expired by time limitation February 25, 1959; and

WHEREAS, this application was reopened on April 7, 1959 and set for hearing on May 5, 1959 at 10 A. M., subject to regular procedure, waiving all requirements except a new decision of the Borough Superintendent and two publications in the Bulletin; and

WHEREAS, a public hearing was held on this application on May 5, 1959 after due notice by publication in the Bulletin; and

WHEREAS, the decision of the Borough Superintendent, dated March 16, 1959 acting on N.B. Applic. No. 98-56, reads:

"Amendment of March 16th, 1959 disapproved inasmuch as approval of Bd of S&A must be obtained for extension of time in which to obtain permits including certificate of occupancy and to complete work.

"Time limit expired February 25th, 1959 in accordance with amended resolution Bd of S&A adopted February 2th, 1959 on Cal. No. 160-52-BZ Vol. III."

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on March 19, 1957, and as thereafter amended through February 25, 1958, which latter resolution expired by time limitation on February 25, 1959, only insofar as it relates to time within which to obtain permits and complete the work, so that as amended this portion of the resolution shall read:

"that all permits required, including a certificate of occupancy, shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this amended resolution."

1017-55-BZ

APPLICANT—Robert Gottlieb, for Hermany Realty Corp., owner.

SUBJECT—Application reopened January 13, 1959 for amendment of resolution—decision of the Borough Superintendent, previously granted on condition under section 7f of the Zoning Resolution, permitting in a business use district, the erection and maintenance of a gasoline service station, lubricatorium, car wash, motor vehicle repair shop and auto parking.

PREMISES AFFECTED—861-875 Zerega Avenue and 2361-2385 Hermany Avenue, northwest corner, Block 3698, Lot 47, Borough of The Bronx.

APPEARANCES—

For Applicant: Gerald Levy.

For Opposition: None.

ACTION OF BOARD—Resolution amended.

THE VOTE—

Affirmative: Vice Chairman Kleinert, Commissioner Sleeper and Commissioner Fox 3

Negative: 0

Absent: Chairman Murdock and Commissioner Foley.. 2

THE RESOLUTION—

WHEREAS, the applicant requested reopening of this application and amendment of the Resolution adopted December 11, 1956 to permit the increase in the size of the services building from three to four bays and the number of gasoline tanks from five to twelve as indicated on amended plans marked "Received December 12, 1958", 2 sheets; and

WHEREAS, this application was reopened on January 13, 1959 and set for hearing on May 5, 1959 at 10 A. M., subject to regular procedure, waiving all requirements except a new decision of the Borough Superintendent and two publications in the Bulletin; and

WHEREAS, a public hearing was held on this application

MINUTES

on May 5, 1959 after due notice by publication in the Bulletin; and

WHEREAS, the decision of the Borough Superintendent, dated January 15, 1958 acting on amendments to N.B. Applic. No. 1984-55, reads:

"1. The proposed additional bay for the building and the increase in number of gas tanks from 5 to 12 is contrary to the Bd. of S. & A. Res. Cal. #1017-55-BZ."

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on December 11, 1956, as thereafter amended through December 2, 1958 only insofar as it refers to the size of the building and the number of gasoline tanks so that as amended the size of the building shall be permitted to be increased by one bay to a building of 26 feet by 64 feet; that the number of gasoline storage tanks may be permitted to be increased from five to twelve 550 gallon approved tanks; and to permit minor auto repairs under Section 7i for a similar term; all as shown on plans filed with this request for amendment marked "Received December 12, 1958", two sheets; that in all other respects the resolution above cited shall be complied with; and that all work shall be completed and all permits obtained, including a certificate of occupancy, within the requirements of Section 22A of the Zoning Resolution from the date of this amended resolution.

247-56-BZ—Vol. II

APPLICANT—Lama, Proskauer & Prober for John Stevens & Irene Stevens, owners.

SUBJECT—Application reopened October 21, 1958 as Vol. II—decision of the Borough Superintendent, under sections 7c and 21 of the Zoning Resolution, to permit in a business and residence use, D and G-1 area districts, the erection of a class one building to be used as bowling alleys with less than the required setback for a G-1 area district with parking for patrons and employees.

PREMISES AFFECTED—160-30 Cross Bay Boulevard, west side, 80 feet north of 161st Avenue, Block 14030, Lot 1, Howard Beach, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama and John Stevens.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.
THE VOTE—

Affirmative: Vice Chairman Kleinert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox.. 4

Negative: 0

Absent: Chairman Murdock 1

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on October 21, 1958 subject to regular procedure; and

WHEREAS, a public hearing was held on this application on April 14, 1959 after due notice by publication in the Bulletin; laid over to May 5, 1959, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site is in business and residence use, D and G-1 area, class ½ height districts; that as of July 25, 1916 the entire premises were in an undetermined use district, class one height and class D area district; that the present business and residence use designation became effective June 7, 1928; that on August 14, 1951 that part of the premises within the residence use district had the area classification changed to F; that on July 22, 1954 the present ½ height designation for the entire premises and present G-1 area designation for the residence use portion of the lot became effective; that the premises are presently vacant; and

WHEREAS, the decision of the Borough Superintendent, dated September 4, 1958 acting on N. B. Applic. No. 1585-58, reads:

"1. The use of the premises as bowling alleys, snack bar, kitchen, storage room, office and control room, men's Toilets and Women's toilets and lockers, check room and lobby and parking of patrons and employees cars in open area (no fee to be charged) in the resi-

dence portion of a lot zoned partly for Business and partly for residence is contrary to Art. II Section 3 of the Zoning Resolution.

"2. The required setback from the street line in a G-1 area district is 15 feet. Art. IV, 16C Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 200 feet frontage by 95 feet and 80 feet in depth, irregular, presently vacant; that it is proposed to erect a modern bowling alley building of class one construction having a frontage of 170 feet and a depth of 175 feet; that the open areas on the north and south sides of the building are proposed for parking of patrons and employees cars; and

WHEREAS, the applicant states that the uses as proposed are permitted in the business use district portion of the plot, and it is requested that these uses be extended into the residence use portion of the plot; that the proposal, with its large parking area, will make this a self-contained unit and will not place or impose any parking or traffic problems to the area; that the building will be modern in design and will lead the way to any future development of this sparsely developed area; that the entire plot, where the building does not occur, will be enclosed in a 5 foot 6 inch high woven wire fence; that the land is high in assessed value and the development as proposed will be most beneficial to the City as far as real estate taxes are concerned; and

WHEREAS, the applicant contends that providing a 15 foot setback for that portion of the building facing 92nd Street within the residence use and G-1 area district would be a hardship upon this owner, since the entire residence use district within the affected area is entirely undeveloped; that the property most affected by the omission of the 15 foot setback would be block 14029, which is under the same ownership as the site except for lot 30, which is 40 feet by 67 feet, so that the omission of the required setback along 92nd Street cannot materially affect any of the other property owners; that the proposal would bring more business into this undeveloped area; and

WHEREAS, the applicant states that the present owners have held title to the property since July 7, 1953 and October 26, 1955 and that the assessed valuation of land is \$14,100; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision c of the Zoning Resolution, as to use, and that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21, and is therefore entitled to relief, as to area, on the grounds of practical difficulty and unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use and area district regulation of the Zoning Resolution and that the application be and it hereby is *granted* under Sections 7c and 21, to permit in business and residence use, D and G-1 area districts, the erection of a Class one building to be used as bowling alleys, with less than the required setback for a G-1 area and with parking for patrons and employees, all as shown on plans filed herewith, marked "Received September 22, 1958", 4 sheets, *on condition* that the building shall be fireproof in all respects and built according to such plans and with brick walls faced with an approved face brick; that the parking lot shall be as shown on such plans, surrounded on all sides and at the building line by a 5 foot, 6 inch woven wire fence and with one 25 foot gate and 20 foot curb cut opening on 160th Avenue and one 25 foot curb cut on Cross Bay Boulevard; that there may be a 15 foot curb cut to the smaller parking lot to the south, opening on 161st Avenue, equipped with a 25 foot gate, all as shown on such plans; that the vehicular entrance to Cross Bay Boulevard shall be controlled by chains when the building is unoccupied; that the building shall not be increased in height or area; that in all other respects the building and occupancy shall comply with all laws, rules and regula-

MINUTES

tions applicable thereto; that the emergency exits required by the Building Code or the Department of Buildings shall be provided; that there shall be no signs on the 92nd Street front of the building or along the north and south walls of the building more than 25 feet from the Cross Bay Boulevard building line; that an aluminum canopy over the driving end of the parking lot at the Cross Bay Boulevard building line may be permitted with a sign on the supporting pylon not to exceed 18 feet in height, as shown on plans; and that all permits required, including a certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

25-57-BZ—Vol. II

APPLICANT—Jerome W. Perlstein for Davemac Corporation, owner.

SUBJECT—Application reopened December 23, 1958 as Vol. II—decision of the Borough Superintendent, under sections 7c and 21 of the Zoning Resolution, to permit in a retail and residence use, D and E-1 area district, the erection of a one story extension in the residence portion of the plot to be used for the storage of tires and exceeding the area coverage for the E-1 area district portion of the plot.

PREMISES AFFECTED—221-18 Merrick Boulevard and 134-01 to 134-09 221st Street, southeast corner, Block 13100, Lot 26, Laurelton, Borough of Queens.

APPEARANCES—

For Applicant: Jerome N. Perlstein and Maxwell Sharf.

For Opposition: Fred V. Bruch.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative: 0

Negative: Vice Chairman Kleinert, Commissioner Foley,

Commissioner Sleeper and Commissioner Fox 4

Absent: Chairman Murdock 1

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on January 20, 1959 subject to regular procedure; and

WHEREAS, a public hearing was held on this application on April 14, 1959 after due notice by publication in the Bulletin; laid over to May 5, 1959, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site is in retail and residence use, D and E-1 area, class ½ height districts; that as of July 25, 1916 the portion of the property within 100 feet of Merrick Boulevard was zoned as a business district and the remainder was zoned residence; that the present retail designation for the portion within 100 feet of Merrick Boulevard became effective January 21, 1947; that as of July 25, 1916 the property was zoned as a one times height district and a D area district; that the present class ½ height district became effective on June 30, 1952 and on this same date the E-1 area designation became effective for the portion more than 100 feet from Merrick Boulevard; that no zoning amendment relating to this property is pending at the present time; that the rear interior portion has always been zoned for residence use and has been vacant and unbuilt upon, being only accessible through the retail portion of the plot fronting on Merrick Boulevard; and

WHEREAS, the decision of the Borough Superintendent, dated December 15, 1958 acting on Alt. Applic. No. 2638-56, reads:

"1. Proposed one story fireproof extension to be used for storage of tires in a residence use district is contrary to Art. II Sec. 3 of Zoning Resolution and contrary to Board Stds. & Appeals Res. Cal. 25-57-BZ and is referred back to the Board for reconsideration.

2. Proposed one story fireproof extension exceeds the allowable area in an E-1 zone and is contrary to Art. IV Sec. 15A of Zoning Resolution and contrary to Board of Stds. & Appeals Res. Cal. 25-57-BZ and is referred back to the Board for reconsideration."

and

WHEREAS, the applicant states that the premises consist

of a plot, 205.10 feet frontage by 200 feet in depth; that the retail portion of the plot is presently occupied under Certificate of Occupancy No. Q108580 by a frame, two story building and frame storage sheds, with the unbuilt portions of the retail area being used for the parking of more than five cars and the sales and storage of auto supplies; that the two story structure is used on the first floor for manufacturing, storage and sales of auto supplies, and the second floor is used for the storage of non-combustible materials; that the walls of this two story frame structure are brick-filled; that the rear of the above, the Board, under Cal. No. 25-57-BZ, on September 24, 1957, granted permission to clear this 100 feet by 105 feet plot of all bushes and growth and to erect on the lot lines thereof, a masonry wall to a total height of not less than 6 feet and not less than 8 inches in thickness, and stuccoed on the exterior side and with a 2 foot high cyclone fence on top of this wall, bringing the total height of these walls to a total of 8 feet, and permitting the occupancy of this enclosed area for the parking of motor vehicles in conjunction with the existing use of the property; that the aforementioned construction work has since been completed; that it is now proposed to remove the existing 2 foot high woven wire fence now erected atop the 6 foot high masonry fence wall riding the lot lines at the rear interior portion, and bring these walls up to the new level, as well as erect new walls where required so as to construct a one story fireproof masonry extension 100 feet by 105 feet at the rear of the property, to be used for the storage of tires; that the walls of this masonry structure will remain completely unpierced for their entire length along its lot lines, so that this new extension will in no way adversely affect adjoining property owners; that at the front westerly portion, it is further proposed to demolish the existing dilapidated frame sheds now being utilized for tire storage and to erect instead a one story masonry extension, also of fireproof construction, to be used for both tire storage and for tire installations on customers' cars; that the masonry wall of the new structure, facing on 221st Street will have unpierced brick facade; that the existing frame sheds at the present time extend into the proposed 5 foot widening of 221st Street, and the demolition of these sheds will wipe out the necessity of any award from the City should this proposed widening ever take place; that the new one story fireproof structure will be started 5 feet back from the existing 221st Street building line; and

WHEREAS, the applicant states that the rear portion of the plot in the E-1 area district is 10,500 square feet; permitted coverage is 40% of 10,500 or 4,200 square feet; area of existing walled-in area and size of proposed building on E-1 portion of plot is 10,500 square feet; excessive area for E-1 zone is 6,300 square feet; and

WHEREAS, the applicant contends that the construction work was completed, the volume of business at these premises has increased immeasurably, with special emphasis on the sale of new tires, so much so that this company is now recognized as the largest northeastern regional distributor for Kelly-Springfield tires; that as a result, the owners have found that their present quarters are cramped and require rehabilitation and expansion in order to meet the present demands of their business; and

WHEREAS, the applicant further contends that the proposed rehabilitation of these premises will be a big improvement over what is there at present, as it will remove the eyesores caused by the existing frame sheds and replace same with a modern, fireproof structure of adequate size to meet present business demands; that it will in no way interfere with light or ventilation of adjoining lots, as the new construction backs up on the rear walls of the existing one car garages, which are located on the bordering lots; that it will also put the tires, presently stored out in the open at front of the property, under cover, and by so doing provide additional space for off street parking of customers' cars, as well as providing adequate off street loading space for this property; that this proposed improvement will in no way adversely affect the adjoining property owners, but

MINUTES

will instead be a definite improvement in both the appearance and safeguarding the well being of the neighborhood; and

WHEREAS, the applicant states that the present owner has held title to the property since December 1, 1955; that the assessed valuation of land is \$32,000 and of the buildings \$50,000 making a total of \$82,000; that the buildings were erected in 1928 and 1944; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that there was no justification for the exercise of discretion to grant a zoning variance under Section 7, Subdivision c of the Zoning Resolution; and

WHEREAS, the Board found that the applicant failed to substantiate a basis to warrant exercise of discretion to grant under Section 21 of the Zoning Resolution and was therefore not entitled to relief on the grounds of practical difficulty or unnecessary hardship.

Resolved, that the decision of the Borough Superintendent, acting on Alt. Applic. 2638-56, Objections No. 1 and 2 be and it hereby is *affirmed* and that the application be and it hereby it *denied*.

738-57-BZ

APPLICANT—Lama, Proskauer and Prober, for 644 Bushwick Avenue Corp., owner.

SUBJECT—Application October 16, 1957—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in an unrestricted and business use district, the erection and maintenance of a gasoline service station, lubritorium, car wash, office and sales, storage, minor auto repairs, parking and storage of motor vehicles, extending from the unrestricted to the business portion of the plot.

PREMISES AFFECTED—640-648 Bushwick Avenue, south side, 131 feet 8¾ inches west of Myrtle Avenue and 14-20 Troutman Street, Block 3182, Lot 18, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Vice Chairman Kleinert, Commissioner

Foley, Commissioner Sleeper and Commissioner Fox. 4

Negative: 0

Absent: Chairman Murdock 1

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on December 16, 1958 after due notice by publication in the Bulletin; laid over to May 5, 1959, for applicant to file plan showing nearby school and for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site, Troutman Street and Bushwick Avenue are in unrestricted and business use, B area, class 1½ height districts; Myrtle Avenue is in a business use, B area, class 1½ height district; and

WHEREAS, the decision of the Borough Superintendent, dated September 17, 1957 acting on N. B. Applic. No. 1654-57, reads:

"1. Proposed building and premises on a lot, partly in a Business and partly in an Unrestricted zone, to be used for Gasoline service station, lubritorium, car wash, office and sales, storage, minor auto repairs and parking and storage of motor vehicles is contrary to Article II, PP. 4a, subsection 29 and 46 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 94 feet 9¾ inches frontage by 86 feet 6½ inches in depth, irregular, presently developed with five buildings, designated as buildings 1, 2, 3, 4 and 5, and occupied as follows: Building 1—six family dwelling—3 story class 4

construction; Building 2—six family dwelling—3 story class 4 construction; Building 3—store and 4 family dwelling—3 story class 4 construction; Building 4—store and 4 family dwelling—3 story class 4 construction; Building 5—3 car garage—1 story, class 3 construction; that Building 1 was erected under N. B. Applic. No. 662 of 1889 for use as a six family dwelling, for which no Certificate of Occupancy was ever issued; that Building 2 was erected under N. B. Applic. No. 773 of 1885 for use as a six family dwelling and no Certificate of Occupancy was ever issued; that there is no record for Building 3; that Building 4 was last altered under Alt. Applic. No. 8321-37 for use as a store and four family dwelling, and no Certificate of Occupancy was ever issued; that Building 5 was erected under N. B. Applic. No. 7116 of 1923 for use as a three car garage; that Certificate of Occupancy No. 40145 was issued for said use; that it is proposed to demolish all the buildings on the site and erect a modern gasoline service station consisting of ten 550 gallon buried gasoline tanks and six dispensing pumps; that the proposed accessory building will be one story in height, of class 3 construction, having a frontage of 62 feet, a depth of 30 feet and will contain the conjunctive uses of lubritorium, car washing, minor auto repairs, storage, office and sales; that the open area not used by the gas station is proposed for parking and storage of motor vehicles; and

WHEREAS, the applicant contends that the proposed gas station is a permitted use in the unrestricted use portion of the plot, and it is only intended to extend said permitted use into the business use portion of the plot; that this extension in to the business portion of the plot cannot have an adverse effect upon any of the adjoining properties inasmuch as the station faces Bushwick Avenue, which is in an unrestricted use district; that within the same block as the site there is a non-conforming use of gasoline station on lot 10; that the buildings on the site have outlived their usefulness and are in need of many repairs; that the land is high in assessed value so that it is mandatory for the owner to rehabilitate this site in conformity with an unrestricted use district in order to derive an equitable income and continue to pay City taxes; that the use proposed is permitted in over 50% of the site; and

WHEREAS, the applicant states that the present owner has held title to the property since April 1, 1955; that the assessed valuation of land is \$16,500 and of the building \$23,500 making a total of \$40,000; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision c of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7c to permit in an unrestricted and business use district the erection and maintenance of a gasoline service station, lubritorium, car wash, office and sales, storage, minor auto repairs, parking and storage of motor vehicles, extending from the *unrestricted* to the business portion of the plot; that the station shall be built substantially as shown on plans filed with this application marked, "Received October 16, 1957," 3 sheets, "October 30, 1958," 1 sheet and "May 5, 1959," 1 sheet, *on condition* that the existing three-story frame stucco buildings shall be demolished; that the pumps along the Bushwick Avenue front shall be set back 15 feet from the building line and shall be duplex or dual and one single approved pump, and the pump island set back from the Troutman Street building line shall consist of two pumps; that the service building shall be 85 feet by 32 feet wide with a car wash and two minor auto sales storerooms; that there shall be 12 buried 550 gallon approved tanks; that along the side lot line to the east there shall be a 5 foot, 6 inch woven wire fence where the wall of the adjacent building does not occur; that along the side lot line to the south from the corner of the new accessory building to the building

MINUTES

line of Troutman Street there shall be a 5 foot, 6 inch high woven wire fence as shown on the plans; that the area of the station shall be graded substantially to the grade of the adjoining street and shall be of concrete cement or Tarvia pavement; that the grades shall be pitched to eliminate flood water pouring over the sidewalks; that at the intersection of Troutman Street and Bushwick Avenue there shall be a cement curb 12 inches high and 4 foot radius to form a base for a post standard bearing a brand sign projecting not more than 4 feet over the building line; that the signs on the accessory building shall be limited to one sign, one foot high by 8 feet long, each with vehicular doors, and a similar sign over the show windows of the accessory sales office; that all portable firefighting appliances shall be maintained as the Fire Commissioner shall direct; and that all permits, including a Certificate of Occupancy, shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

450-58-BZ

APPLICANT—Sidney H. Kitzler, for Sardin Realty Corp., owner; Ralph Iron Works and Allen Peterson, lessee.

SUBJECT—Application July 21, 1958—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a local retail use district, the change in occupancy of an existing one story building from automobile salesroom and auto accessories to auto repair shop with spray booth, manufacturing of metal products with welding and parking for three (3) motor vehicles.

PREMISES AFFECTED—480-496 Ralph Avenue to 1626-1636 Prospect Place, south corner, Block 1369, Lot 39, Borough of Brooklyn.

APPEARANCES—

For Applicant: Sidney H. Kitzler.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Vice Chairman Kleinert, Commissioner

Foley and Commissioner Sleeper 3

Negative: Commissioner Fox 1

Absent: Chairman Murdock 1

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on March 10, 1959 after due notice by publication in the Bulletin; laid over to April 7, 1959, for inspection and decision; hearing closed; then to May 5, 1959, for further consideration after building and yard have been cleaned up; applicant to file revised plans showing curb cuts, driveway and removal of pole; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site and Ralph Avenue are in a local retail use, C area, class 1 height district; Prospect Place and Park Place are in local retail and residence use, C area, class 1 height districts; that in 1940 the zone was changed from business to local retail; and

WHEREAS, the decision of the Borough Superintendent, dated July 9, 1958 acting on Alt. Applic. No. 3777-57, reads:

"1. Proposed change of occupancy in a Local Retail Zone, to auto repair shop with spray booth, manufacturing metal products with welding and parking for three motor vehicles is contrary to Art. II, PP. 4-c of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 135 feet frontage by 100 feet in depth, improved with a three story frame store and dwelling, 25 feet in width by 75 feet in depth at the northerly portion, a two story frame store and storage building 50 feet wide and 75 feet deep in the center portion of the plot and a one story masonry building 60 feet by 100 feet at the southerly portion of the plot; that it is proposed to continue the use of the building for auto repairing and the manufacture of ornamental iron; and

WHEREAS, the applicant states that this appeal concerns the 60 foot by 100 foot one story building only; that the two

frame buildings are not involved; that the site is in a local retail use district; that plans and applications were filed with the Department of Buildings for the purpose of obtaining a Certificate of Occupancy for use of this building as a motor vehicle repair shop and manufacture of metal products; that the application was denied on the grounds that said uses are contrary to the Zoning Resolution; and

WHEREAS, the applicant further states that this building, in its present condition, was the result of several unique developments; that in 1920 Permit No. 4977-20 was issued to erect nine market stands on vacant land; that in 1921 Permit No. 7225-21 was issued to erect sixteen small stores, four of which faced the street and twelve opened on a center promenade; that Certificate of Occupancy No. 10176 was issued for the use of this building as stores; that in 1922 Permit No. 11237-22 was issued to roof over the open space or promenade, and the occupancy was then referred to as a market; that the present owner acquired the property in 1947, at which time this building was occupied as a metal shop and auto repair shop; that in 1957, ten years after acquiring the property, the owner received Zone Violation No. 64-57 which states that the premises are being unlawfully used as a welding and iron works in a business use district; that the property is located in a local retail use district; that no violation is pending against the auto repair shop use; and

WHEREAS, the applicant contends that in the Department of Buildings there is a 1932 volume of the Sanborn Map Co. and on page 27 of Volume 7, this building is indicated as being used for auto repairs, iron works, electric repairs and storage; that the portion of this building now used for auto repairing is provided with a Fire Department Permit issued for five car garage; that under Cal. No. 1157-24-BZ the Board granted a conversion from a market to a steam laundry in the two story frame building; that this portion of the premises is now an upholstery shop; that the major portion of the balance of the block on the west side of Ralph Avenue, between Prospect Place and Park Place is now a wet wash laundry with Certificates of Occupancy No. 113210, 101512 and 62769; and

WHEREAS, the applicant further contends that the continued use of this building for auto repairing and manufacture of ornamental iron would in no way harm the neighborhood, since these uses have been in existence since prior to 1932; that in 1928 the Department of Buildings issued Certificate of Occupancy No. 1818 providing for an occupancy of auto salesroom and auto accessories; and

WHEREAS, the applicant states that the present owner has held title to the property since November, 1947; that the assessed valuation of land is \$21,000 and of the building \$7,000 making a total of \$28,000; that the building was erected in 1921; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended that the application be granted under certain conditions; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision e of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7e for a term of fifteen years, to permit the change in occupancy of an existing one-story building from automobile salesroom and auto accessories to auto repair shop with spray booth, manufacturing of metal products with welding and the parking of three motor vehicles, all as shown on plans filed with this application, marked "Received July 21, 1958", 1 sheet, "January 30, 1959", 11 sheets and "April 14, 1959", 1 sheet, *on condition* that the walls of the building around the spray booth and within ten feet of said booth in all directions shall be built of masonry; that the balance of the walls facing the driveway may be wood stud, frame and corrugated sheet iron; that the trolley pull at the curb line shall be moved to permit a new curb cut into the new motor vehicle repair shop; that the premises shall be entirely

MINUTES

cleaned up and all the exterior of the buildings shall be coated with a coat of paint of a dark color; that spray booths shall be of a type approved by the Board; that all operations shall meet the approval of the Fire Commissioner; and that all permits required, including a certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

593-58-BZ

APPLICANT—Sidney H. Kitzler, for Petval Realty Corp., owner; Angelo Maurici, lessee.

SUBJECT—Application October 16, 1958—decision of the Borough Superintendent, under sections 7c and 7A of the Zoning Resolution, to permit in a retail and residence use district, the extension of the existing used car sales and parking lot into the residence portion of the premises with a business entrance within 75 feet of the residence use district.

PREMISES AFFECTED—273-279 68th Street, north side, 40 feet, 13¼ inches west of 3rd Avenue and 272-278 Senator Street, Block 5853, Lots 36, 38 and 49, Borough of Brooklyn.

APPEARANCES—

For Applicant: Sidney H. Kitzler.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Vice Chairman Kleinert, Commissioner

Foley, Commissioner Sleeper and Commissioner Fox. 4

Negative: 0

Absent: Chairman Murdock 1

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on March 10, 1959 after due notice by publication in the Bulletin; laid over to May 5, 1959, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site, Senator Street and 68th Street are in retail and residence use, C area, class 1¼ height districts; Third Avenue is in a retail use, C area, class 1¼ height district; and

WHEREAS, the decision of the Borough Superintendent, dated October 7, 1958 acting on Alt. Applic. No. 728-58, reads:

"1. Used car sales and parking and storage of motor vehicles partly in a Residence Use district and partly in a Retail Use district is contrary to Art. 2, Sec. 3 of the Zoning Res.

2. Proposed opening more than 3'-6" wide and within 75'-0" of a residence use district is contrary to Art. 2, Sec. 7a of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot 79 feet 5½ inches and 73 feet 8¾ inches frontage by 144 feet 2½ inches in depth; that at present the site in question and the adjoining lot No. 45 are used for used car sales and parking for more than five motor vehicles, extending from Third Avenue westerly to the limit of the retail use zone, under Certificate of Occupancy No. 147797 issued on Alt. Applic. No. 3866-55; that the property included in this Certificate of Occupancy was under two separate ownerships at the time it was issued, and is also under two ownerships at present; that it is proposed to use a narrow strip of vacant land at the westerly edge of the site and located partially in a retail use and partially in a residence use zone, for the sale and display of used cars and for parking for more than five motor vehicles, and to use an existing curb cut as an entrance to and exit from the site, within 75 feet of a residence use district; and

WHEREAS, the applicant states that the owner of lot No. 45 contemplates improving same with the construction of a building; that such an improvement will close up the approved legal entrance to and exit from the site, leaving the major portion of the parking lot without an entrance or exit; that there is at present a curb cut on the north side

of 68th Street, about 52 feet west of Third Avenue, which curb cut was used in connection with a two story lumber shed, erected under N.B. Applic. No. 7220-1911; that it is requested that this curb cut and driveway established in 1911, be approved for use as an exit from and entrance to this parking lot; that it is further requested that the narrow strip of land at the westerly edge of the site be approved for use as part of the parking and used car sales lot; that this strip of land measures about 19 feet 7 inches in width on 68th Street and about 14 feet 3 inches in width on Senator Street, hardly adequate for any conforming use; that the existing curb cut on 68th Street shall be altered to comply with the requirements limiting same to a width of 14 feet; and

WHEREAS, the applicant contends that the additional space requested under this application is about 2500 square feet, but the space to be discontinued for parking and used car sales is about 5680 square feet, and it is therefore requested that the Board give this application favorable consideration in order to alleviate the practical difficulties and unnecessary hardships involved; and

WHEREAS, the applicant states that the present owner has held title to the property since March 28, 1945 and that the assessed valuation of land is \$17,900; that the building was erected in 1955; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended the application be granted in view of the relatively short distance of about twenty feet that this parking lot would extend from the permitted area into the residence district; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivisions c and A of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Sections 7c and A of the Zoning Resolution, to permit the extension of the existing used car sales and parking lot into the residence use portion of the premises and with a business entrance within 75 feet of the residence use district, *on condition* that the woven wire fence along 68th Street shall be replaced with new fence or given a coat of aluminum paint; that along the westerly lot line, where walls of adjacent buildings to the west do not occur, there shall be a split sapling fence 6 feet high with the face to the west towards adjacent houses and along the building line of Senator Street there shall be a new woven wire fence 5 feet, 6 inches high, without any gates whatsoever; that along the easterly lot line, separating lot 38 from lot 45, formerly owned by the City, there shall be a 5 foot, 6 inch high woven wire fence; that inside all such fences at a distance of 5 feet therefrom there shall be 8 x 8 bumpers, rigidly staked to the ground; that the fence along the Senator Street building line shall be erected on a new reinforced concrete wall with brick facing to the street side, which wall shall extend 2 feet above grade to act as a parapet at the grade of the lot to prevent cars plunging into the lower grade of Senator Street; that on top of this fence there shall be a woven wire fence to a total height of 5 feet, 6 inches above the low grade; that the lot shall be filled in throughout to the grade of 68th Street, surfaced with gravel or asphaltic paving; that there shall be at least two lights illuminating the site at all times between sunset and sunrise, each with a minimum of 100 watts in metal reflectors so arranged as to prevent the spread of light beyond the limits of this lot; that there may be permitted at the 68th Street building line an 8 by 10 foot temporary frame shelter, not more than 10 feet high, which may be the existing shelter now at the corner of 3d Avenue and 68th Street, removed to the new lot, provided same is recovered with new asbestos shingles and painted; that all sidewalks and curbs abutting the premises shall be repaired to the satisfaction of the Borough President; that such portable fire-fighting appliances shall be installed as the

MINUTES

Fire Commissioner may direct; that the parking shall be restricted to pleasure cars only; that there shall be no signs erected other than the signs showing the rates required by the Department of Licenses; that on 68th Street there may be one 14 foot wide opening in the fence with curb cut opposite of similar width; that plans filed herewith marked "Received October 16, 1958", 4 sheets, shall be complied with other than as herein amended; and that all permits required and a certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

737-58-BZ

APPLICANT—Kenneth W. Milnes for F. D. Koehler Co., Inc., owner.

SUBJECT—Application December 16, 1958—decision of the Borough Superintendent, under sections 7c and 7a of the Zoning Resolution, to permit in a retail and residence use district, the reconstruction of an existing gasoline service station, lubritorium, sales room, minor auto repairs and car washing, the proposed reconstruction to provide a new accessory building, additional gasoline tanks and pumps, the relocation of the existing pumps and curb cuts within 75 feet of residence use district.

PREMISES AFFECTED—717 Richmond Road, northwest corner of Price Street, Block 631, Lot 1, Concord, Borough of Richmond.

APPEARANCES—

For Applicant: Kenneth W. Milnes.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Vice Chairman Kleinert, Commissioner

Sleeper and Commissioner Fox 3

Negative: 0

Absent: Chairman Murdock and Commissioner Foley.. 2

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on April 7, 1959 after due notice by publication in the Bulletin; laid over to May 5, 1959, for further consideration after applicant has furnished information as to grades of Expressway and service road adjoining the gas station; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site, Price Street and Concord Place are in retail and residence use, D and E area, class 1 height districts; Richmond Road is in a retail use, D area, class 1 height district; Starbuck Street is in a residence use, E area, class 1 height district; that the zoning from 1916 to 1956 was business use, C and D area, class 1 height, and from June 28, 1956 to the present it was retail use, D area, class 1 height; and

WHEREAS, the decision of the Borough Superintendent, dated November 25, 1958 acting on N. B. Applic. No. 1216-58, reads:

"1. Proposed alteration to existing gasoline service station, lubritorium, salesroom, minor vehicle repairs, car washing, rest rooms located in a residence and retail district is contrary to Art. II Sect. 7A and Sect. 4A par. 29 and 46 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 61.31 feet frontage by 104-77 feet in depth; that it is proposed to relocate and build a new service building and relocate and install two new pump islands and ten 550 gallon gasoline storage tanks; that due to the high hill in back of the premises, it will be necessary to construct a 15 foot high reinforced concrete retaining wall, which will also be the back wall of the new service building; that this is, of course, a most expensive installation, but is made necessary if the owner is to retain the location; that it is also proposed to install a 7 foot high chain link type fence on the rear and one side property line on a concrete base, which will tend to prevent any intruders or children from getting on the roof of the service building; that the building and premises will face as shown, as Richmond Road will be an underpass at the Expressway, and what was

formerly Price Street will now become a service road entering on the Parkway for traffic going west; and

WHEREAS, the applicant states that this application is made necessary by the proposed construction of the Clove Lakes Expressway, one of the new cross Staten Island parkways, which will lead from the new Narrows Bridge on the easterly end to the Goethals Bridge on the west; that all property affected by this new route has already been condemned by The City of New York and many of the individual properties have been vacated, and are in the process of being demolished; that in fact, the owners of the premises affected by this application have been notified to have that portion of their property affected by the proposed construction cleared without delay; that 55 feet on the westerly side and 48 feet 6 inches on the easterly side of this property has been acquired by The City of New York; that the present gasoline pump island is within the condemned area and the service building is in a location not compatible with the proper operation of a gasoline service station; and

WHEREAS, the applicant contends that in connection with the property owners list, all lot numbers within the acquired area have been eliminated from the maps, but their numbers have been indicated as having title vested in the bureau of Real Estate of New York City; and

WHEREAS, the applicant states that the present owner has held title to the property since March 5, 1948; that the assessed valuation of land is \$8,000 and of the building \$3,500 making a total of \$11,500; that the building was erected in 1923; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application should be granted on condition; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision c and 7A of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Sections 7c and 7A of the Zoning Resolution to permit in the retail and residence use district, the reconstruction of an existing gasoline service station, lubritorium, sales room, minor auto repairs and car washing, the proposed reconstruction to provide a new accessory building, additional gasoline tanks and pumps and the relocation of the existing pumps and curb cuts within 75 feet of a residence use district *on condition* that no work shall be done until the owner shall have obtained from the City of New York the new legal grade levels of the service road of the Clove Lakes Expressway and also the grades of Richmond Road where it intersects with the northerly service road of Clove Lakes Expressway and shall build the herein proposed gasoline station in conformance with the official grades after having obtained the same; that the property to the rear shall be sloped down and that this owner shall provide all retaining walls necessary adjacent to the lot lines; that the pumps shall be installed fifteen feet back from both building lines; that the number of gasoline storage tanks shall be limited to ten 550 gallon approved tanks; that curb cuts shall be installed as shown on plans filed with this application, namely, two 20 foot curb cuts to Richmond Road and two 30 foot curb cuts to the north service road of the proposed Clove Lakes Expressway; that there shall be erected one brand sign at the intersection of Richmond Road and the north service road of the proposed Clove Lakes Expressway extending not more than four feet beyond the building line; that the premises, where not occupied by accessory building and tanks, shall be paved with asphalt pavement except there may be a concrete mat around the gasoline pumps; that there shall be maintained such portable fire-fighting appliances as the Fire Commissioner shall direct; that all construction shall conform to all laws, rules and regulations applicable thereto and all as shown on plans filed with this application marked "Received March 26, 1959", six sheets, and "April 13, 1959", one sheet; and that all permits shall be obtained and all work completed and

MINUTES

a certificate of occupancy obtained within the requirements of Section 22A of the Zoning Resolution.

775-58-BZ

APPLICANT—Leonard F. Rothkrug, Herbst and Rusciano, for Baychester Operating Corporation, owner.

SUBJECT—Application December 31, 1958—decision of the Borough Superintendent, under sections 7c and 21 of the Zoning Resolution, to permit in a manufacturing and residence use, C area district, the erection of an extension into the residence portion of the premises of a one story building for use as bowling alleys, restaurant and bar, storage and locker rooms and to provide accessory parking on the unbuilt upon portion of the premises, the proposed building exceeds the permitted area coverage.

PREMISES AFFECTED—3490 Palmer Avenue, southeast corner of Boston Road, Block 5259, Lot 1, Borough of The Bronx.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: None.

ACTION OF BOARD—Application granted on condition. THE VOTE—

Affirmative: Vice Chairman Kleinert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox... 4
Negative: 0
Absent: Chairman Murdock 1

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on April 14, 1959 after due notice by publication in the Bulletin; laid over to May 5, 1959, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site is in manufacturing and residence use, C area, class 1 height districts; that on July 25, 1916 the premises was entirely within an unrestricted use district and was rezoned to its present designation on October 18, 1949; and

WHEREAS, the decision of the Borough Superintendent, dated December 29, 1958 and amended by decision dated January 13, 1959, acting on N.B. Applic. No. 1318-58, reads:

"1. On a premises located partly in a manufacturing and partly in a residence district the proposed 'Bowling alleys, Restaurant & Bar, Kitchen, Toilets, Storage, Lockers & accessory parking of Motor Vehicles' is contrary to Sect. 3, Art. II Zoning Resolution and is therefore denied.

"2. In a C area district the per cent coverage does not comply with Sect. 13, Art. IV of the Zoning Resolution and is therefore denied."

and

WHEREAS, the applicant states that the premises consist of a plot, 81.86 feet, 186.69 feet and 122.83 feet frontage by 179.76 feet in depth, irregular, presently vacant; that it is proposed to erect a one story building, 81.86 feet by 122.82 feet, irregular in area, to be equipped with bowling alleys and with accessory off street parking on the unbuilt upon portion of the premises; and

WHEREAS, the applicant states that the only portion of the premises in a residence zone is that portion which abuts the elevated railroad line; that the main portion of the premises is in a manufacturing use zone; that this site is in a remote, undeveloped area of The Bronx; that the site has frontages on three streets, while the fourth side of the site fronts on the elevated railroad; that Palmer Avenue is unpaved and not a through street, terminating at the rear lot line of the site where it is intersected by the railroad; that likewise, Boller Avenue is unpaved, even though it has an underpass; that Boston Road, in the manufacturing zone, is a heavily trafficked main artery developed with permitted uses in a manufacturing zone; and

WHEREAS, the applicant contends that a grant of the variance will not adversely affect any surrounding owners; that the site is like a small tax block separated from the rest of the block; that only railroad property adjoins the

site; the rear portion of the site is in a residence zone, yet it is this rear portion which is along the elevated railroad embankment; that there is no possible residential use for which the premises would be developed; that about 85% of the area within the 500 feet radius is vacant; that the site and most of the area was in an unrestricted zone until 1949, when it was changed to manufacturing and residence; that the proposed use is more desirable than many other uses permitted in manufacturing zones; and

WHEREAS, the applicant further contends that the area of the site is approximately 18,500 square feet; the area of the building is approximately 14,400 square feet; the permitted area coverage is 8500 square feet, and the building is approximately 5900 square feet in excess of that permitted; however, no credit for area coverage is given to that portion of the premises in the residence zone; that if the entire premises was in a business zone, then the permitted coverage would be approximately 14,875 square feet—85% of 10,000 square feet and 75% of 8500 square feet; that the area coverage that would be permitted if the entire area was zoned business is greater than the proposed coverage; that the site is unique in that it covers all of the tax block northwest of the railroad; that there is no other property contiguous to the site, except for the railroad property, which is available for purchase; that the zoning lines in the City are customarily 100 feet in depth; that this custom presents a hardship when a bowling alley use is proposed, since the prescribed length of the alleys, with the waiting area for bowlers and the necessary accessory features, such as locker rooms, storage area, snack bar area and area for pin setting equipment, require a building greater than 100 feet in depth; that the fact that Boston Road intersects the other avenues creates irregular tax blocks, and in the instant case, an unnecessary hardship; and

WHEREAS, the applicant states that the present owner has held title to the property since November 13, 1958 and that the assessed valuation of land is \$6,400; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision c of the Zoning Resolution, as to use, and that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21, and is therefore entitled to relief, as to area, on the grounds of practical difficulty and unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use and area district regulation of the Zoning Resolution and that the application be and it hereby is granted under Sections 7c and 21, to permit in a manufacturing and residence use, C area district, the erection of a one story building for use as bowling alleys, restaurant and bar, storage and locker rooms, and to provide accessory parking on the unbuilt upon portion of the premises exceeding the permitted area coverage; that the building shall comply with plans filed with this application marked, "Received December 31, 1958," 3 sheets, "January 16, 1959," 2 sheets, *on condition* that the construction shall be class 3, with not more than 18 bowling alleys on one floor with lounge, bar, storage, toilet and locker rooms and snack bar as shown on the drawings; that the parking lot adjacent shall have a 15 foot curb cut to Palmer Avenue; that the parking lot shall be graded level with Palmer Avenue and the surface to be covered with Tarvia or gravel; that there shall be at least two 100 watt lamps illuminating the parking lot area, enclosed in metal reflectors directed so that no light shall shine outside the limits of the lot; that the parking lot shall be surrounded on the lot line to the southeast and along the Palmer Avenue building line with a woven wire fence 5 feet, 6 inches in height with gates opposite the curb cut to Palmer Avenue; that the parking of vehicles on this lot shall be limited solely to vehicles of the pleasure-car type of the patrons of the bowling alleys and not to commercial vehicles or outsiders; that the building shall be limited to a one-story building, as shown, and shall not be increased in height or area; that the

MINUTES

exterior wall shall be of face brick or glass panels as shown on the elevations; that in all other respects the construction shall comply with all laws, rules and regulations applicable thereto; and that all permits, including a Certificate of Occupancy, shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

Adjourned: 4:25 P.M.

JOSEPH J. DOYLE, *Chief Clerk*

REGULAR MEETING

TUESDAY AFTERNOON, MAY 5, 1959, 2 P.M.

Present: Vice Chairman Kleinert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox.

337-52-A—Vol. II

APPLICANT—Irving P. Marks, for Bernard, Hermand and Minnie Feuer, owners.

SUBJECT—Application reopened November 25, 1958 as Vol. II—Appeal from a decision of the Borough Superintendent—re erection of extension to existing nursing home, increase in area.

PREMISES AFFECTED—115-49 118th Street, east side, 240 feet north of Sutter Avenue, Block 11711, Lot 18 and 62, South Ozone Park, Borough of Queens.

APPEARANCES—

For Applicant: Irving P. Marks and Bernard Feuer.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Vice Chairman Kleinert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox.. 4

Negative: 0

Absent: Chairman Murdock 1

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated May 1, 1952 on Alt. Applic. 839-52, reads:

"(1). Building is more than 20 ft. high and use as a public building (Nursing home) same is required to be of fireproof construction.

"(2). Exits as shown are inadequate stairs must be properly enclosed as required in a class 1 building and comply with all requirements of Article 7—Sub article 4. B.C. as to dimensions."

and

WHEREAS, the applicant states that the building is 2 stories and basement, 28 ft. in height, 37 ft. by 47 ft. 4 in. in area at 1st floor, 37 ft. by 40 ft. 8 in. in area at 2nd floor, of class 3 construction, erected in 1930, located on a lot 60 ft. front by 100 ft. in depth, in a residence use, D area, class 1 height district, and used and occupied since 1930; basement, recreation room, boiler and laundry; 1st floor, living rooms; 2nd floor, bed rooms; total—one family dwelling; and proposed to be used and occupied as follows: basement, office, recreation room, kitchen, locker room, pantry and storage—6 persons; 1st floor, patients' rooms—22 persons; 2nd floor, patients' rooms—20 persons; that the building is provided with one interior wood stairs, unenclosed, 3 ft. in width from 1st to 2nd floors and 2 ft. 8 in. in width at basement; and

WHEREAS, the applicant states that the building is 37 ft. wide and 40 ft. 8 in. in depth, with an open masonry porch across the front and a 1-story, 3-car accessory garage of class 3 construction, located at the rear of the property, 26 ft. 8 in. from the building; that the building is in excellent condition and has 12 in. masonry enclosure walls and the interior floor bearing is on steel beams and steel columns; that the building is entirely isolated, as indicated on plans filed with this appeal; that it is proposed to convert the building to a nursing home and obtain a certificate of occupancy therefor; that it is proposed in addition to the existing 2 feet 8 inches wide interior wood stairway from base-

ment to 1st floor and 3 foot wide exterior concrete stairway from basement to yard, and the 3 foot wide interior stairs from 1st to 2nd floors, and the 4 foot, wide exterior masonry stair from 1st floor to yard, and the 5 foot exterior masonry stair from 1st floor to street at front; that the following work will be done: on the basement story, it is proposed to construct a 3 foot 6 inch wide masonry stair from street front to basement and provide a new 3 foot by 7 foot wide entrance door; to erect partitions to provide space for office, recreation room, kitchen, laundry and dumbwaiter, in addition to existing areas as indicated on plans filed with this appeal; that the walls of the dumbwaiter and the laundry room will be 4 inch cinder block and the ceiling of laundry will be fire retarded with metal lath and 3/4 inch Portland cement plaster; doors will be 3/4 hour, fireproof, self-closing; that the boiler room walls and ceiling will be fire retarded with metal lath and 3/4 inch Portland cement plaster and the door thereto will be 1-hour, fireproof, self-closing; that it is proposed to provide sprinkler heads in the laundry room and kitchen; that on the 1st floor, it is proposed to provide additional toilet facilities and slop sink closet; that it is also proposed to erect dumbwaiter shaft and laundry chute, to be enclosed in 2 inch by 4 inch studs covered with metal lath and plaster, both sides and ceiling, and equipped with 3/4-hour fireproof, self-closing doors; and to provide wet sprinkler heads for all halls and stair halls and in the slop sink closet; that on the 2nd floor, it is proposed to provide additional toilet facilities and slop sink closet, to erect dumbwaiter shaft and laundry chute of 2 inch by 4 inch studs, surfaced with metal lath and plaster both sides and ceiling, and equipped with 3/4 hour, fireproof, self-closing doors; that it is proposed to cut opening in rear wall to provide 3 foot by 7 foot door to new 3 foot 8 inch wide iron stair from 2nd floor to yard level; that it is proposed to provide new metal covered scuttle and iron ladder to roof and to provide wet pipe one source sprinkler system for all halls and stair halls, slop sink closets, top of dumbwaiter shaft and laundry shaft; and

WHEREAS, the applicant contends that the building is of sound construction and is only 1505 square feet in area; that the existing and proposed stairways and hallways are adequate for the number of persons proposed; that the installation of an approved type sprinkler system in the stair halls, stairs, laundry, kitchen, slop sink closets and top of shafts, will provide adequate safeguards; that all doors to hallway will be self-closing and all stair hall exit doors will swing in the direction of travel and provided with exit signs and lights; that the building is so located on the lot that all rooms are well lighted and ventilated and are located far enough from adjoining buildings to provide the necessary comforts for this proposed occupancy; that the applicant therefore requests that this application be granted subject to such conditions as the Board may deem necessary and all other laws, rules and regulations applicable thereto; and

WHEREAS, the premises was inspected by a committee of the Board; and

WHEREAS, the Board has been advised by letter of the Department of Hospitals, dated May 5, 1959, stating that this building complies with all their requirements and has been operated to the satisfaction of the Department of Hospitals.

Resolved, that the decision of the Borough Superintendent, dated October 24, 1958, acting on Alt. Applic. 115/58, Objection 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the new extension shall be of Class One fireproof-construction, as shown on plans filed herewith, marked "Received April 17, 1959", 3 sheets, and *on further condition* that the new building shall be separated from the existing building by a fire wall having all openings protected by doors which shall total 3-hour fire resistance, two doors being swinging and one to be held open with a fusible link; and that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto.

MINUTES

283-54-A—Vol. II

APPLICANT—Arthur B. Lincoln, for Carmine Verdino, owner.

SUBJECT—Application reopened January 13, 1959 as Volume II—filed pursuant to section 35, General City Law re extension to existing building in bed of mapped Street, 111th Avenue.

PREMISES AFFECTED—109-03 Rockaway Boulevard, north side, east side 109th Street in bed of mapped 111th Avenue, Block 11476, Lot 77, Ozone Park, Borough of Queens.

APPEARANCES—

For Applicant: Arthur B. Lincoln.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Vice Chairman Kleinert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox. 4

Negative: 0

Absent: Chairman Murdock 1

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated March 30, 1959, on Alt. Applic. 2496/58, reads:

"1. The proposed extension to a bldg. lying entirely in the bed of a mapped street is contrary to Section 35 of the General City Law and must be referred to the B.S.&A. for its determination."

and

WHEREAS, the applicant states that the lot is 60 feet by 103.50 feet in area, located in retail and residence use, D area, class 1 height district, that there is on this lot a 20.5 feet by 42.3 feet in area, 2 stories, 23 feet high, wood frame building, used and occupied since 1882 as a 2-family dwelling with accessory 2 car garage; and

WHEREAS, the applicant states that it proposed to build a one story extension to provide another bedroom and to enlarge the living room; that the walls of the new extension will be of 8 inch brick; that the present building with its proposed extension is in the bed of the proposed widening of 111th Avenue; that the previous owner offered this lot to the City of New York in 1946; that the neighbors objected to the opening of 111th Avenue; that this opposition by neighbors still exists; and

WHEREAS, the President of the Borough of Queens has advised this Board that the Final Map of the Borough of Queens adopted by the Board of Estimate and Apportionment on July 30, 1914, shows 111th Avenue at a width of 80 feet; that all is in private ownership; that from 109th Street to about 103 feet easterly thereof, with no proceeding pending to acquire title; that for several miles east of the property in question, the street is on the ground and in use; and

WHEREAS, the premises were inspected by a committee of the Board, which recommended that the appeal be granted under certain conditions.

WHEREAS, this owner has been before the Board under Calendar No. 283-54-A, Vol. I, for an accessory garage in the bed of the mapped street, which was granted on July 20, 1954.

Resolved, that the decision of the Borough Superintendent, acting on Alt. Applic. 2496/58, Objection No. 1 be and it hereby is *modified* under the powers vested in the Board by Section 35 of the General City Law, and that the appeal be and it hereby is *granted, on condition* that the condemnation award for the proposed new extension part of the building shall be set by a Judge at a condemnation proceeding if the city should at any time in the future take this property.

403-58-A

APPLICANT—Elias K. Herzog, for Samuel Goodman, owner.

SUBJECT—Application June 26, 1958—Appeal from a decision of the Borough Superintendent re: egress, fire escape not an acceptable 2nd means, etc.

PREMISES AFFECTED—13 East 16th Street, north side, 250 feet west of Union Square West, Block 844, Lot 10, Borough of Manhattan.

APPEARANCES—

For Applicant: Elias K. Herzog.

ACTION OF BOARD—Appeal denied.

THE VOTE TO GRANT—

Affirmative: 0

Negative: Vice Chairman Kleinert, Commissioner Foley,

Commissioner Sleeper and Commissioner Fox 4

Absent: Chairman Murdock 1

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated May 29, 1958 on Alt. Applic. 401/58, reads:

"1. F. E. as 2nd means of egress 9 story factory not acceptable. Sec. 271 LL."

and

WHEREAS, the applicant states that the building is 8 stories, 98 feet high, fireproof construction, 25 feet by 92 feet in area at the street level, 25 feet by 87 feet in area at the typical floor level, erected in 1900, located in unrestricted use, B area, class 2 height district, and used and occupied as follows: Cellar—storage and boiler room, no persons; 1st floor—restaurant, 74 persons; 2nd floor—manufacturing (belts); 3rd floor—manufacturing (clothes); 4th floor—manufacturing (clothes); 5th floor—manufacturing (clothes); 6th floor—manufacturing (belts); 7th floor—manufacturing (petticoats); 8th floor—mail order; that maximum occupancy per floor, 12 persons; and

WHEREAS, the exits consist of one interior 3 foot wide iron stair enclosed in masonry partitions with fireproof self-closing door, extending to roof in a bulkhead and leading to street; that the secondary means of egress consists of a rear 45-degree fire escape, extending to roof and connecting at the 2nd story to adjoining balconies of buildings to the north and west, as shown on plans; that the windows on the course of the fire escape are kalamein with wire glass; that this arrangement of exit was accepted by the Board under Calendar Numbers 467-24-S and 323-40-S; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended that the appeal should not be granted because of the unsafe conditions at the site.

Resolved, that the decision of the Borough Superintendent, acting on Alt. Applic. 401/58, Objection No. 1, dated May 29, 1958, be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

718-58-A

APPLICANT—S. Walter Katz, for Twenty-Third Operating Corp., owner.

SUBJECT—Application December 8, 1958—filed pursuant to section 35, General City Law re extension of existing building in bed of a mapped street—approach to Queensboro Bridge.

PREMISES AFFECTED—244 East 60th Street, south side, 135 feet west of 2nd Avenue, Block 1414, Lot 30, Borough of Manhattan.

APPEARANCES—

For Applicant: Ludwig Hanavev, Lawrence H. King and Stanley Steingut.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Vice Chairman Kleinert, Commissioner Foley and Commissioner Sleeper 3

Negative: 0

Absent: Chairman Murdock and Commissioner Fox.. 2

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated November 5, 1958, on Alt. Applic. 1429/58, reads:

"A 6—Respectfully request reconsideration of the objection which requests approval from the Borough President of Manhattan for alterations and extension to existing building in a mapped street.

MINUTES

"A letter from the President of the Borough of Manhattan, dated November 24, 1958, denies permission for extending the building as premises are within the area laid out for an approach to the Queens Borough Bridge.

"Memorandum of December 2, 1958, written by the Chief Engineer to Borough Superintendent, denies permission to extend premises and quotes Sec. 35 of General City Law as the basis for the rejection. Respectfully request that plans be approved showing extension to the building.

"DENIED 12/5/58 C. Kunkel."

and

WHEREAS, the application states that the present building is 4 stories and basement, 55 feet high, 20 feet by 54 feet 9½ inches in area, of non-fireproof construction, erected in 1880, located in retail use, B area, class 1½ height district, used and occupied since 1933 as a furnished room house (now vacant); and

WHEREAS, the applicant proposes to alter this building and build extensions, so that the new area will be 71 feet 6½ inches on the street level and 20 feet by 68 feet 3½ inches on all other floors; that the new use will be: Cellar—boiler room and storage, no persons; basement—store and class A apartment, 6 persons; 1st to 4th floors—2 class A apartments each floor; and

WHEREAS, the applicant states that this building is in the path of a mapped street as shown on the Borough President's Map—dated 1924; that this map encompasses this building as part of an approach to the Queensborough Bridge; that this building was acquired by the present owner very recently and said owner was unaware when purchasing the building that there was any restrictions against the property as set forth; that none of this information appears in the Title Policy; that thirty-five years after said map has been in existence no effort has been made to condemn this property for the proposed bridge approach; that the applicant contends that it is unfair to refuse the owner permission to proceed with the contemplated alteration; and

WHEREAS, the premises were inspected by a committee of the Board, which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, acting on Alt. Applic. 1429/58, Objection No. A6, dated November 5, 1958, be and it hereby is *modified* under the powers vested in the Board by Section 35 of the General City Law, and that the appeal be and it hereby is *granted*, to permit the extension of an existing building into the bed of a mapped street, the approach to the Queensborough Bridge to the extent of 13 feet, 6 inches on the rear of the existing 54 feet, 9½ inch building, as shown on plan filed herewith, marked "Received December 8, 1958", 1 sheet, *on condition* that in all other respects the building shall comply with all laws, rules and regulations applicable thereto; that in the event the City at any time in the future shall condemn and take this property, the remuneration or cost to the City shall be determined by the Court.

117-59-A

APPLICANT—Albert E. Wheeler for Hiram Gray, owner.
SUBJECT—Application February 26, 1959—filed pursuant to Section 36 of the General City Law re erection of building not fronting on a legal street and a decision of the Borough Superintendent re ceiling below existing curb level.

PREMISES AFFECTED—2855 Palisade Avenue, north side of a private road, 435.12 feet west of Palisade Avenue, Block 3411, Lot 105, Borough of The Bronx.

APPEARANCES—

For Applicant: Albert E. Wheeler.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Vice Chairman Kleinert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox. 4
Negative: 0
Absent: Chairman Murdock 1

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated February 20, 1959 on N.B. Applic. 163/59, reads:

"1. The site of the proposed residence building on a private road which is not a mapped street and improved is contrary to General City Law, Article 3, Sec. 36.

2. The proposed living rooms on the floor designated as the 1st fl. is below the existing curb elevation of the private road is contrary to Sec. 5.1.1. BC & C26-258-AC."

and

WHEREAS, the applicant states that the lot is 45 feet by 115 feet irregular in area, located in residence use, G area, class ½ height district, now vacant; that the applicant proposes to build a building, one story, 12 feet high, 24 feet 8 inches by 81 feet in area, of class 3 construction, one family dwelling; and

WHEREAS, the applicant states that the lot fronts on a private street 30 feet wide, 435 feet from Palisade Avenue; that an arrangement will be made by the owner to provide water and electricity services from Palisades Avenue or from adjoining property owner; that a septic tank will be installed on the lot, because present grade of the lot is below level of the proposed city sewer on Palisade Avenue; that the proposed building will be built above the actual grade of the lot; and

WHEREAS, the elevation of street in front of the building, 30 feet away is 90 feet; that elevation of the 1st floor is 74 feet; that the ground elevation at four corners of the proposed building, varies from 71 to 60 feet; that this makes the 1st floor from 3 feet to 14 feet above grade of the adjoining ground level; and

WHEREAS, the premises were inspected by a committee of the Board, which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, acting on N.B. Applic. 163/59, Objections No. 1 and 2 be and it hereby is *modified* under the powers vested in the Board by Section 36 of the General City Law, and that the appeal be and it hereby is *granted, on condition* that the average grade of the ground surrounding this residence shall be not higher than 65 feet above the City's official datum which is mean high water; that the elevation of the first floor of this proposed residence shall be plus 74 feet above mean high water at Sandy Hook; that the first floor of this building is 9 feet above the average surrounding grade level of the lot; that in all other respects the building shall comply with all laws, rules and regulations applicable thereto.

163-59-A

APPLICANT—William B. Lichtner, for Markiel Construction Corp., owner.

SUBJECT—Application March 16, 1959—Appeal from a decision of the Borough Superintendent—re construction and under section 35, General City Law re driveway and curb cut in bed of mapped street—New Haven Avenue.

PREMISES AFFECTED—19-19 New Haven Avenue, south side, 190 feet east of Beach 20th Street, Block 86, Lot 28, Far Rockaway, Borough of Queens.

APPEARANCES—

For Applicant: William B. Lichtner.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Vice Chairman Kleinert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox. 4
Negative: 0
Absent: Chairman Murdock 1

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated February 24, 1959 on N.B. Applic. 393/59, reads:

"1. The erection of the proposed two story and cellar frame two-family dwelling located in a (C) area district which is within the fire limits is therefore con-

MINUTES

trary to Section C-26-246.0 of the Administrative Code.

2. The proposed use of 2" wood beams within the fire limits is contrary to Sections C-26-325.0, sub-division 2 of the Administrative Code, which calls for beams at least 3 inches in thickness.

3. The proposed driveway and curb cut lying in the bed of a mapped street is contrary to general city law #35."

and

WHEREAS, the applicant proposed to build a 26.83 feet by 42 feet, 2 stories, 26.5 feet high, of class 4 construction, 2 family dwelling, located in residence use, C area, class 1 height district, on land now vacant, to be used and occupied as follows: Cellar—boiler, storage and laundry; 1st floor and 2nd floor—a 5 room one family dwelling on each floor; parking area for 2 cars on open portion of the lot; that the minimum thickness of beams will be 2 inches; that the proposed building is within the fire limits; and

WHEREAS, that applicant contends that the lot is in an area of many other frame structures; that the site is opposite a church which generates much traffic; that this traffic and other buildings in the neighborhood do not warrant a more expensive building; that the property can not be used for any other purpose except as proposed; that the building will be partially brick veneered that the remaining portions of the exterior walls will be covered with asbestos shingles; that only the proposed driveway and curb cuts are in the bed of the proposed widening of New Haven Avenue; and

WHEREAS, the President of the Borough of Queens has advised this Board that the Final Map of the Borough of Queens adopted by the Board of Estimate and Apportionment on January 18, 1915, indicates a proposed widening of about 5 feet on the northerly and southerly sides of New Haven Avenue which is in private ownership; that there is no proceeding now pending to acquire title to the proposed widening; and

WHEREAS, the premises was inspected by a committee of the Board.

Resolved, that the decision of the Borough Superintendent, dated February 24, 1959, acting on N.B. Applic. 393/59, Objs. 1, 2 and 3, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the building as erected shall comply in all respects with the regulations of the D area district; that the side walls of the building shall be covered with an incombustible material; and that in all other respects the building shall comply with all laws, rules and regulations applicable thereto.

164-59-A

APPLICANT—William B. Lichtner, for Markfel Construction Corp., owner.

SUBJECT—Application March 16, 1959—Appeal from a decision of the Borough Superintendent—re construction and under section 35, General City Law re driveway and curb cut in bed of mapped street—New Haven Avenue.

PREMISES AFFECTED—19-15 New Haven Avenue south side, 226.5 feet east of Beach 20th Street, Block 86, Lot 30, Far Rockaway, Borough of Queens.

APPEARANCES—

For Applicant: William B. Lichtner.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Vice Chairman Kleinert, Commissioner

Foley, Commissioner Sleeper and Commissioner Fox. 4

Negative: 0

Absent: Chairman Murdock 1

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated February 24, 1959 on N. B. Applic. 394/59, reads:

"1. The erection of the proposed two story and cellar frame two-family dwelling located in a (C) area district which is within the fire limits is therefore contrary to Section C-26-246.0 of the Administrative Code.

2. The proposed use of 2" wood beams within the fire limits is contrary to Section C-26-325.0, sub-division

2 of the Administrative Code, which calls for beams at least 3 inches in thickness.

3. The proposed driveway and curb cut lying in the bed of a mapped street is contrary to general city law #35."

and

WHEREAS, the applicant proposed to build a 26.83 feet by 42 feet, 2 stories, 26.5 feet high, of class 4 construction, 2-family dwelling, located in residence use, C area, class 1 height district, on land now vacant, to be used and occupied as follows: Cellar—boiler, storage and laundry; 1st floor and 2nd floor—a 5 room one-family dwelling on each floor; parking area for 2 cars on open portion of the lot; that the minimum thickness of beams will be 2 inches; that the proposed building is within the fire limits; and

WHEREAS, the applicant contends that the lot is in an area of many other frame structures; that the site is opposite a church which generates much traffic; that this traffic and other buildings in the neighborhood do not warrant a more expensive building; that the property can not be used for any other purpose except as proposed; that the building will be partially brick veneered; that the remaining portions of the exterior walls will be covered with asbestos shingles; that only the proposed driveway and curb cuts are in the bed of the proposed widening of New Haven Avenue; and

WHEREAS, the President of the Borough of Queens has advised this Board that the Final Map of the Borough of Queens adopted by the Board of Estimate and Apportionment on January 18, 1915 indicates a proposed widening of about 5 feet on the northerly and southerly sides of New Haven Avenue which is in private ownership; that there is no proceeding now pending to acquire title to the proposed widening; and

WHEREAS, the premises was inspected by a committee of the Board.

Resolved, that the decision of the Borough Superintendent, dated February 24, 1959, acting on N.B. Applic. 394/59, Objs. 1, 2 and 3, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the building as erected shall comply in all respects with the regulations of the D area district; that the side walls of the building shall be covered with an incombustible material; and that in all other respects the building shall comply with all laws, rules and regulations applicable thereto.

528-58-A

APPLICANT—Lama, Proskauer and Prober, for Anna Turso, owner.

SUBJECT—Application August 3, 1958—Appeal from a decision of the Borough Superintendent—re frame structure for commercial use within fire limits.

PREMISES AFFECTED—1889-1893 Fulton Street, north side, 103 feet 2¼ inches east of McDougal Street, Block 1530, Lot 19, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

ACTION OF BOARD—Appeal withdrawn.

THE VOTE—

Affirmative: Vice Chairman Kleinert, Commissioner

Foley, Commissioner Sleeper and Commissioner Fox. 4

Negative: 0

Absent: Chairman Murdock 1

264-58-A

APPLICANT—Norman Lederer and Leonard Joseph, for Joseph Facella, owner.

SUBJECT—Application April 25, 1958—Appeal from a decision of the Borough Superintendent, re change in occupancy—factory, egress, etc.

PREMISES AFFECTED—282 9th Avenue, east side, 66 feet south of West 27th Street, Block 750, Lot 79, Borough of Manhattan.

APPEARANCES—

For Applicant: Leonard Joseph.

MINUTES

ACTION OF BOARD—Appeal dismissed for lack of prosecution.

THE VOTE—

Affirmative: Vice Chairman Kleinert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox. 4
Negative: 0
Absent: Chairman Murdock 1

66-16-A—Vol. II

APPLICANT—J. M. Berlinger, for Trustees under the Will of Moses Levy, owner.

SUBJECT—Application for consideration—reopening as Vol. II subject to regular procedure—re Appeal from an order of Fire Commissioner; previously granted on condition.

PREMISES AFFECTED—230-232 Canal Street, south side, east of Baxter and Walker Streets, Block 198, Lots 27-29, Borough of Manhattan.

APPEARANCES—

For Applicant: J. M. Berlinger.

ACTION OF BOARD—Application reopened as 66-16A—Vol. II, subject to the regular procedure.

THE VOTE—

Affirmative: Vice Chairman Kleinert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox. 4
Negative: 0
Absent: Chairman Murdock 1

360-30-A—Vol. IV

APPLICANT—Horn & Hardart Company, owner. R. J. Coleman, Agent.

SUBJECT—Application for consideration—reopening as Vol. IV subject to regular procedure—re Appeal from a decision of the Fire Commissioner; previously granted on condition.

PREMISES AFFECTED—605-637 West 49th Street, 600-634 West 50th Street and 691-699 11th Avenue, west side, Block 1097, Lots 11, 18, 27, 32½, 36 and 40, Borough of Manhattan.

APPEARANCES—

For Applicant: R. Coleman.

ACTION OF BOARD—Appeal reopened as Vol. IV, subject to the regular procedure.

THE VOTE—

Affirmative: Vice Chairman Kleinert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox. 4
Negative: 0
Absent: Chairman Murdock 1

261-58-A—Vol. II

APPLICANT—Sol Oberwager, for IBM World Trade Corp., owner.

SUBJECT—Application for consideration—reopening as Vol. II subject to regular procedure—re Appeal from a decision of the Borough Superintendent, re signs, in vicinity of the United Nations Headquarters; previously granted on condition.

PREMISES AFFECTED—821 UN Plaza and 350 East 46th Street, southwest corner, Block 1338, Lot 30, Borough of Manhattan.

APPEARANCES—

For Applicant: Robert B. Shea.

ACTION OF BOARD—Application reopened as Vol. II, subject to the regular procedure.

THE VOTE—

Affirmative: Vice Chairman Kleinert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox. 4
Negative: 0
Absent: Chairman Murdock 1

655-58-A

APPLICANT—Robert J. Crinnion and Lesser and Lesser, for Harry Hinrichsen, owner.

SUBJECT—Application November 17, 1958—Appeal from an order of the Borough Superintendent; re erection of legal retaining wall.

PREMISES AFFECTED—2119 Edenwald Avenue, north side, 30 feet west of Monticello Avenue, Block 5027, Lots 33 and 34, Borough of The Bronx.

APPEARANCES—

For Applicant: Robert J. Crinnion and Harry Lesser.

For Administration: Dewey Rothkrug and Frank E. March, Dept. of Buildings.

ACTION OF BOARD—Laid over to May 19, 1959, at 2 P.M. at the request of Mr. Crinnion.

656-58-A

APPLICANT—Robert J. Crinnion, and Lesser and Lesser, for Saverio, owner.

SUBJECT—Application November 17, 1958—Appeal from an order of the Borough Superintendent, re erection of legal retaining wall.

PREMISES AFFECTED—4111 Monticello Avenue, west side, 100 feet north of Edenwald Avenue, Block 5027, Lot 29, Borough of The Bronx.

APPEARANCES—

For Applicant: Robert J. Crinnion and Harry Lesser.

For Administration: Dewey Rothkrug and Frank E. March, Dept. of Buildings.

ACTION OF BOARD—Laid over to May 19, 1959, at 2 P.M. at the request of Mr. Crinnion.

738-58-A

APPLICANT—Robert J. Crinnion and Harry Lesser, for Harry Lesser, owner.

SUBJECT—Appeal from a decision of the Borough Superintendent, re dismissal of violation—illegal retaining wall.

PREMISES AFFECTED—4114 Hill Avenue, east side, 100 feet north of Edenwald Avenue, Block 5027, Lot 41, Borough of The Bronx.

APPEARANCES—

For Applicant: Robert J. Crinnion and Harry Lesser.

For Administration: Dewey Rothkrug and Frank E. March, Dept. of Buildings.

ACTION OF BOARD—Laid over to May 19, 1959, at 2 P.M. at the request of Mr. Crinnion.

239-19-BZ

APPLICANT—Laura Schiraldi, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which has expired April 4, 1959—re Application, decision of the Borough Superintendent; previously granted on condition, under section 7f of the Zoning Resolution, permitting in a residence use district, for a term of years, the maintenance of a garage for five motor vehicles.

PREMISES AFFECTED—1171 New York Avenue, and 3301 Cortelyou Road, northwest corner, Block 4933, Lot 62, Borough of Brooklyn.

APPEARANCES—

For Applicant: Abraham Finkelstein.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Vice Chairman Kleinert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox. 4

Negative: 0

Absent: Chairman Murdock 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board on May 20, 1919 on certain conditions: and

WHEREAS, the term of variance was extended from time to time and last extended on May 4, 1954: and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on December 27, 1921, as thereafter *amended* by resolutions adopted through May 4, 1954 only so far as it refers to the term of variance, so that as *amended* this portion of the resolution shall read:

“... granted under Section 7, Subdivision f for a term of five years from the date of this *amended* resolution,

MINUTES

to permit; that other than as herein *amended* the resolution above cited shall be complied with in all respects; and that all permits, including a new Certificate of Occupancy, shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution." (NB App 3-1919)

795-53-BZ

APPLICANT—Sidney Daub, for Joseph Rimland, Selig Rimland and Sophie Lenefsky, owners (owner under contract, Wasoff Oil Burner & Service Co., Inc.).

SUBJECT—Application for consideration—reopening for extension of term of variance which has expired April 6, 1959—re Application, decision of the Borough Superintendent; previously granted on condition, under section 7e of the Zoning Resolution, to permit in a residence use district the change in occupancy from storage garage to the repairing and storage of oil burners and the storage of ten motor vehicles.

PREMISES AFFECTED—466-468 West 152nd Street, south side, 175 ft. east of Amsterdam Avenue, Block 2066, Lot 59, Borough of Manhattan.

APPEARANCES—

For Applicant: Sidney Daub.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Vice Chairman Kleinert, Commissioner

Foley, Commissioner Sleeper and Commissioner Fox. 4

Negative: 0

Absent: Chairman Murdock 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board on April 6, 1954 on certain conditions; and

WHEREAS, the applicant requested an extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on April 6, 1954 only so far as it refers to the term of variance, so that as *amended* this portion of the resolution shall read:

"... granted under Section 7, Subdivision e for a term of five years from the date of this *amended* resolution, to permit the existing building on the premises to be occupied as proposed ...; that other than as herein *amended* the resolution above cited shall be complied with in all respects; and that all permits, including a new Certificate of Occupancy, shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution." (Alt. Applic. 1549/53.)

493-51-BZ

APPLICANT—Howard H. Snyder, for 768 Corporation, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired October 25, 1956—re Application, decision of the Borough Superintendent; previously granted on condition, under section 7a of the Zoning Resolution, to permit in a residence use district, the enlarging of existing store within the building, by removing existing partitions of living quarters at rear of store.

PREMISES AFFECTED—64 East End Avenue, west side, 51 feet 4½ inches north of East 82nd Street, Block 1579, Lot 25, Borough of Manhattan.

APPEARANCES—

For Applicant: Walter T. Koroshetz.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Vice Chairman Kleinert, Commissioner

Foley, Commissioner Sleeper and Commissioner Fox. 4

Negative: 0

Absent: Chairman Murdock 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board on October 9, 1951 on certain conditions; and

WHEREAS, time to obtain permits and complete the work was last extended on October 25, 1955; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on October 9, 1951, as thereafter *amended* by resolutions adopted through October 25, 1955 only as to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of statement by the applicant that the work is now substantially completed and access to all of the building is now possible to the owner, the tenants having moved out; that all permits required, including a certificate of occupancy, shall be obtained and all work completed within the requirement of Section 22A of the Zoning Resolution from the date of this *amended* resolution." (Alt. App. 700-51)

691-55-BZ—Vol. II

APPLICANT—Charles A. Buckley, for A. Wolheim and Sons, Inc., owner.

SUBJECT—Application for consideration—reopening for amendment of resolution—re Application, decision of the Borough Superintendent; previously granted on condition, under sections 7e, 7h and 7A of the Zoning Resolution, to permit in a local retail use district, the erection and maintenance of a gasoline service station with accessory uses of store, lubricatory, car washing, minor auto repairs with hand tools only, utility room and parking and storage of more than five (5) motor vehicles, with show windows, business entrance and signs within 75 feet of a residence use district.

PREMISES AFFECTED—1774-1780 Nereid Avenue, 4400-4406 Barnes Avenue, southeast corner and 4386-4390 Gunther Avenue, Block 5051, Lots 44 and 45, Borough of The Bronx.

APPEARANCES—

For Applicant: Maurice J. Schulkind.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Vice Chairman Kleinert, Commissioner

Foley, Commissioner Sleeper and Commissioner Fox. 4

Negative: 0

Absent: Chairman Murdock 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. II on November 18, 1958 on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on November 18, 1958, only insofar as it refers to the size of the accessory building so as to permit the accessory building to be increased 2 ft. 8 in. in length to a total length of 46 ft. 8 in. and to increase the depth one foot eight inches to a total depth of 29 ft. 4 in.; and to add the additional construction of a trash bin at the south east corner of the accessory building to be built of face brick, similar to that of the accessory building, and built as an integral part of the building of a size of 8 ft. by 6 ft. by 3 ft. 6 in. in height, with an incombustible cover; all as shown on plans filed with this request for amendment marked "Received April 13, 1959", 3 sheets; and to extend the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that all permits required, including a certificate of occupancy, shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution;

MINUTES

that in all other respects the resolution above cited shall be complied with." (N.B. 60/58)

588-56-BZ

APPLICANT—Arthur Jovis, for Ledwood Corp., owner.
SUBJECT—Application for consideration—reopening for extension of time to complete which has expired April 8, 1959—re Application, decision of the Borough Superintendent; previously granted on condition, under section 7c of the Zoning Resolution, permitting in a residence use district, the construction of an extension to the basement and first floor or an existing multiple dwelling for a retail business use.

PREMISES AFFECTED—107 East 60th Street, north side, 20 feet east of Park Avenue, Block 1395, Lot 4, Borough of Manhattan.

APPEARANCES—

For Applicant: Arthur Jovis.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Vice Chairman Kleinert, Commissioner

Foley, Commissioner Sleeper and Commissioner Fox. 4

Negative: 0

Absent: Chairman Murdock 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board on April 9, 1957 on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on April 8, 1958; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on April 9, 1957, as thereafter *amended* by resolutions adopted through April 8, 1958, so as to permit the owner to omit the front extension of approximately five feet from the existing front of the building to the building line as shown on plans "Received April 30, 1959", 2 sheets; and also to extend the time to complete the work and obtain permits so that as *amended* this portion of the resolution shall read:

"that all permits required, including a certificate of occupancy, shall be obtained and all work completed within the requirements of Section 22A of the Zoning resolution from the date of this *amended* resolution." (Alt App 1179/56).

18-58-BZ

APPLICANT—Patrick D. Concagh, for Marie A. Peduto, owner; International Mill Work Corporation, lessee.

SUBJECT—Application for consideration—reopening for extension of time to complete and obtain a Certificate of Occupancy—re Application, decision of the Borough Superintendent; previously granted on condition, under section 7c of the Zoning Resolution, to permit in a business use district, the change in use in the premises from factory to saw and planing mill.

PREMISES AFFECTED—3308 Edson Avenue, northeast corner of Givan Avenue, Block 4881, Lots 75 and 77, Borough of The Bronx.

APPEARANCES—

For Applicant: P. D. Concagh.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Vice Chairman Kleinert, Commissioner

Foley, Commissioner Sleeper and Commissioner Fox. 4

Negative: 0

Absent: Chairman Murdock 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board on July 8, 1958 on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 8, 1958 only as to the time within which to obtain permits and complete the work, so that as amended this portion of the resolution shall read:

"that in view of statement by the applicant that on the date of expiration of the original resolution of the Board, July 8, 1958, the building was substantially complete and that the delay has been in securing a certificate of occupancy that all permits required, including a certificate of occupancy, shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this amended resolution." (Alt App 1165/57).

1-58-BZ

APPLICANT—Good & Kent for Margaret Smith Gilsnan Executrix under will of Edward L. Smith, deceased.

SUBJECT—Application for consideration—reopening for amendment of resolution, as to sign—re Application, decision of the Borough Superintendent; previously granted on condition, under sections 7c and 7h of the Zoning Resolution, to permit in a local retail and residence use district, the erection of a retail market store, together with the use of a portion of said premises for the parking of motor vehicles belonging to customers, patrons and employees of such market. In addition thereto the application seeks permission to maintain a sign upon the wall of the proposed market.

PREMISES AFFECTED—99-30 Corona Avenue, 48-02 to 48-16 102nd Street, southwest corner and 99-11 to 99-27 Alstyn Avenue, Block 1926, Lot 13, Corona, Borough of Queens.

APPEARANCES—

For Applicant: R. S. Hardy.

ACTION OF BOARD—Request to reopen and amend resolution withdrawn at request of the applicant.

THE VOTE—

Affirmative: Vice Chairman Kleinert, Commissioner

Foley, Commissioner Sleeper and Commissioner Fox. 4

Negative 0

Absent: Chairman Murdock 1

571-27-BZ—Vol. II

APPLICANT—Dominick Salvati & Son, for Robert Kahn, owner.

SUBJECT—Application for consideration—reopening as Vol. II subject to regular procedure—re Application, decision of the Borough Superintendent; previously denied, under section 21 of the Zoning Resolution, to permit in a business district, the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—885 Rogern Avenue, southeast corner of Snyder Avenue, Block 5111, Lot 6, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leon Komondorea.

ACTION OF BOARD—Application reopened as Vol. II, subject to the regular procedure.

THE VOTE—

Affirmative: Vice Chairman Kleinert, Commissioner

Foley, Commissioner Sleeper and Commissioner Fox. 4

Negative 0

Absent: Chairman Murdock 1

510-39-BZ—Vol. III

APPLICANT—Leonard F. Rothkrug and Herbst & Rusciano, for Robert Levine, William F. Walsh and Alfred

MINUTES

Marer, owners; Shell Oil Company, lessee.

SUBJECT—Application for consideration—reopening as Vol. III subject to regular procedure—re Application, decision of the Borough Superintendent; previously denied, under sections 7f, 7i, and 7h of the Zoning Resolution, to permit in a business and unrestricted use district the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, storage and sale of accessories and to permit the parking and storage of motor vehicles on unbuilt upon portion of the plot, for a term of fifteen (15) years.

PREMISES AFFECTED—5821-5839 Broadway and 251-265 West 238th Street, northwest corner, Block 3414, Lots 334, 336 and 340, Borough of The Bronx.

APPEARANCES—

For Applicant: Leonard Rothkrug.

ACTION OF BOARD—Application reopened subject to regular procedure in view of the decision of the Supreme Court by Mr. Justice Samuel H. Hofstadter on December 11, 1958, and in view of the new facts now submitted.

THE VOTE—

Affirmative: Vice Chairman Kleinert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox. 4
Negative 0
Absent: Chairman Murdock 1

586-41-BZ

APPLICANT—Norman Lederer and Leonard Joseph, for Carl Walter Wolf, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which has expired February 19, 1959—re Application, decision of the Borough Superintendent; previously granted on condition, under section 7h of the Zoning Resolution, permitting in a business and residence use district, for a term of years, the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—311-315 Beach 44th Street, west side, 75.33 feet north of Rockaway Beach Boulevard and 308-314 Beach 45th Street, east side, 53.22 feet north of Rockaway Beach Boulevard, Block 368, Lot 7 and part of Lot 1, Far Rockaway, Borough of Queens.

APPEARANCES—

For Applicant: Leonard Joseph.

ACTION OF BOARD—Application reopened subject to the regular procedure, waiving all requirements except a new decision of the Borough Superintendent, which has been filed, and two publications in the Bulletin as notice; and set for hearing on June 2, 1959, at 10 A.M.

THE VOTE—

Affirmative: Vice Chairman Kleinert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox. 4
Negative: 0
Absent: Chairman Murdock 1

603-51-BZ—Vol. II

APPLICANT—Andrew Di Camillo, for John J. Zogby, owner.

SUBJECT—Application for consideration—reopening as Vol. II subject to regular procedure—re Application, decision of the Borough Superintendent; previously granted on condition, under sections 7c and 7i of the Zoning Resolution, to permit in a business and unrestricted use district, the erection and maintenance of a motor vehicle repair shop.

PREMISES AFFECTED—1154-1156 Atlantic Avenue, south side, 106.7 feet east of Franklin Avenue, Block 1199, Lot 12, Borough of Brooklyn.

APPEARANCES—

For Applicant: Frank Sellitto.

ACTION OF BOARD—Application reopened as Vol. II, subject to the regular procedure, in view of the added area of the plot.

THE VOTE—

Affirmative: Vice Chairman Kleinert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox. 4
Negative 0
Absent: Chairman Murdock 1

729-52-BZ—Vol. III

APPLICANT—Haus & Bresin, for Allerton Three, owner.

SUBJECT—Application for consideration—reopening as Vol. III subject to regular procedure—re Application, decision of the Borough Superintendent; previously withdrawn, under sections 7e and 7h of the Zoning Resolution, to permit in a local retail use district, the erection and maintenance of a gasoline service station, for a temporary term of 15 years.

PREMISES AFFECTED—25-15 Francis Lewis Boulevard, east side, 36.21 feet south of 25th Avenue, Block 5769, Lot 18, Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Millard Bresin.

ACTION OF BOARD—Application reopened as Vol. III, subject to the regular procedure with permission to the applicant to use such papers and photographs as the examiner may deem to be acceptable for the new proceeding.

THE VOTE—

Affirmative: Vice Chairman Kleinert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox. 4
Negative 0
Absent: Chairman Murdock 1

(Remaining Minutes of May 5, 1959 will be printed in the Bulletin of May 19, 1959.)

SPECIAL MEETING

MONDAY, MAY 11, 1959, AT 10 A.M.

Present: Acting Chairman Kleinert, Commissioner Foley, Commissioner Sleeper, Commissioner Fox and Director Becker.

ACTING CHAIRMAN KLEINERT: The meeting will please come to order.

COMMISSIONER FOX: Mr. Chairman, the Director has requested the Board to adopt a resolution designating and authorizing certain Members of the Board to sign the payrolls so that in the absence of the Chairman or Vice Chairman the payrolls can be legally processed by the Comptroller; I, therefore, offer the following resolution:

Resolved, that the Board of Standards and Appeals does hereby designate and authorize any of the following Officers, in addition to the Chairman, to certify the payrolls of this Board to the Comptroller; in accordance with the Law: the Acting Chairman, Vice Chairman, and Director.

ACTING CHAIRMAN KLEINERT: Call the roll on the motion to adopt.

THE VOTE—

Affirmative: Acting Chairman Kleinert, Commissioners Foley, Sleeper and Fox 4
Negative: 0
ACTING CHAIRMAN KLEINERT: Adopted; if there is no further business the meeting stands adjourned.

Adjourned: 10:45 A. M.

JOSEPH J. DOYLE, *Chief Clerk.*

PUBLIC HEARING

Proposed Revision of Rules of Procedure

(89-27-SR)

NOTICE IS HEREBY GIVEN that a public hearing will be held by the Board of Standards and Appeals on *Friday morning* May 22, 1959 at 10 A. M., at 80 Lafayette Street, 9th floor, Manhattan, on the Proposed Revision of the Rules of Procedure.

ARTICLE I—PUBLIC HEARINGS

1. Regular sessions designated as public hearings of the Board of Standards and Appeals shall be held on Tuesday of each week at 10 A. M. and 2 P. M., and such additional sessions on days to be set by the Board and as may be deemed necessary to facilitate the work of the Board.

2. Sessions shall be devoted to hearings on applications for variances of the Zoning Resolution; appeals from administrative orders or decisions; applications for variances of the Labor Law, Multiple Dwelling Law or Multiple Dwelling Code; applications pursuant to the General City Law; applications for approval of appliances, materials and methods of construction and consideration of rules and such other matters coming before the Board. Such sessions shall be published in the Bulletin of the Board of Standards and Appeals.

3. Special sessions may be called by the Chairman or at the request of three Commissioners, provided that notice is given to each Commissioner at least twenty-four hours before the time set for such session.

4. All hearing sessions shall be open to the public.

5. A quorum of the Board of Standards and Appeals shall consist of three Commissioners.

6. The Commissioners of the Board shall attend sessions in person, except that, during absence or disability, a substitute may act as provided by law.

ARTICLE II—CASES BEFORE THE BOARD

1. Every application under the Zoning Resolution, every administrative appeal, every application pursuant to General City Law, Multiple Dwelling Law or Multiple Dwelling Code or Labor Law, and every application for approval of any materials, appliances or methods of construction shall be made to the Board on the forms provided, and shall include the data required in such forms as to supply all information necessary for a clear understanding by the Board, the Director and the staff. The statements of essential information made by the applicant and the determination of the Board in each case will be incorporated in a resolution formally adopted and published in the Bulletin of the Board. Officials, who are charged with the enforcement of the laws, ordinances and rules relating to buildings in the City of New York shall be bound by resolutions and, before granting a permit or taking any other action, shall see that there are no misstatements as to facts and that the conditions of the resolution are observed. Any administrative official discovering any misstatement of essential information is requested to notify the Board, in order that it may take such actions as the circumstances require. All approvals or actions shall remain valid only as long as the information and the conditions on which the resolution are based are maintained.

2. Any communication purporting to be an application or appeal shall be regarded as a mere notice of intention to seek relief and shall have no force or effect until it is made in the form required, except as provided in Article VI.

3. Upon receipt of any such communication, the writer shall be supplied with the proper forms for presenting his application or appeal and shall file the proper form and furnish all necessary data within thirty (30) days of the date of the order or decision appealed from, except as provided in

Article VI. Before such appeal or application is docketed and Calendar number assigned, he shall pay the prescribed fee.

4. A duplicate copy of each application or appeal required by this article shall be forwarded by the applicant, immediately upon compliance with Subdivision 3 of this article, to the administrative official from whose order or determination the appeal is made. When such application is filed pursuant to the General City Law, a copy of each application and plans relative thereto shall simultaneously be served on the President of the Borough in which the premises are located. Proof of such service shall be filed with the Board.

5. At the public hearing of a case before the Board, the applicant shall first present the argument in support of the case and those in objection shall follow. To maintain orderly procedure, each side shall proceed without interruption by the other.

6. Every person before the rostrum shall abide by the order and direction of the Chairman. Discourteous or disorderly conduct shall be regarded as a breach of his privileges and shall be dealt with as the Chairman deems proper. Subject to the direction of the Board, the Director shall enforce these rules and supervise the Sergeant at Arms in maintaining order and decorum in the hearing room and lobbies during all public hearings.

7. Commissioners shall not proceed to question or discuss an issue, put a motion or offer a resolution until they shall have addressed the Chairman and shall have been recognized by him. During the progress of the roll call, no Commissioner shall interrupt or leave his seat.

ARTICLE III—THE CALENDAR

1. Each case filed in the proper form, with the required data, shall be numbered serially except that, when a new case is filed for the same premises as a disposed-of case and the Board so directs, the original calendar number may be used and, in addition, the case shall be termed Volume I, II, or III, etc., as the case may be.

The Calendar numbers shall begin anew on January 1st of each year, and shall be hyphenated with the number of the year and the initials indicating the character of the case.

2. As soon as a case is filed and fee is paid, it shall receive a calendar number, be placed on the docket and referred to the examiners for review. When the examiners find that the applicant has properly completed his application or appeal, the applicant shall be notified of the date on which his case will be set for public hearing.

3. Each case, other than the Special Order cases, shall be listed by Calendar number and premises in the Hearing Calendar printed in the Bulletin of the Board, under the title of the respective proceedings and the date for which such case has been set.

4. The Special Order cases shall consist of applications for any extension of the time to complete the work, for any extensions of the term of the variance, for the restoration of a case to the docket, for any amendment to the resolution or for any other action in any matter coming before the Board.

ARTICLE IV—DISPOSITION OF CASES

1. The final determination of any application or appeal before the Board shall be in the form of a resolution either reversing, varying or modifying the order, requirement, decision or determination appealed from, granting the application or appeal or affirming the order or decision and denying the application or appeal, or dismissing the application or appeal for lack of jurisdiction or prosecution. The concurring vote of three Commissioners shall be necessary to a decision. If a resolution fails to receive three votes in favor of the applicant, the action will be deemed equivalent

PUBLIC HEARING

to a denial and a resolution denying such application or appeal shall be formally entered on the record unless there be a Commissioner absent at the roll call and the vote of the absentee added to the number of votes for the applicant would be equal to three, in which case the matter will be laid over for consideration and final determination.

2. With the consent of the Board, any applicant may withdraw his application or appeal at any time prior to action thereon, but, if a motion has been made, and be pending, such motion shall have precedence.

3. No application or appeal which has been dismissed or denied can be considered again except on a motion adopted to reconsider the vote or to restore to the Calendar.

4. No request for a re-hearing will be granted unless substantial new evidence is submitted. If, on motion of a Commissioner, adopted by three affirmative votes, the request is granted, the case shall be put on the docket and calendared for rehearing.

In all cases the request for rehearing shall be in writing, reciting the reasons for the request, and shall be accompanied by the necessary data and diagrams. Such request shall be filed with the Director who may then set a date when the request for restoration to the Calendar shall be submitted to the Board, of which date the person making the request shall be notified.

5. The Board may, on the motion of any Commissioner, review any decision that it has made and may reverse or modify such decision, but no such review shall prejudice the rights of any person who has in good faith acted thereon before it is reversed or modified.

ARTICLE V—ZONING APPLICATIONS

1. No application for a variance or modification of the provisions of the Zoning Resolution shall be entertained by the Board except in a specific case, and from an order, requirement, decision or determination made by the Commissioner of Buildings or any Borough Superintendent of the Department of Buildings, on the ground that the proposed plan or use violates the Zoning Resolution, except when the Board has original jurisdiction.

2. No such application shall be entertained unless the application is filed within thirty (30) days from the date of the action of the Commissioner of Buildings or any Borough Superintendent of the Department of Buildings.

3. Every application shall be made on Form BZ and shall be accompanied by all the data required by such forms, and shall be considered subject to such rules as the Board has adopted or may adopt under the Zoning Resolution.

4. As soon as any application is completed by the filing of the data required in Form BZ and payment of the prescribed fee, the case shall receive a calendar number. After a review of the application by the Examiner, the applicant shall be notified by the Director on Form 6CC of the date set for the Public Hearing, which shall be at least thirty (30) days after the mailing of said notice. With this notice, the applicant shall be supplied with an official copy of Form 7NO, which he is required to send, NOT LESS THAN TWENTY (20) DAYS PRIOR TO THE DATE OF SUCH HEARING, to every property owner entitled to notice of the application. Within five (5) days of such hearing date, the applicant must file a verified statement that he has so notified each such property owner either by personal service or by registered or certified mail. Not less than fourteen (14) days notice of the said hearing shall be given by publication in the Bulletin of the Board.

5. On the date set for the Public Hearing, the applicant, owner, his architect, engineer, agent or attorney shall state his case; then the opposition shall be heard, and both shall have an opportunity for rebuttal.

6. Any application that has been denied after a Public Hearing cannot be reheard except on new material facts or under a different section of the Zoning Resolution.

7. Property owners in the affected area of the zoning application may appear at the Public Hearing and voice their objections in person, or by agent or attorney. Each person shall give his or her name after being recognized by the Chairman, the block and lot of the property owned by him or her and then briefly state his or her objections. In lieu of a personal appearance, or by an agent or attorney, he may file his or her views in writing on Form 9C, which is obtainable at the offices of the Board. Briefs will be accepted only if filed at least three (3) days before the Public Hearing. "Printed Instructions to Objectors", adopted by the Board, shall be available to such property owners free of charge, as a guide in filing their opposition to the application for a zoning variance.

ARTICLE VI—APPEALS

1. No appeal from any order, requirement, decision or determination of the Commissioner of Buildings, or any Borough Superintendent of the Department of Buildings or the Fire Commissioner or from any rule or regulation relating to the construction, alteration, demolition, structural changes, equipment, occupancy or use of any building or structure or premises under the Charter or the General City Law or any other law under which the Board has jurisdiction shall be entertained unless such appeal is filed on Form A with all the data required in such form, within thirty (30) days from the date of the order, requirement, decision or determination, appealed from, except that minor appeals from orders or decisions may be filed on Form A accompanied by a written description of the premises and a copy of the order or decision. What constitutes minor appeals from orders or decisions shall be determined by the Board.

NEW ARTICLE VII—LABOR LAW VARIANCES

1. No application for a variance of the Labor Law, or of any rule adopted thereunder, affecting the demolition, construction or alteration of buildings, exits therefrom, the installation of fixtures or apparatus, as authorized by Section 666 of Chapter 27 of the New York City Charter, shall be entertained unless it is made on Form A, with all the data required on such form within thirty (30) days of the date of the administrative order.

ARTICLE VIII—MATERIALS, APPLIANCES AND METHODS OF CONSTRUCTION

1. No application for and approval of a material, appliance or method of construction shall be entertained unless it is filed on Form SA/SM, with all the data required.

ARTICLE IX—ADOPTION OF RULES

1. No application for the adoption or amendment to any of the rules of the Board shall be entertained unless the application is made in writing.

2. No proposed rule or regulation or amendment thereto, originating with the Board or submitted to the Board for adoption, shall be published in the Bulletin, until such publication is authorized by at least three (3) Commissioners.

3. No resolution of the Board of Standards and Appeals adopting or amending any rule or regulation under Section 666 of the Charter or any other law shall be adopted unless such proposed rule or regulation shall have been published in the Bulletin of the Board for at least ten days prior to a public hearing thereon. Three (3) affirmative votes of the Board shall be necessary for the adoption of such resolution. No such rule shall become effective until twenty (20) days after publication in the Bulletin.

ARTICLE X—ADOPTION OF OTHER RESOLUTIONS

1. Every resolution of the Board of Standards and Appeals suggesting changes or amendments to the law and every resolution not otherwise provided for, shall require at least three (3) affirmative votes for its adoption.

PUBLIC HEARING

ARTICLE XI—INSPECTIONS

1. In any case in which the Board may deem it necessary, inspection of the premises in question may be ordered by the Board. Such inspection shall be made by a Committee of not less than two (2) Commissioners and they shall report their findings to the Board at any executive session, prior to the public hearing at which the vote will be cast. The committee may include the Director and/or a staff engineer as designated by the Board. Any Commissioner of the Board shall be included in the Committee, upon his request.

ARTICLE XII—TESTS

1. The five (5) Commissioners of the Board shall constitute the Supervisory Committee on materials, appliances and methods of construction. In any case in which a test is required, the Director shall order such test of any material, appliance or method of construction. Such tests shall be conducted according to the rules adopted by the Board, or directives of the Supervisory Committee, and in accordance with the requirements of law for the use of such material, appliance or method of construction. Tests shall be conducted in the presence of such member of the engineering staff as the Director may designate. In lieu of the above, tests made of the material, appliance or method of construction, by a recognized standard testing laboratory, City or State department, may be acceptable, but the Board reserves the right to be represented at tests by a member of the Engineering Staff or Board or any other person designated by the Supervisory Committee. The complete report of such tests shall be made to the Board in writing.

2. All expenses, including laboratory and traveling expenses, of such tests shall be borne by the applicant and no cost of such tests shall be borne by the Board.

3. Three (3) affirmative votes of the Board shall be necessary for the approval of such material, appliance or method of construction.

ARTICLE XIII—RECORDS

1. All applications and appeals shall be on the required forms, and all communications, reports, etc., relating thereto shall be on sheets approximately 8½ inches by 11 inches in size. Plans shall be on sheets 8½ inches by 11 inches or double thereof unless otherwise accepted by the Director. After final disposition, all applications and appeals and other papers appertaining thereto shall be suitably bound and indexed and filed numerically in cabinets. All applications and appeals, shall upon application to the clerk in charge, be accessible to the public at all reasonable hours.

2. All drawings shall be properly titled, numbered, dimensioned, dated, and otherwise shall conform with the instruction sheet. No drawings shall be accepted unless they bear the seal of a registered architect or licensed professional engineer.

ARTICLE XIV—THE BULLETIN

1. The Bulletin of the Board of Standards and Appeals shall be published each week except during recess. It shall contain:

- (1) Directory of the Board.
- (2) Docket of cases filed since the last publication of the Bulletin.
- (3) The Hearing Calendar.
- (4) Notice of Hearing on proposed rules or the amendment of rules.
- (5) An abstract of the minutes of each meeting, including a brief statement of the action in each case, with the roll call thereon and the full text of the resolutions adopted.
- (6) Index of rules adopted.
- (7) Such other information as may be of value to the public and within the scope of the work of the Board.

2. The preparation and editing of material for the Bulletin shall be in charge of such members of the staff as shall be designated by the Director.

3. The Bulletin of the Board of Standards and Appeals is the official publication of the Board in accordance with Section 665 of the New York City Charter. Notice of hearings published in such Bulletin constitutes required legal notice.

ARTICLE XV—OFFICERS

1. The Chairman, or in his absence, the Vice-Chairman shall preside at all sessions. The Chairman, or in his absence, the Vice Chairman, may designate another Commissioner of the Board to preside and perform the duties of the Chair at public sessions or hearings. If the Chairman and Vice Chairman are absent and a quorum is present, they shall choose a presiding officer from among their number.

2. The Chairman, subject to these rules, shall decide all points of order or procedure, at public hearings, unless otherwise directed by a majority of the Board in session at that time.

3. The Chairman shall, subject to these rules, designate the Commissioners of the Board to make inspections and, unless otherwise directed by the vote of three (3) Commissioners of the Board, shall appoint any committee that may be deemed necessary, except as otherwise provided in Article XI.

4. The Chairman, any Commissioner and the Director shall report at executive sessions all pertinent official transactions that do not otherwise come to the attention of the Board.

5. Administrative authority is vested in the Director, who shall, subject to these rules, transact all administrative business of the Board, engage the necessary employees and direct the work of the office. Official correspondence relating to administrative matters shall be signed by the Director. All official correspondence relating to any matters pending before the Board on the Hearing Calendar shall be signed by the Chairman or a member of the Board or staff designated by him. Copies of all incoming official correspondence may be sent to the Chairman, the Commissioners and/or Director.

6. Subject to these rules and the supervision of the Director, the Chief Clerk shall have charge of all accounts and shall see that the files and indices are kept in proper order and up to date and generally supervise the clerical work of the office force.

7. Subject to these rules and the supervision of the Director, the Engineering Staff shall examine and report on all applications and appeals, prepare proposed rules or revised rules assigned to them by the Director, and shall report on the desirability, reasons and necessity for action. They shall supervise and witness the tests conducted under the auspices of the Board.

8. A complete stenographic record of the transactions at public sessions shall be made for the files, and there shall be prepared after each meeting for publication in the Bulletin the abstract of the minutes which are to appear in such Bulletin. Verbatim transcripts of the record or any part thereof may be made as directed by the Chairman or the Director.

ARTICLE XVI—RULES OF PROCEDURE

1. Amendments to these Rules of Procedure may be made by the Board of Standards and Appeals at any public hearing, provided notice of such amendment has been given to each Commissioner of the Board at least three (3) days prior to such session, either in writing or by publication in the Bulletin. Any Rule of Procedure may be suspended at any session by the concurring vote of three (3) Commissioners.

PUBLIC HEARING

NOTICE OF PUBLIC HEARING

CAL. NO. 217-21-SR

NOTICE IS HEREBY GIVEN that a public hearing will be held by the Board of Standards and Appeals *Wednesday* May 27, 1959 at 10 A.M. in Room 909, at 80 Lafayette Street, Manhattan, on the following proposed amendments to the rules covering the installation and use of oil burning equipment and the storage of oils used in construction therewith. New matter in italics, old matter in brackets [] to be omitted.

- 2.5 *CERTIFICATE OF OPERATION: a certificate of operation as provided for in section B26-58.0 of the administrative code shall mean the operating certificate or certificate of operation issued when required by the Department of Air Pollution Control upon completion of the installation of new or remodeled or reconstructed oil burning equipment.*
- 2.6 [2.5] COMMERCIAL INSTALLATIONS: Oil burner installations in buildings, other than dwellings when used for heating and/or generation of power for use on premises.
- 2.7 [2.6] CONTROLS: Such electrical or mechanical devices as are installed for the purpose of providing safe and continuous or intermittent operation.
- 2.8 [2.7] DISCHARGE LINE: That portion of the line between the discharge outlet of the pump and the burner oil inlet connection.
- 2.9 [2.8] DOMESTIC INSTALLATIONS: Oil burner installations installed in dwellings as defined in these rules.
- 2.10 [2.9] DWELLINGS: Buildings used exclusively for dwelling purposes and occupied by one or two families, including convents, rectories, and monasteries.
- 2.11 [2.10] ELECTRICALLY GROUNDED: For protection against lightning shall mean storage tanks set directly in or on the ground and/or with underground piping connections. Where storage tanks without underground piping connections are built on bases above the surface of the earth outside of buildings, such storage tanks shall be grounded at two (2) points 180° (degrees) apart as follows:
- 2.11.1 [2.10.1] The conductor from tank to ground connection shall be of copper not smaller than No. 6 (.162") A.W.G. wire, or pipe not less than one-half inch (1/2") in diameter.
- 2.11.2 [2.10.2] One end of conductor shall be permanently and electrically bonded to tank. The other end shall be bonded to a ground connection consisting of a water pipe or a rod, pipe or plate having a surface area of not less than one hundred and ninety (190) square inches, buried in moist earth not less than two feet (2') below the surface of the earth.
- 2.12 [2.11] FILL PIPE: That portion of the line between the fill pipe terminal and the fill pipe connection in the storage tank.
- 2.13 [2.12] FIRE RETARDING MATERIALS:
- 2.13.1 [2.12.1] One-half (1/2) inch plaster boards, or asbestos boards, or three-eighths (3/8) inch gypsum wall boards weighing not less than 16 pounds per square yard with pointed joints covered with No. 26 U.S. gauge sheet metal with one (1) inch lapped seams nailed to the wood beams when spaced not more than sixteen (16) inches on centers, or nailed to furring strips when the floor beams are spaced more than sixteen (16) inches on centers, or
- 2.13.2 [2.12.2] Two thicknesses of one-quarter (1/4) inch asbestos boards laid with tight staggered joints and nailed to the beams, when spaced not more than sixteen (16) inches on centers, or nailed to furring strips when the floor beams are more than sixteen (16) inches on centers, or
- 2.13.3 [2.12.3] Metal lath weighing not less than three pounds per square yard, attached to furring strips and plastered with Portland cement mortar at least three-quarters (3/4) inch thick.
- 2.13.4 [2.12.4] Note—All fire retarding material to be applied as required in rules for fire retarding material of the Board of Standards and Appeals.
- 2.14 [2.13] GROUND: An electrical conductor having capacity to absorb current.
- 2.15 [2.14] INDUSTRIAL INSTALLATIONS: Oil burner installations for industrial purposes under same requirements as for Commercial Installations.
- 2.16 [2.15] OIL: Any liquid mixture, substance or compound derived from petroleum, including kerosene and fuel oil as defined in section [C19-2.0] B26-47.0 (4) of the Administrative Code and Rule 3.
- 2.17 [2.16] OIL BURNING EQUIPMENT: Any device including burners, oil burning heaters, internal combustion engines used for heating, power or other purposes designed for and/or using oil as defined in these rules.
- 2.18 [2.17] OIL LEVEL INDICATING DEVICE: A means by which the level of the oil in a storage tank may be indicated.
- 2.19 [2.18] OVERFLOW PIPE: A pipe which conveys, by gravity, the oil from the maximum level of an auxiliary tank to the storage tank or from the pump to the storage tank.

PUBLIC HEARING

2.20 [2.19] PERMANENT DEFORMATION: Wherever phrase, "without permanent deformation," is used in these rules it shall mean that the tanks or containers shall, after release of test pressure, resume their original size and shape.

2.21 [2.20] PERMIT: Shall mean permit for storage of oil.

2.22 [2.21] PORTLAND CEMENT CONCRETE: Shall mean a mixture of one (1) part cement and not more than two and one-half (2½) parts sand and five (5) parts of coarse aggregate and complying in all other respects with the requirements of C26-311.0 of the Administrative Building Code.

2.23 [2.22] PREHEATER: A device designed for heating oil for the purpose of decreasing the viscosity.

2.24 [2.23] RELIEF VALVE: A valve held shut by a spring or other means of automatically relieving pressure in excess of its setting.

2.25 [2.24] RELIEF LINE: That portion of the line between the by-pass connection of the relief valve and the supply line or storage tank.

2.26 [2.25] REMOTE CONTROL: A hand, electric, or mechanically-operated device to shut off the oil supply. A thermostat is not acceptable as a remote control.

2.27 [2.26] SCAVERING SCAVENGING LINE: A line installed to permit the removal of water or foreign matter from a storage tank.

2.28 [2.27] SHOP FABRICATED: Shall mean completely built in the shop of the tank manufacturer.

2.29 [2.28] SHUT-OFF VALVE: A device that can be actuated to prevent the flow of liquid in a line of pipe.

2.30 [2.29] STORAGE CONTAINER: Any container for oil connected to a burner or oil-burning heater and having a capacity of six (6) gallons or less.

2.31 [2.30] STORAGE TANK: Any tank for oil having the capacity of two hundred and seventy-five (275) gallons or more, having a fill line and vent line connected thereto.

2.32 [2.31] STORAGE TANK, AUXILIARY: Any container for oil having a capacity of not over 60 gallons and used as an intermediary tank for gravity feed and equipped with an automatic or manually operated pump.

2.33 [2.32] SUPPLY LINE: That portion of the line between the storage tank and the pump oil inlet connection or hand valve. Where a pump is not used, it shall be that portion of the line between storage tank and burner and burner oil inlet connection or hand valve.

2.34 [2.33] TEST WELL: An opening in the top of the storage tank or a straight pipe connected to such opening through which a gauge stick may be inserted into the storage tank.

2.35 [2.34] TRANSFER PUMP: An oil pump that is not an integral part of the burner and which is installed between storage tank and burner.

2.36 [2.35] VENT PIPE: That portion of the line between vent pipe terminal and vent pipe connection in the storage tank.

6.5

Tanks located along line of Subways.

6.5.2 For the purpose of this rule a subway shall be deemed to be any covered subsurface railroad or rapid transit roadbed.

10.1.1

No oil burner installation of more than six (6) gallons capacity shall be operated until after a Certificate of Approval has been issued by the Commissioner of Buildings and a permit for the storage of fuel oil has been issued by the Fire Commissioner, except that temporary operation shall be permitted upon the filing by the licensed oil burner installer of a certified statement that such equipment conforms with the approved application for a work permit and plan submitted therewith, and with applicable provisions of law.

10.1.2

Application for Fire Department permit for the storage of fuel oil shall be made [and fee covering the permit as per rule 10.4.1 to be paid] within ten days after the completion of the installation by the installer who holds a Certificate of License issued by the [Fire] Commissioner of Buildings on forms furnished by the [Fire] Commissioner of Buildings which shall include the location of the building in which the installation has been made, [name and address of owner and/or occupant] name and address of installer, [make and approval number of burners, pumps and other devices, capacity, number and location of storage tanks, together with approval of such installation by the Borough Superintendent of Buildings when required under Rule 10.2] quantity of fuel oil to be stored and signature of the owner.

10.1.3

No certificate or approval shall be issued by the Commissioner of Buildings and no fuel oil storage permit shall be issued by the Fire Commissioner until the installer has furnished [an affidavit] a certified statement to the Commissioner of Buildings that the installation complies with all requirements, and that the CO₂ content of the flue gas by actual test of the completed installation is not less than 8 percent without smoking.

10.2.1

The installer shall file with the [Borough Superintendent] Commissioner of Buildings plans showing the size and location of all storage tanks having a capacity greater than 275 gallons where such tanks are to be installed either inside of buildings in or below the lowest floor level or outside of buildings below ground. Plans, however, shall be filed where 275 gallon tanks are to be buried and for all places of public assembly. [All plans as in this Section required, shall be certified to the Fire Commissioner by the Borough Superintendent of Buildings before any work is started.] All such plans shall show compliance with all structural requirements and shall show all salient features of the installation. Plans shall also be approved by the [Board of Transportation] New York City Transit Authority within the limitation in Rule 6.5.1 for all tanks located in or outside of buildings along the line of subways [under the limitation in Rule 6.5.1] under its jurisdiction.

10.3.1

All fuel storage tanks and piping installed, as required to be tested by these Oil Burner Rules, shall after installation, except as indicated in this section, be tested by the installer in the manner and the pressures set forth in

3
University of Illinois Library
Serials Dept.
Urbana, Ill.

PUBLIC HEARING

this section, and proved tight before any fuel oil system shall be placed in operation. A [sworn] *certified* statement by the installer [in proper affidavit form] attesting to such installation and test shall be filed with the [Fire] Commissioner of Buildings.

- 10.4.1 When application for permit for the storage of fuel oil is made, as provided for in Rule 10.1, a fee covering the permit shall be paid to the Fire Department in accordance with the schedule given in the Administrative Code.

- 10.5 *Each oil burning installation shall be inspected by a representative of the Department of Buildings and if upon such inspection, it is determined that the installation complies with the requirements of the administrative code, the rules of the Board of Standards and Appeals and all laws and regulations applicable thereto, a certificate of approval shall be issued by the Commissioner of Buildings.*

- 12.2 [Adequate ventilation at least equivalent to area of the smoke pipe at the point where it enters the flue, shall be provided in all rooms in which burners are installed, except that in commercial installations the area for natural fixed ventilation shall be at least equivalent to eight (8) square inches for each gallon of oil for which the fuel burning equipment is rated. Where the fixed ventilation is supplied mechanically and electrically interlocked with the burner, at least the equivalent of two (2) square inches for each gallon of oil for which the fuel burn-equipment is rated, shall be provided.] *Adequate ventilation, at least 15 square inches per gallon of oil per hour, required to fire the equipment to gross output shall be provided in all rooms in which burners are installed. If the fixed ventilation is supplied mechanically, it*

shall be electrically interlocked with the burner, and it shall be capable of supplying at least 36 CFM of air per gallon oil per hour, required to fire the equipment to gross output. It shall also be capable of maintaining an air pressure in the boiler room when the burner is in operation, no less than the outdoor atmospheric pressure at the same time and elevation.

- 15.2.1 The provisions of Rule 15.2 shall not apply to heating systems in residential occupancies where the building or the building units are contiguous on a site or plot under common ownership, and when such systems are equipped with approved, fully automatic, self-checking electrical safety controls which will shut down the system or systems within five (5) seconds following oil flame failure. The collective number of such heating systems, which in operation, shall be under the care and supervision of one person holding a certificate of fitness issued by the Fire Commissioner and who regularly employed on full time, and resides on the premises, and whose employment has as one of its purposes the operating and maintenance of the oil burner, except that a person holding a certificate of fitness as a licensed engineer or as a licensed fireman issued after May 1, 1941 under the provision of C-26-213.0 of the Administrative Building Code, or a person with such license issued prior to May 1, 1941 carrying an endorsement reading "Oil Burner" shall not be required to obtain such certificate. The safety controls shall be reset for burner operation only by the person holding the certificate of fitness or license referred to in this section, or by an installer holding a certificate of license issued by the (Fire) Commissioner of Buildings for the installation of such oil burning equipment.

352.05

NEW

BULLETIN

OF THE

BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

Issued under authority of Chapter 27, Section 665 of the Charter of the City of New York

Published weekly by the Board of Standards and Appeals at its office, 80 Lafayette Street, 9th Floor, Manhattan, New York 13, N. Y.

Vol. XLIV

Subscription
\$15.00 a year

May 19, 1959

Single Copies, 25 cents
By Mail, 30 cents

No. 20

DIRECTORY

BOARD OF STANDARDS AND APPEALS

EDWIN W. KLEINERT, Acting Chairman

MAX H. FOLEY

HAROLD R. SLEEPER

HUGH P. FOX

SAMUEL L. BECKER, Director

JOSEPH J. DOYLE, Chief Clerk

OFFICE—80 Lafayette Street, 9th Floor, Manhattan, New York 13, N. Y.

TELEPHONE—WHitehall 3-3600, Extensions 2600-2609, 2769-2770 and 3020-3024.

CONTENTS

Petitions and Orders of Certiorari Served on the Board on Standards and Appeals.

Docket.

Notice of Hearing Calendar.

Remaining Minutes of Regular Meeting, Tuesday Afternoon, May 5, 1959, Affecting Calendar Numbers 259-57-BZ, 380-55-SM, 436-48-SA, 552-55-SA and 1037-57-SA.

Minutes of Regular Meeting, Tuesday Morning, May 12, 1959, Affecting Calendar Numbers 962-28-BZ—Vol. II, 122-39-BZ—Vol. III, 63-44-BZ—Vol. II, 878-52-BZ—Vol. II, 280-58-BZ, 350-58-BZ, 455-58-BZ, 562-58-BZ, 618-58-BZ, 767-58-BZ, 1-59-BZ, 7-59-BZ, 28-59-BZ, 195-57-BZ, 756-20-BZ—Vol. III; 324-25-BZ—Vol. II, 281-56-A, 341-43-BZ—Vol. IV, 283-52-BZ—Vol. II, 722-52-BZ—Vol. III, 326-53-BZ—Vol. II, 1010-55-BZ, 565-57-BZ, 581-58-BZ, 640-58-BZ, 691-58-BZ, 692-58-A, 693-58-BZ, 694-58-A, 706-58-BZ, 754-58-BZ, 757-58-BZ, 35-59-BZ and 43-59-BZ.

Minutes of Regular Meeting, Tuesday Afternoon, May 12, 1959, Affecting Calendar Numbers 1469-22-SA, 617-23-SA, 91-26-SA, 1093-41-SM, 13-54-SA, 298-55-SM, 406-56-SA, 505-56-SM, 774-56-SM, 894-57-SM, 159-58-SM, 185-58-SA, 224-58-SA, 302-58-SM, 473-58-SM, 480-58-SA, 680-58-SM, 133-51-SM, 387-56-SA, 463-54-SA, 464-54-SA, 465-54-SA, 380-55-SM, 436-57-SM, 545-42-A—Vol. II, 70-59-A, 47-33-A—Vol. II, 725-38-A—Vol. II, 491-43-A—Vol. II, 202-44-A—Vol. II, 829-56-A, 410-58-A, 11-59-A, 793-20-BZ—Vol. II, 528-31-BZ—Vol. II, 21-33-BZ—Vol. II, 50-42-BZ, 311-46-BZ—Vol. III, 427-49-BZ—Vol. II, 286-54-BZ, 677-57-BZ, 864-57-BZ, 291-58-BZ, 191-29-BZ—Vol. II, 25-45-BZ—Vol. II, 150-50-BZ, 584-58-BZ and 499-31-BZ—Vol. III.

Correction Affecting Calendar Number 421-37-BZ—Vol. III.

Notice of Public Hearing of Proposed Revision of the Rules of Procedure.

Notice of Public Hearing of Proposed Amendment to Oil Burner Rules.

PETITIONS AND ORDERS OF CERTIORARI SERVED ON THE BOARD OF STANDARDS AND APPEALS

On May 6, 1959, Petition and Order of Certiorari was served on the Board by Edith Glennon, attorney for Petitioner, pro se, owner, seeking a review of the Board's denial on March 31, 1959 of her appeal from a decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a residence use district, the construction and maintenance of a non-transient parking lot for pleasure-type vehicles only for a term of ten (10) years; Calendar Number 592-58-BZ; Premises 276 Bedford Park Boulevard, East 200th Street, south side, 36.33 feet west of Bainbridge Avenue, Block 3297, Lot 19, Borough of The Bronx.

* * * * *

Matter of Max Kirsch, Inc. vs. Board:—On November 19, 1957, the Board denied an application under Section 7, subdivisions e and f of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubricatorium, minor auto repairs, storage, offices and sales, car washing and parking and storage of motor vehicles: Cal. No. 125-57-BZ, Premises 9501-9515 Sea View Avenue and 1645-1655 East 95th Street, northeast corner, Borough of Brooklyn.

At Special Term, Supreme Court, Kings County, Mr. Justice Brown remitted the case to the Board, saying in part: (N. Y. Law Journal, October 30, 1958, page 14):

"for reconsideration and the making of a new determination in proper form, with leave to all parties to submit such other and further proof before the board as they may be advised." The court expresses the opinion that the Board has not stated sufficient reasons for denying this application in view of two other gas stations granted within 400 ft."

This matter was restored to the docket by order of the Court and set for hearing on February 17, 1959. On March 31, 1959, the Board denied the application under Sections 7e and 7h of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubricatorium, minor auto repairs, storage, offices and sales, car washing and parking and storage of motor vehicles.

On May 12, 1959 Petition and Order of Certiorari was served on the Board by Reginald S. Hardy, attorney for petitioner, owner, seeking a review of the Board's determination on March 31, 1959.

* * * * *

Matter of Evangelical Lutheran Church of the Holy Comforter, Bronx, N. Y. vs. Murdock:—On September 24, 1957 the Board granted a variance under section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot for the parking and storage of more than 5 motor vehicles: Cal. No. 157-57-BZ, Premises 1191-1195 Woodycrest Avenue, west side, 140 ft. north of West 167th Street, Block 2515, Lot 53, Borough of The Bronx.

At Special Term, Supreme Court, Mr. Justice Tilzer remitted the matter to the Board for "consideration de novo." (N. Y. Law Journal October 21, 1958, page 13.)

This matter was restored to the docket by order of the Court and set for hearing on February 17, 1959. On March 31, 1959, the Board granted the application under Section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot for the parking and storage of more than five (5) motor vehicles for a term of two years.

On May 5, 1959 Certiorari Order & Petition was served on the Board by Kane & Zucker, attorneys for petitioner, objecting property owner, seeking a review of the Board's determination on March 31, 1959.

* * * * *

DISCONTINUANCE OF PROCEEDINGS

Matter of Barnett Guthartz, et al. vs. Board:—On November 25, 1958 the Board granted a variance 3 to 2 under Section 22A, subdivisions 7e, 7i and 7h of the Zoning Resolution for a term of 15 years to permit in a residence use, G-1 arca district the erection and maintenance of a gasoline service station, parking and storage of motor vehicles and less than the required 15 feet from the street line; Calendar Number 863-48-BZ—Vol. II; Premises 259-16 Union Turnpike, south side, from 259th to 260th Streets, 259-11 to 259-21 79th Avenue and 77-02 to 77-06 260th Street, Block 8676, Lot 1, Glen Oaks, Borough of Queens.

(Continued on Page 908)

CALENDAR

DOCKET

New Cases filed up to May 12, 1959

313-59-BZ—B.Q.—72-36 to 72-52 (72-50 official) 51st Avenue and 72-07 to 72-31 51st Road, southeast corner, Block 2465, Lots 81, 82, 83, 84, 85 and 86, Winfield, Borough of Queens, N.B. 1616-59—re gasoline service station, store, lubritorium, car washing, minor auto repairs, signs, etc.—residence use district.

314-59-SA—Superior Electric Oil Heater, Models S-5-2, S-5-2-I, S-2-5-4, S-2.5-4-I, S-5-4, S-2.5-2, S-2.5-2-I, S-5-4-I, manufactured by Superior Combustion Industries, Inc., Appliance.

315-59-SM—Buffalo High Strength Structural Bolts and Nuts, ASTM, Spec. A-325, manufactured by Buffalo Bolt Company, Division of Buffalo-Eclipse Corp., Material.

316-59-BZ—B.Bx.—460 Quincy Avenue, southeast corner of Dewey Avenue, Block 5578, Lot 1, Borough of The Bronx, N.B. 1025-59—re store—residence use district.

317-59-A—F.D.—800 Fordham Street, first floor, Hart Island, Borough of The Bronx, Decision—re discontinue the storage and use of liquefied petroleum gases.

318-59-BZ—B.B.—9305-9311 Avenue L, north side, 35 feet east of 93rd Street, Block 8239, Lot 6, Borough of Brooklyn, N.B. 1034-59—re area excessive—business use, D area district.

319-59-A—B.Q.—96-43 Springfield Boulevard and 218-85 97th Avenue, northeast corner, Block 10788, Lots 1 and 16, Queens Village, Borough of Queens, Alt. 822-59—re frame building in Class III construction, etc.

320-59-BZ—B.M.—506 East 75th Street, south side, 98 feet east of York Avenue and 507 East 74th Street, Block 1486, Lot 5, Borough of Manhattan, Alt. 715-59—re electric generating station, etc.—residence use district.

321-59-SA—ADT Company, Inc., Smoke Detection System, Model B3501, manufactured by ADT Company, Inc., Appliance.

322-59-SM—Alabama Pipe Co., I.P.S. Cast Iron Pipe, manufactured by Alabama Pipe Co., Material.

323-59-SA—Incinomite Incinerator Gas Burners, Models B-150, B-300, B-500, B-700 with suffixes 2M, 2E, 4M, 4E, -3, manufactured by Mid-Continent Metal Products Co., Appliance.

324-59-SM—The Peelle Company Counter-balanced Dumbwaiter Door for Class "B" Locations, manufactured by The Peelle Company, Material.

325-59-SM—National Welded Wire Reinforcement Fabric or Building Mesh, manufactured by National Wire Products Corp., Material.

326-59-A—B.Q.—186-14 Jamaica Avenue, south side, 358.32 feet west of Hollis Avenue, Block 10352, Lot 119, Jamaica, Borough of Queens, N.B. 3769-58—re omission of fireproof exit passage.

327-59-SM—Scully Faylsafe Self-Checking High Liquid Level Alarm, manufactured by Scully Signal Co., Material.

Restored to Docket

491-43-A—Vol. II—B.M.—108-112 West 3rd Street, south side, 97 feet west of Sullivan Street, Block 540, Lot 17, Borough of Manhattan, Alt. 531-54—reopened for consideration as to extension of term of variance—re stairs and egress.

47-33-A—Vol. II—F.D.—434-442 East 166th Street, south side, 198.23 feet west of Washington Avenue, Block 2387, Lot 27, Borough of The Bronx, Decision—reopened for amendment of resolution—re standpipe system.

725-38-A—Vol. II—F.D.—38-02 22nd Street southwest corner of 38th Avenue, Block 391, Lot 18, Long Island City, Borough of Queens, Order No. 1479-9—re window openings.

133-51-SM—Gold Bond Mill-Mixed Perlite Plaster, manufactured by National Gypsum Company, reopened for test and report as to additional uses, Material.

387-56-SA—Lennox Industrial Furnaces Gas or Oil-fired, Models, OG2-500, OG2-750 up to OG2-1500, manufactured by Lennox Industries Inc., reopened for test and report as to additional model, Appliance.

465-54-SA—Olson Oil-fired Space Heaters, Models LOU-MOU300 through 2000, manufactured by Arthur A. Olson and Co., reopened for amendment as to new owner-manufacturer, Appliance.

463-54-SA—Olson Gas-fired Space Heater, Model GU-300 through 2000, manufactured by Arthur A. Olson and Co.; reopened for amendment as to new owner-manufacturer, Appliance.

464-54-SA—Olson Oil-fired Space Heaters, Models HOU-300 through 2000, manufactured by Arthur A. Olson and Co., reopened for amendment as to new owner-manufacturer, Appliance.

584-58-BZ—Vol. II—B.B.—1362-1364 50th Street, south side, 140 feet west of 14th Avenue, Block 5649, Lots 32 and 33, Borough of Brooklyn, Alt. 3005-58—re parking of patrons' cars in conjunction with the Masonic Temple—residence use district.

150-50-BZ—Vol. II—B.Bx.—2743 East Tremont Avenue and 1415 Williamsbridge Road, northwest corner, Block 4076, Lots 1 and 2, Borough of The Bronx, N.B. 414-59—re gasoline service station, etc.—retail use district.

25-45-BZ—Vol. II—B.B.—211-213 (205-213 displayed) Highland Place, east side, 260 feet north of Atlantic Avenue, Block 3959, Lot 7, Borough of Brooklyn, Alt. 31-59—re five car garage with gasoline tank and pump—residence use district.

191-29-BZ—Vol. II—B.B.—1656-1664 St. Marks Avenue and 1713-1723 Eastern Parkway, southwest corner, Block 1460, Lot 32, Borough of Brooklyn, Alt. 256-59—re gasoline station, minor repairs with hand tools only—business use district.

CALENDAR

DESIGNATIONS: B.—Department of Buildings; B.B.—Department of Buildings, Brooklyn; B.M.—Department of Buildings, Manhattan; B.Q.—Department of Buildings, Queens; B.R.—Department of Buildings, Richmond; B.Bx.—Department of Buildings, Bronx; H.D.—Health Department; F.D.—Fire Department, and M. and A.—Dept. of Marine and Aviation.

RULES

Last Publication

Arc and Gas Welding and Oxygen Cutting	Nov. 27, 1956.
Carbon Dioxide Liquefier, Rules..	Mar. 18, 1947—Vol. 32, No. 11
Cements, Air Entraining Portland, Rules for Approval and Use of	April 12, 1955.
Cements, Blended, Rules for Testing and Use of	Mar. 15, 1955—Vol. 40, No. 11
Certificate of Occupancy, approved form	Dec. 28, 1943—Vol. 28, No. 52A
Concrete Flat Slabs, Rules	July 13, 1937—Vol. 22, No. 28
Concrete Masonry Units, Rules for Manufacture, Testing and Use of	April 24, 1951—Vol. 36, No. 7A
Dry Cleaning Establishments, Rules Covering	Sept. 15, 1955.
Concrete Rules (Hydrated Lime)..	Aug. 3, 1937—Vol. 22, No. 31
Elevator Rules	Mar. 3, 1936—Vol. 21, No. 9
Erection, Alteration, Repair, Excavation for and Demolition of Buildings	Feb. 1, 1956.
Exit Rules (Revolving Doors) ...	June 15, 1937—Vol. 22, No. 24
Exterior Veneering Materials, Rules for	Mar. 11, 1952—Vol. 37, No. 11A
Factory Exit Rules	Feb. 22, 1955.
Fire Alarm Rules (Interior).....	April 15, 1958.
Fire Drill Rules	April 15, 1958.
Fire Resistive, Flameproof Materials, etc., Rules for Testing of	Jan. 8, 1957.
Fire Retarding Rules for Garages, Motor Vehicle Repair Shops and Oil Selling Stations	Apr. 22, 1952—Vol. 37, No. 17
Fireproof Wood, Testing of.....	Apr. 13, 1937—Vol. 22, No. 15
Gas Shut-Off Rules	Apr. 7, 1925—Vol. 10, No. 14
Hatchway Protection	June 5, 1928—Vol. 13, No. 23
Insulating Fibre Board Rules	Mar. 25, 1952—Vol. 37, No. 13A
Methyl Chloride Rules for Class B and C Refrigerating Systems...	Feb. 11, 1947—Vol. 32, No. 6
Oil Burner Rules	Nov. 20, 1956.
Opening Protective Assemblies, Rules for Inspection of	May 27, 1954.
Parking and Storage of Motor Vehicles—Rules of Commissioner of Housing and Buildings	Sept. 7, 1948—Vol. 33, No. 36
Plumbing Rules	Aug. 3, 1937—Vol. 22, No. 31
Plumbing Rules (Submerged Inlets; Protective Methods to Prevent Contamination of Water Supply)	Nov. 13, 1956.
Procedure, Rules of	Sept. 7, 1937—Vol. 22, No. 36
Smoking in Factories, Rules for..	April 15, 1958.
Spraying and Drying of Paints, Varnishes, Lacquers, etc.	Mar. 4, 1958.
Sprinkler, Rules	June 29, 1937—Vol. 22, No. 26
Standpipe Fireline Rules	June 8, 1937—Vol. 22, No. 23
Structural Alterations, Reporting.	June 7, 1932—Vol. 17, No. 23
Wire Glass Rules (Amendment to Rule 505 of Industrial Code)..	Sept. 3, 1946—Vol. 31, No. 36
Zoning Resolution, Rule to Supplement Section 19-A—July 11, 1958.	

Section I, List of Approved Gas Fired Heating Equipment, Gas Burner and Heater Accessories. Oil Fired Heating Equipment and Oil Burner and Heater Accessories, issued June 1, 1955, listing all approvals through May 24, 1955.

Section II, List of Approved Concrete and Clay Products, issued June 27, 1958, listing all approvals through July 2, 1957.

These pamphlets may be purchased at 80 Lafayette Street, Manhattan. Single Copies \$1.25; By Mail—\$1.50.

Further Sections will be published, containing other approved materials and appliances.

MAY 19, 1959, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, May 19, 1959, at 10 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:

85-59-BZ

APPLICANT—Lama, Proskauer and Prober for William Teman and Bernard Tancer, owners.

SUBJECT—Application February 13, 1959—decision of the Borough Superintendent, under sections 7f, 7i and 7e of the Zoning Resolution, to permit in a local retail and residence use district, to erect and maintain a gasoline service station, car wash, minor auto repairs, lubritorium, storage and office and salesroom, parking and storage of motor vehicles for a term of fifteen (15) years.

PREMISES AFFECTED—242-30 Northern Boulevard, south side, from Douglaston Parkway to 243rd Street, 45-01—45-13 Douglaston Parkway and 45-02—45-14 243rd Street, Block 8179, Lots 1 and 44, Bayside, Borough of Queens.

86-59-A

APPLICANT—Lama, Proskauer and Prober for William Teman and Bernard Tancer, owners.

SUBJECT—Application February 13, 1959—filed pursuant to Section 35 General City Laws re utilization of portion of the lot which is in the bed of a mapped street—Douglaston Parkway.

PREMISES AFFECTED—242-30 Northern Boulevard, south side, from Douglaston Parkway to 243rd Street, 45-01—45-13 Douglaston Parkway and 45-02—45-14 243rd Street, Block 8179, Lots 1 and 44, Bayside, Borough of Queens.

289-36-BZ—Vol. II

APPLICANT—Joshua Brown, for Mrs. Anna Kelly, owner; Staten Island Oil Company, Inc., John N. Leopold, President, Lessee.

SUBJECT—Application reopened January 6, 1959 as Vol. II—decision of the Borough Superintendent, under sections 7f and 7i of the Zoning Resolution, to permit in a business use district, the restoration of a gasoline service station, auto repair shop and five (5) car garage formerly granted by the Board under Cal. No. 289-36-BZ and to continue such uses with the additional uses of lubritorium, car wash—non automatic, minor auto repairs with hand tools only, office and sale of auto parts and accessories and parking of more than five (5) cars awaiting service for a term of fifteen (15) years.

PREMISES AFFECTED—7 Androvette Street and 4409 Arthur Kill Road, northwest corner, Block 7406, Lot 1, Charleston, Borough of Richmond.

96-59-BZ

APPLICANT—Larry Meltzer for 3711 Nostrand Avenue Corporation, owner.

SUBJECT—Application February 17, 1959—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a local retail use, D area district, the erection of a one story building for retail stores occupying more than the permitted area.

PREMISES AFFECTED—3707-3711 Nostrand Avenue, east side, 100 feet south of Avenue X, Block 7422, Lot 73, Borough of Brooklyn.

150-59-BZ

APPLICANT—Albert Melniker for Dominick Mandato, owner.

SUBJECT—Application March 12, 1959—decision of the Borough Superintendent, under sections 7e and 21 of the Zoning Resolution, to permit the erection and maintenance of a bowling alley, restaurant and cocktail lounge, together with accessory parking to be located on a parcel of land partially in a retail use district and partially in a residence use district, for a term of twenty (20) years.

PREMISES AFFECTED—1650 Richmond Avenue, west side, 245 56 feet north of Victory Boulevard, Block 2236, Lot 125, Bulls Head, Borough of Richmond.

124-49-BZ—Vol. II

APPLICANT—Carl H. Salminen, for MacGrotty Chevrolet, Inc., owner.

SUBJECT—Application reopened April 21, 1959 for consideration as to extension of time to complete, expired February 11, 1959—decision of the Borough Superintendent.

CALENDAR

ent, previously granted on condition, under section 7f, 7i and 21 of the Zoning Resolution, permitting in a retail use district, the erection and maintenance of an extension to existing structure, maintaining present uses of show room, service, office, storage and parts department and to add the use of the storage of parts, body shop, welding and acetylene and oxygen, machine room, painting, spraying and under coating, with storage of paints and permitting the storage of new and used cars waiting to be serviced, and the parking of cars on the roof.

PREMISES AFFECTED—137-80 Northern Boulevard, southwest corner of Union Street, Block 4977, Lot 52, Flushing, Borough of Queens.

280-55-BZ

APPLICANT—Frederick A. Ketcher, for Fishbro Realty Corp., owner; New York Truck Renting Corp., lessee.

SUBJECT—Application reopened April 21, 1959 for consideration as to extension of time to complete, expired October 29, 1958—decision of the Borough Superintendent, previously granted on condition, under sections 7e, 7f and 7h of the Zoning Resolution, permitting in a business use district, the erection and maintenance of a gasoline service station and automatic auto laundry and permitting the parking and storage of more than five (5) motor vehicles.

PREMISES AFFECTED—879 East 149th Street, northeast corner of Timpson Place, Block 2603, Lots 55, 60 and 106, Borough of The Bronx.

135-58-BZ

APPLICANT—Leonard F. Rothkrug, for Ludvik Hilman, Martin Rausman and George Pullman, doing business as Joint Realty Co., owners.

SUBJECT—Application March 18, 1958—decision of the Borough Superintendent, under sections 7f and 7i of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, accessory motor vehicle repairs, hand tools only, lubrication, car washing (non-automatic), office and sales, parking of cars awaiting service, all for a term of fifteen (15) years.

PREMISES AFFECTED—3880 Richmond Avenue and 4575 Amboy Road, northwest corner, Block 5585, Lot 62, Eltingville, Borough of Richmond.

Laid over from January 13, 1959, to February 10, 1959, for inspection and decision; and for applicant to indicate adjacent gasoline station on his plans, Block 5497, Lot 135, granted under Cal. No. 942-57-BZ on July 29, 1958; hearing closed; then laid over for inspection and decision; date for decision to be determined; then set for April 14, 1959; then to May 19, 1959, for decision; applicant to report to Board whether gas station opposite is under construction as granted under Calendar Number 942-57-BZ.

665-58-A

APPLICANT—Leonard F. Rothkrug, for Ludvik Hilman, Martin Rausman and George Pullman, doing business as Joint Realty Co., owner.

SUBJECT—Application November 14, 1958—filed pursuant to section 35, General City Law re curb cuts in bed of mapped street—proposed widening of Richmond Avenue and Amboy Road.

PREMISES AFFECTED—3880 Richmond Avenue and 4575 Amboy Road, northwest corner, Block 5585, Lot 62, Eltingville, Borough of Richmond.

149-57-BZ—Vol. II

APPLICANT—Jerome W. Perlstein for Butcher Knitting Mills, Inc., owner.

SUBJECT—Application reopened October 28, 1958 as Vol. II—decision of the Borough Superintendent, under sections 7c and 21 of the Zoning Resolution, to permit in a business and residence use, D area district, the erection of a one and two story structure occupying more than the permitted area and used for the manufacture of knitwear, retail sales, office and parking of employees and customers cars.

PREMISES AFFECTED—71-45 Metropolitan Avenue, north side, 69.74 feet west of Pleasantview Street, Block 3055, Lot 16, Middle Village, Borough of Queens.

Laid over from April 7, 1959, to April 28, 1959, at the request of the objector; no further adjournments and no notices sent out; then to May 19, 1959, applicant to file new plans and new decision of the Borough Superintendent and for determination as to necessity for new hearing.

150-57-A—Vol. II

APPLICANT—Jerome W. Perlstein, for Butcher Knitting Mills, Inc., owner.

SUBJECT—Application reopened October 28, 1958 as Vol. II—filed pursuant to section 35, General City Law re proposed parking lot in bed of mapped street—proposed widening of Metropolitan Avenue.

PREMISES AFFECTED—71-45 Metropolitan Avenue, north side, 69.74 feet west of Pleasantview Street, Block 3055, Lot 16, Middle Village, Borough of Queens.

125-59-BZ

APPLICANT—Julius S. Rapson for The Society of St. Vincent de Paul in the Diocese of Brooklyn, owner.

SUBJECT—Application February 27, 1959—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a business and residence use district, the change in occupancy from an existing moving picture theatre to a retail store, office for the retail sales of used furniture and clothing, light manufacturing for repair work and storage of five trucks and open parking area for more than five cars for patrons use, for that part of the plot that is in a residential district.

PREMISES AFFECTED—100-20 Northern Boulevard, southwest corner of 101st Street, Block 1715, Lot 10, Corona, Borough of Queens.

Laid over from April 28, 1959, to May 19, 1959, for inspection and decision and for applicant to file revised plans showing the unloading space within the business use district and clearly indicating how the space now in the residence use district will be used and entered, and as to the parking area proposed in the rear, showing the existing garage and who uses it and the space for not over four additional cars shown on the plans.

126-59-A

APPLICANT—Julius S. Rapson for The Society of St. Vincent de Paul, owner.

SUBJECT—Application February 27, 1959—filed pursuant to Section 35, General City Law re alteration of building partially in the bed of a mapped street—proposed widening of 101st Street.

PREMISES AFFECTED—100-20 Northern Boulevard, southwest corner of 101st Street, Block 1715, Lot 10, Corona, Borough of Queens.

328-32-BZ—Vol. III

APPLICANT—John L. Crisona for Wexford Arms Realty Corp., owner.

SUBJECT—Application reopened January 27, 1959 as Volume III—decision of the Borough Superintendent, under sections 7e and 21 of the Zoning Resolution, to permit in a local retail use district, the erection and maintenance of a gasoline service station, lubrication, car washing (non-automatic), office, sale of accessories, minor repairs with hand tools only, safety inspection station and the parking and storage of motor vehicles.

PREMISES AFFECTED—28-05 to 28-21 Bayside Lane, (official 28-11 Bayside Lane) and 162-05 to 162-19 29th Avenue, northeast corner, Block 4890, Lot 80, White-stone, Borough of Queens.

Laid over from April 28, 1959, to May 19, 1959, for inspection and decision; hearing closed.

200-58-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Naneld Realty Corp., owner.

CALENDAR

SUBJECT—Application reopened March 3rd, 1959 as Volume II—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the change in use of the rear portion of the basement from doctor's office to an ethical pharmacy.

PREMISES AFFECTED—10-16 162nd Street and 160-35 to 160-39 11th Avenue, northwest corner, Block 4579, Lot 1, Beechhurst, Borough of Queens.

Laid over from April 28, 1959, to May 19, 1959, for inspection and decision; applicant to submit statement from owner as to nature of pharmacy; hearing closed.

746-58-BZ

APPLICANT—Stuart Mitchell, for Gladys Stein, owner.

SUBJECT—Application December 19, 1958—decision of the Borough Superintendent, under section 7f and 7e of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, auto laundry, lubricatorium, office, salesroom, parking and storage of more than five (5) motor vehicles and minor auto repairs.

PREMISES AFFECTED—2411 Beach Channel Drive, southwest corner of Beach 74th Street, Block 543, Lot 1, Arverne, Borough of Queens.

Laid over from April 28, 1959 to May 19, 1959, for inspection and decision; hearing closed.

773-58-BZ

APPLICANT—Leonard F. Rothkrug, for Angela Colucci, owner.

SUBJECT—Application December 31, 1958—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use, D area district the erection and maintenance of a retail store and a restaurant occupying more than the permitted area for a temporary term of 10 years and the relocating of a two family frame dwelling on the same tax lot.

PREMISES AFFECTED—2727-2729 Cropsey Avenue, and 217-31 Bay 46th Street, northeast corner, Block 6914, Lot 84, Borough of Brooklyn.

Laid over from April 28, 1959, to May 19, 1959, for inspection and decision; applicant may file revised plans as to area if the owner so determines; hearing closed.

577-58-BZ

APPLICANT—Ludwig P. Bono, for Theresa Stanzione, owner; Anthony Palma and Harry Weinberg, lessees.

SUBJECT—Application October 7, 1958—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a business and residence use district, the maintenance of a parking lot on the residence portion of the plot in conjunction with the existing parking lot located in the business portion.

PREMISES AFFECTED—1935 Boston Road, west side, 226.47 feet northeast of Bryant Avenue and 1936 Bryant Avenue, Block 3005, Lots 72, 75, 87 and 89, Borough of The Bronx.

Laid over from April 28, 1959, to May 19, 1959, for inspection and decision, hearing closed.

325-52-BZ—Vol. II

APPLICANT—James J. Lyons Jr., and John J. Lynch, for Maurice and Bernard Epstein, owners.

SUBJECT—Application reopened October 7, 1958 as Vol. II—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a residence use, G-1 area district, the conversion of an existing two family home into two (2) one family homes, the buildings as proposed will encroach on the required rear yards and the building facing Beach 136th Street will exceed the permitted area coverage.

PREMISES AFFECTED—126 Beach 136th Street, east side, 676.42 feet south of Rockaway Beach Boulevard and 125 Beach 135th Street, west side, 712.22 feet south of Rockaway Beach Boulevard, Block 775, Lots 43 and 61, Belle Harbor, Borough of Queens.

Laid over from April 28, 1959, to May 19, 1959, for inspection and decision; hearing closed.

701-52-BZ—Vol. III

APPLICANT—Samuel Carr, for Franshir Realty Co., Inc., owner.

SUBJECT—Application reopened December 9, 1958 as Vol. III—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a business and residence use district, the maintenance of a parking lot for the parking of more than five (5) motor vehicles accessory to existing factory buildings.

PREMISES AFFECTED—47-55 37th Street, 37-05 to 37-19 48th Avenue, northeast corner and 47-42 to 47-60 38th Street, Block 228, Lot 1 (formerly Lots 1 and 11), Long Island City, Borough of Queens.

Laid over from April 28, 1959, to May 19, 1959, for inspection and decision; hearing closed.

192-24-BZ—Vol. II

APPLICANT—Frederick A. Ketcher, for Jerome Evander Corp., owner; Jack Grotzky, lessee.

SUBJECT—Application reopened December 9, 1958 as Vol. II—decision of the Borough Superintendent, under sections 7c and 7i of the Zoning Resolution, to permit in a business use district, in an existing two story building occupied as a Public garage, the use of the store area on the first floor as a motor vehicle repair shop with hand tools only and incidental welding.

PREMISES AFFECTED—2359-2369 Jerome Avenue, west side, 60.26 feet south of West 184th Street, Block 3198, Lot 18, Borough of The Bronx.

Laid over from April 7, 1959, to April 28, 1959, for inspection and decision; applicant to file revised plan showing extra exit, hearing closed; then to May 19, 1959, for applicant to file revised plans and revised application to correct conditions previously permitted or as now being requested.

750-58-BZ

APPLICANT—Louis B. Santangelo for Ralph G. Ortiz, owner.

SUBJECT—Application December 19, 1958—decision of the Borough Superintendent, under sections 7c and 21 of the Zoning Resolution, to permit in a residence use district, in an existing two story and cellar building presently occupied as a Russian and Turkish bath with locker room, dormitory and caretakers apartment, the change in use of the first floor to a funeral home and loading area with a new curb cut.

PREMISES AFFECTED—797-801 Park Avenue, north side, 100 feet east of Throop Avenue, Block 1733, Lot 63, Borough of Brooklyn.

Laid over from May 5, 1959, to May 19, 1959, for applicant to file revised plans separating the occupants of two different uses proposed to occupy this building.

760-58-BZ

APPLICANT—Victor E. Block and Robert E. Healey for Ogden Parking Corporation, owner.

SUBJECT—Application December 29, 1958—decision of the Borough Superintendent under section 7h of the Zoning Resolution, to permit in a local retail use district, the maintenance of a parking lot for the parking and storage of more than five (5) motor vehicles.

PREMISES AFFECTED—1332-1340 Ogden Avenue, east side, 138.80 feet south of West 170th Street, Block 2522, Lot 12, 13, 14 and 15, Borough of The Bronx.

Laid over from May 5, 1959, to May 19, 1959, for inspection and decision; hearing closed.

756-58-BZ

APPLICANT—Leonard F. Rothkrug for Jacob Morrow and Nat Chanelis, owner.

SUBJECT—Application December 24, 1958—decision of the Borough Superintendent under section 9A of the

CALENDAR

Zoning Resolution, to permit in a class ½ height district, the erection of a multiple dwelling the height of a portion of which is in excess of that permitted within two miles of a designated airport.
PREMISES AFFECTED—3291-3323 Nostrand Avenue, northeast corner of Avenue T, Block 7365, Lot 71, Borough of Brooklyn.

Laid over from April 28, 1959, to May 5, 1959; referred to Examiner to make necessary corrections; then to May 19, 1959 for decision; applicant to take up question of correction of papers and digest with Examiner; hearing previously closed.

EDWIN W. KLEINERT, *Acting Chairman.*

MAY 19, 1959, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, May 19, 1959, at 2 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:

581-53-SM

APPLICANT—Sorkin Enterprises for S. A. Eternit Emaile, owner.
SUBJECT—Application July 23, 1953—Eternit (asbestos cement sheets), approval of.

160-56-SA

APPLICANT—Me-L-Wood Corporation, owner.
SUBJECT—Application December 19, 1956—Met-L-Wood, Type 2H2-½, approval of.

1022-57-SA

APPLICANT—Heil-Quaker Corporation, owner.
SUBJECT—Application December 23, 1957—Quaker Unvented Gas Heaters, Models B-200, B-300 and B-400, approval of.

328-58-SM

APPLICANT—N. Y. Silicate Book Slate Company, Inc., for Formica, owner.
SUBJECT—Application May 9, 1958—Formica Chalkboard, approval of.

362-58-SM

APPLICANT—Staley Elevator Company, Inc., owner.
SUBJECT—Application June 6, 1958—Staley Elevator Co. Inc. Staley Elevator Sliding Hoistway Door Interlock, Type RL-6, approval of.

548-58-SM

APPLICANT—National Buildings Supply Company, owner.
SUBJECT—Application September 18, 1958—National H & Tee-Zee Runner, Tongue and Groove Grid Systems, approval of.

641-58-SA

APPLICANT—Moline Accessories Corporation, owner.
SUBJECT—Application November 10, 1958—Moline Elevator Hoistway Door Interlock No. 15, approval of.

16-59-SM

APPLICANT—George A. Tinnerman Corporation, owner.
SUBJECT—Application January 8, 1959—GAT Channel Clamp, Models CA, CB and CC, approval of.

39-59-SM

APPLICANT—George A. Tinnerman Corporation, owner.
SUBJECT—Application January 20, 1959—GAT Rod Hanger Clamp, 1A through 5A, 1B through 5B, and 1C through 7C, approval of.

133-59-SA

APPLICANT—Hauck Manufacturing Company, owner.
SUBJECT—Application March 6, 1959—Hauck Liquid Propane Burner, Models LAK, LSL, and LSW, approval of.

175-49-SM

APPLICANT—United States Plywood Corporation, owner.
SUBJECT—Application reopened February 25, 1959 for amendment of resolution as to additional thickness of partition and the use of additional core material—re U. S. Plywood Partition Panel, 1¾ inch thick with Kaylo Core and 1 inch thick with Kaylo Core; previously approved.

539-53-SM

APPLICANT—E. I. DuPont de Nemours & Company, owner. Perma Dry Co., Inc., Agent.
SUBJECT—Application reopened March 17, 1959 for amendment of resolution as to additional flameproofing compound—re X-12 Flame Retardant (for flame retarding paper, textiles and cellulosic materials); previously approved.

617-58-A

APPLICANT—Leonard F. Rothkrug, for Angelo Santomartino, doing business as S and S Service Station, owner.
SUBJECT—Application October 28, 1958—filed pursuant to Section 35, General City Law re erection of building in bed of a mapped Street—West 19th Street.
PREMISES AFFECTED—2974-2984 Cropsey Avenue, west side, 25 feet south of Bay 53rd Street, Block 6947, Lot 301, Borough of Brooklyn.

655-58-A

APPLICANT—Robert J. Crinnion and Lesser and Lesser, for Harry Hinrichsen, owner.
SUBJECT—Application November 17, 1958—Appeal from an order of the Borough Superintendent; re erection of legal retaining wall.
PREMISES AFFECTED—2119 Edenwald Avenue, north side, 30 feet west of Monticello Avenue, Block 5027, Lots 33 and 34, Borough of The Bronx.

656-58-A

APPLICANT—Robert J. Crinnion, and Lesser and Lesser, for Saverio Grasso, owner.
SUBJECT—Application November 17, 1958—Appeal from an order of the Borough Superintendent, re erection of legal retaining wall.
PREMISES AFFECTED—4111 Monticello Avenue, west side, 100 feet north of Edenwald Avenue, Block 5027, Lot 29, Borough of The Bronx.

738-58-A

APPLICANT—Robert J. Crinnion and Harry Lesser, for Harry Lesser owner.
SUBJECT—Appeal from a decision of the Borough Superintendent, re dismissal of violation—illegal retaining wall.
PREMISES AFFECTED—4114 Hill Avenue, east side, 100 feet north of Edenwald Avenue, Block 5027, Lot 41, Borough of The Bronx.

106-59-A

APPLICANT—Frederick A. Ketcher for Timothy W. O'Sullivan, owner.
SUBJECT—Application February 20, 1959—Appeal from the decision of the Borough Superintendent re Use of frame structure for dentist's office.
PREMISES AFFECTED—3800 E. Tremont Avenue, northwest corner of Lamport Place, Block 5562, Lot 73, Borough of The Bronx.

159-59-A

APPLICANT—Charles M. Spindler, for Michael Aurricchio, owner.

CALENDAR

SUBJECT—Application March 17, 1959—filed pursuant to Section 35 of the General City Law re premises in bed of a mapped street—proposed widening of Metropolitan Avenue.

PREMISES AFFECTED—79-57 Metropolitan Avenue and 66-92 80th Street, northwest corner, Block 3070, Lot 78, Middle Village, Borough of Queens.

EDWIN W. KLEINERT, *Acting Chairman.*

MAY 22, 1959, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Friday morning, May 22, 1959 at 10 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matter:*

89-27-SR

Proposed Revision of the Rules of Procedure of the Board of Standards and Appeals.

EDWIN W. KLEINERT, *Acting Chairman.*

MAY 26, 1959, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, May 26, 1959, at 10 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:*

1050-38-BZ—Vol. II

APPLICANT—Leonard F. Rothkrug for Sovereign Homes, Inc., owner.

SUBJECT—Application reopened June 3, 1958 as Vol. II—decision of the Borough Superintendent, under sections 7e and 21 of the Zoning Resolution, to permit in a local retail and residence use district the erection of a gasoline service station with accessory motor vehicle repair shop with hand tools only, auto laundry—non automatic and lubritorium without the required rear yard all for a temporary term of 15 years.

PREMISES AFFECTED—1301-1319 65th Street and 6411-6423 13th Avenue, northeast corner, Block 5747, Lot 1, Borough of Brooklyn.

Laid over from May 5, 1959, to May 26, 1959, for hearing at request of the applicant, objectors concurring.

676-42-BZ—Vol. IV

APPLICANT—Irving G. Kay, for Sarah Koenig, owner.

SUBJECT—Application reopened February 25, 1959 as Volume IV—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district the change of occupancy from stable for more than five horses to storage of electrical equipment previously granted under Vol. III, which term has expired, to office and storage of stationery and corrugated paper.

PREMISES AFFECTED—357 West 17th Street, north side, 100 feet east of 9th Avenue, Block 741, Lot 5, Borough of Manhattan.

164-46-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Joseph P. Clavin, owner.

SUBJECT—Application reopened March 3, 1959 for consideration as to extension of time to complete, expired October 8, 1958—decision of the Borough Superintendent, previously granted on condition, under section 7e of the Zoning Resolution, permitting in a residence use district, the proposed enlargement of undertaker's establishment and proposed extension of business use in excess of that granted by the Board.

PREMISES AFFECTED—7722-7736 4th Avenue and 375-379 78th Street, northwest corner, Block 5960, Lot 50, Borough of Brooklyn.

447-48-BZ—Vol. II

APPLICANT—Fredeick A. Ketcher, for Hamax Holding Corp., owner; Rayco Auto Seat Covers Inc., lessee.

SUBJECT—Application reopened April 7, 1959 for consideration as to amendment of resolution—re Application, decision of the Borough Superintendent; previously granted on condition, under sections 7c, 7i and 7h of the Zoning Resolution, permitting in a local retail and residence use district, a one-story extension to an existing one-story building used for sales, display, storage and installation of auto seat covers, the extension to be used for minor motor vehicle repairs limited to the installation and service of mufflers and to use the unbuilt upon portion of the premises for patron parking.

PREMISES AFFECTED—233-20 Northern Boulevard, southwest corner of 234th Street, Block 8166, Lot 25, Douglaston, Borough of Queens.

871-46-BZ—Vol. II

APPLICANT—Reginald S. Hardy for Boulevard Leasing Corporation, owner.

SUBJECT—Application reopened January 13, 1959 as Vol. II—decision of the Borough Superintendent, under sections 7c, 19A (J) and 21 of the Zoning Resolution, to permit in a business and residence use C and D area and class 1 height district, the erection of a twelve story office building with non-storage garage and loading berth, the proposed building exceed the permitted area coverage encroaches on the required side yards, exceed the permitted height and has curb cuts located in the residence portion of the premises.

PREMISES AFFECTED—97-45 Queens Boulevard, northwest corner of 64th Road, Block 2091, Lot 1, Rego Park, Borough of Queens.

Laid over from April 21, 1959, to May 5, 1959, for hearing at the request of objector; no further requests for adjournments; then to May 26, 1959, for inspection and decision; applicant to file amended plan eliminating roof parking and substitute a story below ground, also for elimination of ramp; hearing closed.

870-55-BZ—Vol. II

APPLICANT—Lama, Proskauer & Prober, for Joseph Stumer, owner.

SUBJECT—Application reopened March 10, 1959 as Volume II—decision of the Borough Superintendent, under sections 7f, 7i, and 7e of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of an auto showroom, gasoline service station, lubritorium, car wash, minor auto repairs, hand tools only, office and sales, storage room, parking and storage of motor vehicles.

PREMISES AFFECTED—5402-5412 Church Avenue and 261-271 East 54th Street, southeast corner, Block 4702, Lot 1, Borough of Brooklyn.

Laid over from April 28, 1959, to May 5, 1959, for hearing at the request of objectors; then to May 26, 1959, for inspection and decision; hearing closed.

696-58-BZ

APPLICANT—Frederick A. Ketcher, for Maria De Palma, owner.

SUBJECT—Application December 1, 1958—decision of the Borough Superintendent, under sections 7e and 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of the premises for the sale of new and used cars with a frame office and for the parking of more than 5 motor vehicles.

PREMISES AFFECTED—964-970 65th Street, south side, 100 feet west of 10th Avenue, Block 5750, Lot 47, Borough of Brooklyn.

Laid over from May 5, 1959, to May 26, 1959, for inspection and decision; application to file statement to show definitely that the owner is not connected with the corner piece of property; hearing closed.

CALENDAR

762-58-BZ

APPLICANT—Leonard F. Rothkrug for John R. Doody, owner.

SUBJECT—Application December 29, 1958—decision of the Borough Superintendent under section 21 of the Zoning Resolution, to permit in a D area district the erection of a retail store occupying more than the permitted area.

PREMISES AFFECTED—1514-1516 Avenue Z, south side, 50 feet west of East 16th Street, Block 7460, Lot 6, Borough of Brooklyn.

Laid over from May 5, 1959, to May 26, 1959, for inspection and decision; hearing closed.

33-59-BZ

APPLICANT—Maxfield Blaubeux for Frank Dellasala, owner; Great Atlantic and Pacific Tea Company, lessee.

SUBJECT—Application January 16, 1959—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a business, local retail and residence use district, on a plot presently occupied with a one story building used as a retail supermarket with patron and employee parking confined to the business and local retail portions, the extension of the parking of cars into the residence use portion of the premises.

PREMISES AFFECTED—406-428 Crescent Street, west side, from Liberty Avenue to Hill Street, 1031-1041 Liberty Avenue and 46-62 Hill Street, Block 4166, Lot 18, Borough of Brooklyn.

Laid over from May 5, 1959, to May 26, 1959, for inspection and decision; hearing closed.

924-17-BZ—Vol. II

APPLICANT—Herman Kron, for L. B. Auto Sales, Inc., owner.

SUBJECT—Application reopened November 25, 1958 as Vol. II—decision of the Borough Superintendent, under sections 7c and 7h of the Zoning Resolution, to permit in a manufacturing and residence use district, on a plot presently occupied with a public garage, auto laundry, auto repair shop and gasoline service station, the reconstruction of the lubritorium and office portion of the building and the use of the adjoining vacant lot for the parking and storage of more than five (5) motor vehicles.

PREMISES AFFECTED—396-418 Coney Island Avenue, southwest corner of Caton Avenue, Block 5331, Lots 15, 22 and 28, Borough of Brooklyn.

Laid over from May 5, 1959, to May 26, 1959, for inspection and decision; hearing closed.

420-58-BZ

APPLICANT—S. W. Gage, for Irving and Sam Robins, owners.

SUBJECT—Application July 11, 1958—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a residence use district, the extension of the existing laundry facilities by the erection of a two story and cellar structure on the adjoining vacant lot which connects with the existing building on the cellar and second floor.

PREMISES AFFECTED—335-337 East 75th Street, north side, 125 feet west of 1st Avenue, Block 1450, part of Lot 20, Borough of Manhattan.

Laid over from May 5, 1959, to May 26, 1959, for inspection and decision; hearing closed.

701-58-BZ

APPLICANT—Maxfield Blaubeux, for Joseph Angelone, owner; Great Atlantic and Pacific Tea Co., lessee.

SUBJECT—Application December 2, 1958—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a local retail and residence use district, the erection of a one story and cellar building for use as a retail store and to provide accessory parking on the unbuilt upon portion of the premises with more than two curb cuts on the same street.

PREMISES AFFECTED—55-08 to 55-34 Metropolitan Avenue, 62-01 to 62-09 and 62-29 to 62-37 Tonsor Street, southeast corner, Block 3365, Lot 7, Ridgewood, Borough of Queens.

Laid over from May 5, 1959, to May 26, 1959, for applicant to file amended plan showing where the zone line is between the local retail and residence districts and also to indicate the disposition of vehicles in the residence district portion and the number accommodated in such portion and for inspection and decision; hearing closed.

178-59-A

APPLICANT—Maxfield Blaubeux, for Joseph Angelone, owner; Great Atlantic & Pacific Tea Company, lessee.

SUBJECT—Application March 19, 1959—filed pursuant to Section 35, General City Law—re proposed utilization of the portion of lot in bed of mapped street.

PREMISES AFFECTED—55-08 to 55-34 Metropolitan Avenue, 62-01 to 62-09 and 62-29 to 62-37 Tonsor Street, southeast corner, Block 3365, Lot 7, Ridgewood, Borough of Queens.

668-46-BZ—Vol. II

APPLICANT—Larry Meltzer for M.J.F. Realty Corporation, owner.

SUBJECT—Application reopened June 3, 1958 as Vol. II—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a business and residence use district, in an existing three story and basement building the change in occupancy from manufacturing (previously granted by the Board) to showroom, retail store and parking and storage for more than five (5) pleasure type motor vehicles for customers and employees only.

PREMISES AFFECTED—94-19 to 94-29 82nd Street and 82-01 to 82-15 Rockaway Boulevard, northeast corner, 82-13 to 82-19 95th Avenue, 94-20 to 94-40 83rd Street, Block 9011, Lot 14, Ozone Park, Borough of Queens.

Laid over from May 5, 1959, to May 26, 1959, for applicant to amend plans to indicate sign and state permit number under which sign was approved and for inspection and decision; hearing closed.

7-59-BZ

APPLICANT—Gilbert Lazerus for Sterling Mortgage Company, Incorporated, owner.

SUBJECT—Application January 5, 1959—decision of the Borough Superintendent, under sections 7c and 21 of the Zoning Resolution, to permit in a business and residence use, C and D area district, the extension of a one story and cellar store building into the residence portion of the plot and occupying more than the permitted area.

PREMISES AFFECTED—101-19 to 101-21 Queens Boulevard, east side, 44.97 feet north of 67th Drive, Block 2135, Lot 3, Rego Park, Borough of Queens.

Laid over from May 12, 1959, to May 26, 1959, for inspection and decision; applicant to correct present plans so that they coincide with the actual facts; hearing closed.

280-58-BZ

APPLICANT—James E. Vassalotti, for L. L. F. Realty Co., Inc., owner.

SUBJECT—Application May 5, 1958—decision of the Borough Superintendent, under sections 7e and 7h of the Zoning Resolution, to permit in a residence use district, the erection of two (2) one-story buildings to be used as public market and stores with loading and unloading and the parking of patrons cars—no fee to be charged.

PREMISES AFFECTED—1555-1581 Rockaway Parkway, east side, 379 feet south of Flatlands Avenue and 1162-1174 East 98th Street, Block 8205, Lot 11, Borough of Brooklyn.

Laid over from December 9, 1958, to January 20, 1959, for inspection and decision; hearing closed; then to March 3, 1959, for further consideration after applicant advises the Board as to the proposed tenant who shall have signed an

CALENDAR

agreement to occupy the premises; then to April 21, 1959, applicant to furnish Board with information as to road crossing the property; then to May 12, 1959, for applicant to file plan of lanes crossing property; then to May 26, 1959, for decision; applicant to file new plot plan showing Truklemans (Trochelmans) Lane along the west lot line of his property or other evidence that the owners of houses on lots 58, 61, 62 and 63 do not have right of way over any part of his property.

455-58-BZ

APPLICANT—Kenneth W. Milnes, for Gaetano Trubia, owner.

SUBJECT—Application July 24, 1958—decision of the Borough Superintendent, under sections 7c and 7A of the Zoning Resolution, to permit in a local retail use district, the reconstruction and rehabilitation of an existing gasoline service station, accessory building for a lubritorium, car wash, auto repairs—mainly with hand tools and to install one new pump, relocate the existing pumps and install three additional tanks and provide a business sign within 75 feet of a residence use district.

PREMISES AFFECTED—194 Brighton Avenue, southwest corner of Sumner Place, Block 117, Lot 20, New Brighton, Borough of Richmond.

Laid over from January 6, 1959, to February 10, 1959, for inspection and decision; hearing closed; then laid over for inspection and decision; date for decision to be determined; then set for April 14, 1959; then to April 28, 1959 for hearing at request of the applicant, to revise application based on new lessee's requirements; then to May 12, 1959, for applicant to prepare amended application, to file new plans showing the removal of the present gas station and complete rebuilding instead of rehabilitation; then to May 26, 1959, for decision; applicant to file new plans showing construction of the canopy and the elimination of the curb cuts and with fences or walls along the lot lines.

EDWIN W. KLEINERT, *Acting Chairman.*

MAY 26, 1959, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, May 26, 1959, at 2 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:

757-57-SM

APPLICANT—Riverton Lime & Stone Company, owner.
SUBJECT—Application October 8, 1957—Flamingo Masonry Cement, approval of.

758-57-SM

APPLICANT—Riverton Lime & Stone Company, owner.
SUBJECT—Application October 8, 1957—Flamingo Brand Hydraulic Lime, Type "A", approval of.

101-58-SA

APPLICANT—The Alstrom Corporation, owner.
SUBJECT—Application March 5, 1958—Alstrom "Film-wall" Oil Preheater, Model "FW" Oil Preheater non-contaminating, approval of.

157-58-SA

APPLICANT—Shampaine Electric Company, owner.
SUBJECT—Application March 21, 1958—Shampaine Electric Company Automatic Sterilizers, approval of.

210-58-SM

APPLICANT—Wilfred F. Cole, for Litecraft Manufacturing Corp., owner.
SUBJECT—Application April 8, 1958—Litecraft Lumerama, approval of.

241-58-SA

APPLICANT—Janitrol Division of Surface Combustion Corporation, owner.

SUBJECT—Application April 18, 1958—Janitrol Gas-Fired Winter Air Conditioners, Series FVS and CVC, approval of.

406-58-SM

Applicant—G & W. H. Corson, Inc., owner.
SUBJECT—Application June 25, 1958—Corson Masonry Cement, approval of.

661-58-SA

APPLICANT—Cincinnati Cleaning & Finishing Machinery Co., owner. J. Upton, Agent.
SUBJECT—Application November 18, 1958—Cincinnati Gas-Fired Paint Bake Oven, approval of.

128-41-SA

APPLICANT—Abrahams & Hertzberg, for American Furnace Company, owner.
SUBJECT—Application reopened February 10, 1959 for amendment of resolution—re AFCCO Ceiling Mounted, oil-fired air conditioning unit, Models 12-OC, 23-OC, 28-OC and 33-OC; previously approved.

552-50-SA—Vol. III

APPLICANT—Bowser, Inc., owner.
SUBJECT—Application reopened March 3, 1959 for amendment of resolution as to additional gasoline dispensing pumps, namely 4800 series—re Bowser Self-Contained Gasoline Pumps, Models 520-A, 521, 525, 530, 575-A, 585, 595, 596, with or without suffix K, KR and R, Models 1100, 1100R, 1101R, 1102 and 1500 series; previously approved.

105-55-SA—Vols. I & II

APPLICANT—Thatcher Furnace Company, owner.
SUBJECT—Application reopened April 7, 1959 for amendment of resolution—re Thatcher Oil Burner, Models 532-70, 532-100, 532-140, 532-187 for heating homes, filling stations or similar spaces; previously approved.

841-56-SA

APPLICANT—American Radiator & Standard Sanitary Corp., owner.
SUBJECT—Application reopened March 31, 1959 for amendment of resolution as to housing on approved oil burner—re Arcoflame Conversion Oil Burner, Model PH and DH; previously approved.

369-57-SM

APPLICANT—Gateway Engineering Company, owner.
SUBJECT—Application reopened November 18, 1958 for amendment of resolution as to use with concrete aggregates approved by the Board—re Beehive Anchoring System and Accessories, Bee Claws, Bee Clips, Bee-Nut with Spring, Bee-Nut (plain) and Bee-Nut with Loop; previously approved.

951-57-SA

APPLICANT—Ducane Heating Corporation, owner.
SUBJECT—Application reopened March 3, 1959 for amendment of resolution as to additional trade names, use and new model furnace LB-250—re Ducane Oil-fired Forced Warm Air Furnace, Models HS-84, CS-95, CS-110, S-140, S-250, C-84, HB-95, MB-110, LB-95, LB-110, LB-150 and LB-180; previously approved.

829-56-A

APPLICANT—Lama, Proskauer and Prober, for Jenny Lazzaro, owner.
SUBJECT—Application November 26, 1956—Appeal from a decision of the Borough Superintendent—re egress.
PREMISES AFFECTED—84 University Place, west side, 48 feet north of East 11th Street, Block 569, Lot 26, Borough of Manhattan.

CALENDAR

11-59-A

APPLICANT—Samuel Rosenblum for Mollie Perl binder Sunshine Nursery School, Incorporated, owner.

SUBJECT—Application January 7, 1959—appeal from decision of Borough Superintendent re certificate of occupancy.

PREMISES AFFECTED—1440 Bryant Avenue, east side, 125 feet south of Jennings Street, Block 2999, Lot 19, Borough of the Bronx.

491-43-A—Vol. II

APPLICANT—Irving Adelson, for Veg Packaging Corp., owner.

SUBJECT—Application reopened May 12, 1959 for consideration as to extension of term of variance—expires June 8, 1959—decision of the Borough Superintendent—re stairs and egress, etc.

PREMISES AFFECTED—108-112 West 3rd Street, south side, 97 feet west of Sullivan Street, Block 540, Lot 17, Borough of Manhattan.

974-47-A—Vol. II

APPLICANT—Leonard F. Rothkrug, for Felix Felipe and Maria Cruz, owners.

SUBJECT—Application reopened October 28, 1958, as Vol. II—Appeal from a decision of the Borough Superintendent, Commercial use, frame construction.

PREMISES AFFECTED—454 Lafayette Avenue, south side, 58 feet, 4 inches east of Franklin Avenue, Block 1950, Lot 10, Borough of Brooklyn.

636-58-A

APPLICANT—Lama, Proskauer and Prober, for Samed Realty Corp., owner.

SUBJECT—Application November 6, 1958—Appeal from a decision of the Borough Superintendent, re marquee, factory building.

PREMISES AFFECTED—747 Broadway, northeast corner of Flushing Avenue, Block 3127, Lot 1, Borough of Brooklyn.

EDWIN W. KLEINERT, *Acting Chairman.*

MAY 27, 1959, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Wednesday Morning*, May 27, 1959 at 10 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matter:

217-21-SR

Proposed Amendments to the Oil Burner Rules.

EDWIN W. KLEINERT, *Acting Chairman.*

JUNE 2, 1959, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning*, June 2, 1959, at 10 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:

191-53-BZ—Vol. II

APPLICANT—Lama, Proskauer & Prober for Socony Mobil Company, owners.

SUBJECT—Application reopened March 3, 1959 as Volume II—decision of the Borough Superintendent, under sections 7c and 7a of the Zoning Resolution, to permit in a retail and residence use district, the reconstruction of the present gasoline service station with its accessory uses of lubricatorium, minor auto repairs with hand tools only, car washing, utility room and store and parking and storage of more than five (5) motor vehicles with curb cuts within 75 feet of a residence use district and the elimination of the present garage, auto showroom and sale of motor vehicles, reception room and auto upholstery shop.

PREMISES AFFECTED—42-02 42-18 Queens Boulevard, south side, from 42nd Street, to 43rd Street, 45-01 to 45-09 42nd Street and 45-02 to 45-10 43rd Street, Block 169, Lot 22, Sunnyside, Borough of Queens.

384-50-BZ—Vol. II

APPLICANT—Tito di Vincenzo, for Edward Wilson and Catherine Kennedy, owners; J & J Perry's Drug Store, Lessee.

SUBJECT—Application reopened November 12, 1958 as Vol. II—decision of the Borough Superintendent under sections 7e and 21 of the Zoning Resolution, to permit in a residence use, B area district in an existing one story building used for wholesale drug storage the erection of an extension to the first floor and a new second story. The proposed building will exceed the permitted area coverage.

PREMISES AFFECTED—9 Hillside Avenue, south side, 102 feet 2 inches east of Broadway, Block 2170, Lot 104, Borough of Manhattan.

814-55-BZ—Vol. II

APPLICANT—Fred C. Dahlem, for Jack Starr, owner.

SUBJECT—Application reopened January 20, 1959 as Volume II—decision of the Borough Superintendent, under sections 7f and 7i of the Zoning Resolution, to permit in a business and residence use district, the erection and maintenance of a gasoline service station, on the business portion of the plot, with accessory uses of lubricatorium, office, minor motor vehicle repairs with hand tools, car wash and ground sign.

PREMISES AFFECTED—295-299 East 165th Street, northeast corner of College Avenue, Block 2433, Lot 1 and 6, Borough of The Bronx.

246-58-BZ—Vol. II

APPLICANT—Victor G. Madonia, for Dominick Iandoli, owner.

SUBJECT—Application reopened April 28th, 1959 as Volume II—decision of the Borough Superintendent, under sections 7e, 7h, 21 of the Zoning Resolution, to permit the erection and maintenance of a building for a period of 25 years on a plot partly in a local retail and partly in a residence use district. This building will be used as a bowling center with a bar, restaurant, lounge and parking facilities on the unbuilt portion of the plot for patrons and employees (no fees to be charged). The proposed building will occupy more than the permitted area and will encroach on the front setback and rear yard requirements.

PREMISES AFFECTED—44-21 227th Street, southeast corner of Northern Boulevard, Block 7480, Lot 50, Douglaston, Borough of Queens.

911-47-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Jewel Plumbing and Heating Co., Inc.

SUBJECT—Application reopened March 3, 1959 as Vol. II—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a residence use district, to continue the present uses of garage for more than five (5) trucks, storage of plumbing supplies, plumbing and heating shop, cutting and pipe threading and offices on first floor, boiler room in cellar with the addition of offices on a proposed second floor.

PREMISES AFFECTED—474 Hemlock Street, west side, 125 feet south of Liberty Avenue, Block 4198, Lot 17, Borough of Brooklyn.

138-59-A

APPLICANT—Lama, Proskauer and Prober for Jewel Plumbing and Heating Company, Incorporated, owner.

SUBJECT—Application February 17, 1959—Appeal from a decision of the Borough Superintendent re 2-story building, Class 3 construction.

PREMISES AFFECTED—474 Hemlock Street, west side, 125 feet south of Liberty Avenue, Block 4198, Lot 17, Borough of Brooklyn.

CALENDAR

24-59-BZ

APPLICANT—Reginald S. Hardy for Bohack Realty Corporation, owner.

SUBJECT—Application January 13, 1959—decision of the Borough Superintendent, under sections 7c and 21 of the Zoning Resolution, to permit in a local retail and residence use, D area district, the erection of a one story and cellar structure for use as a retail supermarket with accessory parking extending into the residence portion of the premises, the proposed business sign extends above the first floor ceiling and the proposed building encroaches on the required rear yard.

PREMISES AFFECTED—298 West 231st Street, southeast corner of Tibbett Avenue, Block 3406, Lots 14, 29, 35, Borough of The Bronx.

203-59-A

APPLICANT—Reginald S. Hardy, for Bohack Realty Corporation, owner.

SUBJECT—Application March 31, 1959—Appeal from a decision of the Borough Superintendent, re parapet wall.

PREMISES AFFECTED—298 West 231st Street, southeast corner of Tibbett Avenue, Block 3406, Lots 14, 29, 35, 36 and 37, Borough of The Bronx.

958-27-BZ—Vol. II

APPLICANT—Larry Meltzer, for Edith Wayne, owner; Gany Brothers Service Station, lessee.

SUBJECT—Application reopened April 28, 1959 for consideration as to extension of time to complete—expired June 17, 1958—decision of the Borough Superintendent, previously granted on condition, under sections 7e and 7i of the Zoning Resolution, permitting in a business use district, the change of use of the premises from gasoline selling station, garage, accessory store and office to gasoline selling station, garage for the parking and storage of more than 5 motor vehicles, repair shop, accessory store and office.

PREMISES AFFECTED—285-295 Driggs Avenue and 503-509 Leonard Street, southwest corner, Block 2697, Lot 16, Borough of Brooklyn.

72-30-BZ—Vol. II

APPLICANT—Herman Kron, for L. B. Oil Company Inc., owner.

SUBJECT—Application reopened April 21, 1959—decision of the Borough Superintendent, under section 7f of the Zoning Resolution, to permit in a business use district, the reconstruction of the present gasoline service station and extend the use to include lubritorium, motor vehicle repair shop, parking and storage of more than five (5) cars and the sale of used cars.

PREMISES AFFECTED—3491-3507 Fort Hamilton Parkway, south side, 264.5 feet east of 36th Street, Block 5302, Lot 21, Borough of Brooklyn.

585-56-BZ

APPLICANT—Leonard F. Rothkrug, for Lucille Kritikos, doing business as Krit Lumber Co., owner.

SUBJECT—Application reopened April 21, 1959—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a residence use district, the change of use of an existing two story building from bottling works and a caretaker's apartment, to a wood-working shop using power saws and offices and dwelling for two families.

PREMISES AFFECTED—98-100 Luqueer Street (102 displayed), south side, 197 feet, 6 inches east of Clinton Street, Block 376, Lot 21, Borough of Brooklyn.

608-40-BZ—Vol. II

APPLICANT—Martyn Weston, For Garon Realty Corp., owner; The Great Atlantic and Pacific Tea Co., lessee.

SUBJECT—Application reopened April 28, 1959 for consideration as to extension of term of variance—expired May 1, 1956—decision of the Borough Superintendent,

previously granted on condition, under sections 7h and 7A of the Zoning Resolution, permitting in a residence and business use district, the parking of patrons' automobiles for a term of five (5) years, with entrances beyond permitted distance from intersection.

PREMISES AFFECTED—47-35 41st Street, east side, 125.43 feet north of Greenpoint Avenue, Block 196, Lot 7 and part of Lot 42, Sunnyside, Borough of Queens.

729-58-BZ

APPLICANT—Louis B. Santangelo for Ralph G. Ortiz, owner.

SUBJECT—Application December 12, 1958—decision of the Borough Superintendent, under sections 7c, 7h and 21 of the Zoning Resolution, to permit in a residence and local retail use district, the erection of a funeral parlor and caretaker's apartment with parking and storage of motor vehicles of the employees and patrons only to be at the rear of the lot by means of ramp of the west end of building.

PREMISES AFFECTED—135-141 East 103rd Street, north side, 79 feet west of Lexington Avenue, Block 1631, Lots 111, 112 and 113, Borough of Manhattan.

Laid over from May 5, 1959, to June 2, 1959, for applicant to make a search as to the Certificates of Occupancy of the buildings adjacent; applicant to file a new decision of the Borough Superintendent as to "undertaking" and for inspection and decision; hearing closed.

63-59-BZ

APPLICANT—Goldwater and Flynn for Huntington Hartford doing business as Huntington Hartford Enterprises, owner.

SUBJECT—Application January 29, 1959—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a residence use district the change in use of the present building from factory and showroom to offices.

PREMISES AFFECTED—214 East 52nd Street, south side, 180 feet east of 3rd Avenue, Block 1325, Lot 45, Borough of Manhattan.

Laid over from May 5, 1959, to June 2, 1959, for inspection and decision; hearing closed.

878-52-BZ—Vol. II

APPLICANT—Fred C. Dahlem, for Jack Starr, owner.

SUBJECT—Application reopened February 17, 1959 as Volume II—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot with suitable bumpers for the parking and storage of more than five (5) motor vehicles for the passenger car type.

PREMISES AFFECTED—1563-1565 Longfellow Avenue, west side, 75 feet south of East 173rd Street, Block 3001, Lots 28, 29 and 30, Borough of The Bronx.

Laid over from May 12, 1959, to June 2, 1959, for inspection and decision; hearing closed.

350-58-BZ

APPLICANT—Harry Mandell for Prescott Realty Corp., owner.

SUBJECT—Application May 23, 1958, decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the change in use of the present store building from stores and bakery to include hat factory.

PREMISES AFFECTED—1731 to 1739 East 172nd Street, and 1305 to 1313 Rosedale Avenue, northwest corner, Block 3873, Lot 1, Borough of The Bronx.

Laid over from May 12, 1959, to June 2, 1959, for inspection and decision; applicant to file a letter stating the exact date when the present tenant took possession; hearing closed.

CALENDAR

1-59-BZ

APPLICANT—Ingram S. Carner, for Shell Oil Company, owner.

SUBJECT—Application January 2, 1959—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a business use district, on a plot presently occupied with a public garage and gasoline service station, the reconstruction for use as gasoline service station, lubritorium, car washing—non automatic, auto repairs with hand tools only, office, sales and storage of auto accessories and the parking of more than five (5) motor vehicles waiting to be serviced.

PREMISES AFFECTED—112 Flatbush Avenue Extension, southwest corner of Tillary Street, Block 132, Lot 14, Borough of Brooklyn.

Laid over from May 12, 1959, to June 2, 1959, for inspection and decision; hearing closed.

63-44-BZ—Vol. II

APPLICANT—Casale and Newell, for Bavasi Realty Corp., owners.

SUBJECT—Application reopened February 25, 1959 as Volume II—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the change in use of an existing three story building of class 1 construction from storage and factory to storage of electrical, electronic and radio parts and equipment, offices and garage.

PREMISES AFFECTED—236-246 West 17th Street, south side, 256 feet 9 inches east of Eighth Avenue, Block 766, Lot 65, Borough of Manhattan.

Laid over from May 12, 1959 to June 2, 1959, for inspection and decision; applicant to correct his papers to show exactly what is proposed as to signs and to eliminate from the application the request for building to revert to its original use as a garage; hearing closed.

28-59-BZ

APPLICANT—Henry J. Nurick for the 160 3rd Avenue Corporation, owner.

SUBJECT—Application January 15, 1959—decision of the Borough Superintendent under section 7h of the Zoning Resolution, to permit in a business use and local retail use district, the maintenance of a parking lot for the parking and storage of more than five (5) motor vehicles.

PREMISES AFFECTED—156-160 Third Avenue, west side, 25 feet 6 inches south of East 16th Street, Block 871, Lots 44 and 45, Borough of Manhattan.

Laid over from May 12, 1959, to June 2, 1959, for inspection and decision; applicant to file corrected plans showing construction taken place within the area since application was filed; hearing closed.

EDWIN W. KLEINERT, *Acting Chairman.*

JUNE 2, 1959, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, May 12, 1959, at 2 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:

34-56-SA

APPLICANT—Caloric Appliance Corporation, owner.

SUBJECT — Application December 23, 1955—Caloric Domestic and Commercial Gas-fired Clothes Dryer, Models 100, 150 and 125X, approval of.

79-56-SM

APPLICANT—Phoenix Building Products, Inc., owner.

SUBJECT—Application January 23, 1956—Phoenix Types A and B Cop-R-Flash, (flashing material), approval of.

862-57-SM

APPLICANT—Stanley G. Flagg & Company, Inc., owner.

SUBJECT—Application November 21, 1957—Flagg Galvanized Mushroom Type Vent, Fig. S-800, approval of.

34-58-SM

APPLICANT—J. Platzker, for Dow Chemical Company, owner.

SUBJECT—Application January 29, 1958—Saraloy-400, flashing material, approval of.

51-58-SM

APPLICANT—Signal Chemical Manufacturing Company, Inc., owner.

SUBJECT—Application January 27, 1958—Duronite-200, approval of.

97-58-SM

APPLICANT—United Chemical Co., Div. of United Laboratories, Inc., owner.

SUBJECT—Application January 27, 1958—ChemCon Concrete Conditioner, approval of.

255-58-SM

APPLICANT — The Deeptex Plastic Corporation, owner.

SUBJECT—Application April 22, 1958—Deeptex Plastic Corporation Vinyl Wall Covering, approval of.

387-58-SM

APPLICANT—Fentron Industries, Inc., owner.

SUBJECT—Application June 20, 1958—Fentron Super-Bar #200 Steel Detention and Security Windows, approval of.

465-58-SM

APPLICANT—J. Platzker, for Colonial Blue Diamond Mortar Corp., owner.

SUBJECT—Application July 30, 1958—Zinc Oxide as Retarder for Brick Mortar, approval of.

500-58-SA

APPLICANT—Lynn Products Company, owner.

SUBJECT—Application August 25, 1958—Lynn Oil Burner, Model 55, approval of.

601-58-SA

APPLICANT—Cribben & Sexton Company, owner.

SUBJECT—Application October 20, 1958—Universal Gas Space Heaters, Models 30, S30, M30, 45, S45, M45, 65, S65, M65 and supplements to M30 and M45, approval of.

72-59-SM

APPLICANT—M. A. Gensler, for Armstrong Cork Company, owner.

SUBJECT—Application February 6, 1959—Armstrong Acoustical Fire Guard, approval of.

241-59-SM

APPLICANT—The Bar-Bell Metal Products, Inc., owner.

SUBJECT—Application April 17, 1959—Chemo Safe, storage Cabinet for flammable liquids, approval of.

688-39-SA—Vol. II

APPLICANT—Metallizing Engineering Company, Inc., owner.

SUBJECT—Application reopened October 8, 1957 for amendment of resolution as to additional model "P", metal spraying blowpipe—re The Metco Metallizing Gun, Type E, previously approved.

707-40-SM—Vol. II

APPLICANT—The W. S. Tyler Company, owner.

SUBJECT—Application reopened March 31, 1959 for amendment of resolution as to additional thickness of door—re Tyler One & One-half Hour Hollow Metal Fire Door, thickness up to 2½ inches; previously approved.

CALENDAR

799-47-SM

APPLICANT—Kohler Company, owner.
SUBJECT—Application reopened March 3, 1959 for amendment of resolution as to additional models K-7782 Rockford, K-7794 Edgewater and K-7430 Bancroft, sink and lavatory fitting—re Kohler Company, sink and lavatory fittings, Models K-8605 and K8245; previously approved.

619-48-SM

APPLICANT—American Rock Wool Corporation, owner.
SUBJECT—Application reopened January 13, 1959 for amendment of resolution as to additional thickness of wool—re Homart, Wards, Red Top, Barrett, Carey & Celotex Granulated Mineral Wool and Mineral Wool Batts; previously approved.

644-51-SM

APPLICANT—Seelye Stevenson Value & Knecht, for Granco Steel Products Co., owner.
SUBJECT—Application reopened December 6, 1955 for amendment of resolution as to additional use of Cofar Floor and Roof Construction—re Cofar Concrete Floor and Roof Construction; previously approved.

364-55-SM

APPLICANT—Fullerton Manufacturing Company, owner.
SUBJECT—Application reopened March 3, 1959 for amendment as to additional trade name—Flur-O-Lux Luminous Ceilings, plastic light diffuser; previously approved.

132-59-SA

APPLICANT—Charles Abrahams, for American Furnace Company, owner.
SUBJECT—Application March 6, 1959—Afco Gas-fired Air Conditioning Units, Models SH-75, SH-90, SH-105, SH-135, 12-GC-2, 23-GC-1, 28-GC, 33-GC, 50-UH, 100-UH, 160-UH and 250-UH, approval of.

202-44-A—Vol. II

APPLICANT—Harry M. Prince, for Prescott Neighborhood House, owners.
SUBJECT—Application reopened February 25, 1959 as Volume II—appeal from a decision of the Borough Superintendent—proposed use of day care nursery, Class 3 Construction.
PREMISES AFFECTED—247 East 53rd Street, north side, 100 feet west of Second Avenue, third floor, Block 1327, Lot 20, Borough of Manhattan.

410-58-A

APPLICANT—Norman Lederer and Leonard Joseph, for Hersey Lumber Distributors, owners; Crane and Clark Lumber Corporation, lessee.
SUBJECT—Application July 7, 1958—Appeal from an order and decision of the Fire Department re: Yard Hydrant System.
PREMISES AFFECTED—55-01 Grand Avenue, north side, 200 feet west of 57th Street, Block 2610, Lot 240, Maspeth, Borough of Queens.

47-33-A—Vol. II

APPLICANT—Bernard J. Sheftman, for Tryst Holding Corp., owner.
SUBJECT—Application reopened May 12, 1959 for consideration as to amendment of resolution—Appeal from a decision of the Fire Commissioner—re standpipe system.
PREMISES AFFECTED—434-442 East 166th Street, south side, 196.23 feet west of Washington Avenue, Block 2387, Lot 27, Borough of The Bronx.

120-57-A—Vol. II

APPLICANT—Julius S. Rapson, for Vito Cusamano, owner.
SUBJECT—Application reopened March 31, 1959 as Volume II—filed pursuant to section 35 General City Law, re part of premises located in bed of mapped street.

PREMISES AFFECTED—140-01 243rd Street, east side, 237.84 feet south of Conduit Avenue, Block 13599, Lot 16, Rosedale, Borough of Queens.

121-57-A—Vol. II

APPLICANT—Julius S. Rapson, for Vito Cusamano, owner.
SUBJECT—Application reopened March 31, 1959 as Volume II—filed pursuant to section 35 General City Law, re part of premises located in bed of mapped street.
PREMISES AFFECTED—139-23 243rd Street, east side, 198.74 feet south of Conduit Avenue, Block 13599, Lot 18, Rosedale, Borough of Queens.

8-59-A

APPLICANT—Samuel Rosenblum, for The Bennington Corp., owner.
SUBJECT—Application January 6, 1959—Appeal from a decision of the Borough Superintendent—re egress and live load.
PREMISES AFFECTED—31 West 37th Street, north side, 485 feet, 6 inches west of 5th Avenue, Block 839, Lot 22, Borough of Manhattan.

69-59-A

APPLICANT—Samuel Rosenblum for 1038 Corporation, owner.
SUBJECT—Application February 2, 1959—Appeal from a decision of the Borough Superintendent re review of Borough Superintendent's decision of zoning matter.
PREMISES AFFECTED—10-12 East 38th Street, south side, 200 feet east of Fifth Avenue, Block 867, Lot 64, Borough of Manhattan.

93-59-A

APPLICANT—De Rose and Cavalieri for Gerosa-Paladino Holding Corporation, owner; The White Motor Company, lessee.
SUBJECT—Application February 17, 1959—Appeal from a decision of the Borough Superintendent—re egress.
PREMISES AFFECTED—646-662 11th Avenue, east side, from West 47th Street to West 48th Street, 543 W. 47th Street and 556-558 West 48th Street, Block 1076, Lot 1, Borough of Manhattan.

99-59-A

APPLICANT—Ludwig P. Bono for 125 East Broadway Realty, owner.
SUBJECT—Application February 18, 1959—filed pursuant to Section 310 of the Multiple Dwelling Law for variation of Section 27, subdivision 2b re egress; width of yard inadequate.
PREMISES AFFECTED—9-11 Pike Street and 121-125 East Broadway, southeast corner, Block 283, Lots 43 and 44, Borough of Manhattan.

173-59-A

APPLICANT—Julius S. Rapson, for Vito Cusamano, owner.
SUBJECT—Application March 20, 1959—Appeal from a decision of the Borough Superintendent—re Class 4 construction.
PREMISES AFFECTED—139-23 243rd Street, east side, 198.74 feet south of South Conduit Avenue, Block 13599, Lot 18, Rosedale, Borough of Queens.

174-59-A

APPLICANT—Julius S. Rapson, for Vito Cusamano, owner.
SUBJECT—Application March 20, 1959—Appeal from a decision of the Borough Superintendent, re Class 4 construction.
PREMISES AFFECTED—140-01 243rd Street, east side, 238.74 feet south of South Conduit Avenue, Block 13599, Lot 16, Rosedale, Borough of Queens.

EDWIN W. KLEINERT, *Acting Chairman.*

CALENDAR

JUNE 9, 1959, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning*, June 9, 1959, at 10 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:

726-27-BZ—Vol. III

APPLICANT—Herman Kron, for Rock Oil Company, Incorporated, owner.

SUBJECT—Application reopened November 18, 1958 as Vol. III—decision of the Borough Superintendent, under sections 7e and 7i of the Zoning Resolution, to permit in a business use district at an existing gasoline service station, previously granted by the Board, the extension of the uses to include auto repairs and car wash, sale of used cars and the parking and storage of more than 5 motor vehicles and to extend the term of the existing variance.

PREMISES AFFECTED—74-21 Queens Boulevard, north side, 24.41 feet west of 47th Avenue, Block 1529, Lot 6, Elmhurst, Borough of Queens.

61-59-BZ

APPLICANT—Leonard F. Rothkrug for Hammersley Restaurant Corporation, owner, doing business as Ernie's Corner.

SUBJECT—Application February 3, 1959—decision of the Borough Superintendent, under sections 7c and 21 of the Zoning Resolution, to permit in a residence use, D-1 area district the extension of an existing restaurant and bar into an existing two car garage thereby exceeding the permitted area.

PREMISES AFFECTED—1768 Hammersley Avenue, southwest corner of Wickham Avenue, Block 4774, Lot 9, Borough of The Bronx.

302-29-BZ—Vol. V

APPLICANT—Reginald S. Hardy, for Max Mintz, owner. SUBJECT—Application reopened April 7, 1959 as Volume V—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a business and residence use district, the change in use of an existing building from garage to food market.

PREMISES AFFECTED—146-156 East 98th Street and 1159-1171 Winthrop Street, Block 4616, Lot 38, Borough of Brooklyn, northwest corner.

231-28-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Socony Mobil Oil Co., owners.

SUBJECT—Application reopened February 17, 1959 as Volume II—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a business use district, the rehabilitation of an existing gasoline station including lubritorium, minor auto repairs with hand tools only, car washing—non automatic, utility room and store, and parking and storage of motor vehicles.

PREMISES AFFECTED—146-01 to 146-09 Liberty Avenue and 97-44 Sutphin Boulevard, northwest corner and 97-25 to 97-45 146th Street, Block 10031, Lot 25, Jamaica, Borough of Queens.

100-59-A

APPLICANT—Lama, Proskauer and Prober for Socony Mobil Oil Company, Incorporated, owner.

SUBJECT—Application January 30, 1959—filed pursuant to Section 35 General City Laws re premises which is partly in bed of a mapped street.

PREMISES AFFECTED—97-44 Sutphin Boulevard, 146-01 to 146-09 Liberty Avenue, northwest corner and 97-25 to 97-45 146th Street, Block 10031, Lot 25, Jamaica, Borough of Queens.

135-59-BZ

APPLICANT—Charles M. Spindler for National Life Insurance Company, owner.

SUBJECT—Application March 6, 1959—decision of the Borough Superintendent, under section 7c of the Zoning

Resolution, to permit in a business and residence use district, the reconstruction of an existing gasoline service station and the elimination of the present store, office and sales room for monuments.

PREMISES AFFECTED—20-32 Caton Avenue and 282-286 McDonald Avenue, southwest corner, Block 5323, Lots 5 and 6, Borough of Brooklyn.

145-56-BZ—Vol. II

APPLICANT—Jacob Radzivil, for Raymond Feiden and Anne Eisenberg, owners; Hall Oldsmobile, Inc., lessee.

SUBJECT—Application reopened September 23, 1958 as Vol. II—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence and unrestricted use district, the maintenance of a parking lot to be used in conjunction with the existing parking lot on the adjoining plot, previously granted by the Board.

PREMISES AFFECTED—1266-1276 East 17th Street, 1619-1623 Chestnut Avenue, northwest corner and 1611-1613 Chestnut Avenue, north side, 53 feet, 4 1/8 inches west of East 17th Street, Block 6736, Lots 34 and 82, Borough of Brooklyn.

761-58-BZ

APPLICANT—Leonard F. Rothkrug, Herbst and Rusciano for George J. Dannenfelser, Jr. and George J. Dannenfelser, Sr. doing business as The Mablecraft Company, owner.

SUBJECT—Application December 29, 1958—decision of the Borough Superintendent, under sections 7e and 21 of the Zoning Resolution, to permit in a residence use, D-1 area district the extension of a marble factory occupying more than the permitted area for a temporary term of ten (10) years.

PREMISES AFFECTED—2954-2958 Bruner Avenue, east side, 100 feet south of Adea Avenue, Block 4791, Lots 4 and 52, Borough of The Bronx.

672-56-BZ—Vol. II

APPLICANT—Charles M. Spindler for Volckening, Inc., owner.

SUBJECT—Application reopened March 31, 1959, as Volume II, decision of the Borough Superintendent, under sections 7c, 7h and 21 of the Zoning Resolution, to permit in a retail and residence use, C area district, the erection of a two story extension to the present one story factory building and used as an office building in conjunction with the factory, occupying more than the permitted area and the parking of more than five (5) motor vehicles for employees and patrons.

PREMISES AFFECTED—6702-6706 Third Avenue, west side, from 274-284 67th Street to 257-293 Senator Street, Block 5849, Lot 37, 45 and 47, Borough of Brooklyn.

1478-39-BZ—Vol. II

APPLICANT—James T. Bredin, for Hillside Jamaica Home Building Corp., owner; Parkage Inc., lessee.

SUBJECT—Application reopened November 5, 1958 as Vol. II—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a business and residence use district, the extension of the existing parking lot into the residence portion of the premises, the capacity of the proposed lot will exceed 150 cars.

PREMISES AFFECTED—175-01 to 175-65 Hillside Avenue, northwest corner of Edgerton Boulevard, Block 9835, Lots 16, 18 and 61, Jamaica, Borough of Queens.

123-59-BZ

APPLICANT—Lama, Proskauer and Prober for Sidney Tannenbaum, owner.

SUBJECT—Application March 2, 1959—decision of the Borough Superintendent, under sections 7i and 7e of the Zoning Resolution, to permit in a retail use district, the use of an existing building for an automobile repair shop, body and fender work, painting and spraying and welding for a stated term of ten (10) years.

CALENDAR

PREMISES AFFECTED—2004 Fulton Street, south side, 220 feet east of Howard Avenue, Block 1549, Lot 12, Borough of Brooklyn.

348-58-BZ

APPLICANT—Mario Lubic for Mario and Edward Lubic, owners.

SUBJECT—Application May 28, 1958—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a business and residence use district, in an existing three-story, 12 family multiple dwelling, the conversion of one ground floor apartment for use as a restaurant.

PREMISES AFFECTED—1703 East 14th Street, east side, 92 feet, 3¼ inches south of Kings Highway, Block 6797, Lot 1, Borough of Brooklyn.

898-56-BZ—Vol. II

APPLICANT—Robert J. Crinnion, for Bruckner Funland, Inc., owner.

SUBJECT—Application reopened February 25, 1959 as Volume II—decision of the Borough Superintendent, under sections 7e and 21 of the Zoning Resolution, to permit in a residence use district, the erection of a one story building for use as a bowling alley and recreation center without providing the required setbacks and customers parking on the unbuilt upon portion of the plot, for a term of 15 years.

PREMISES AFFECTED—East side of Pugsley Avenue, from Houghton Avenue to Quimby Avenue, Block 3682, Lots 1, 10, 15, 23, 28, 70, 75, 78 and 79, Borough of The Bronx.

122-39-BZ—Vol. III

APPLICANT—Haus & Bresin, for The Cord Meyer Company, owner.

SUBJECT—Application reopened February 17, 1959 as Volume III—decision of the Borough Superintendent, under sections 7f and 7i of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station for a temporary term of fifteen (15) years.

PREMISES AFFECTED—88-20 Roosevelt Avenue, south side, 97.05 feet west of Case Street, Block 1510, Lot 1, Elmhurst, Borough of Queens.

Laid over from May 12, 1959, to June 9, 1959, for continued hearing; applicant to send out proper notices.

562-58-BZ

APPLICANT—Manes, Sturim, Donovan and Laufer, for Henry Bender and Jacob Cohen, owners.

SUBJECT—Application filed September 26, 1958—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a residence use district, the reconstruction and extension in area of an existing gasoline service station for use as car wash—non automatic, office and accessory sales, minor repairs with hand tools only and parking and storage of motor vehicles.

PREMISES AFFECTED—70-02 to 70-20 (70-06 official) Eliot Avenue, south side, from 70th to 71st Streets, 61-01 to 61-13 70th Street and 61-02 to 61-14 71st Street, Block 2927, Lot 1, Elmhurst, Borough of Queens.

Laid over from May 12, 1959, to June 9, 1959, for further hearing; applicant to submit new plan showing subdivision of lots on Blocks 2925, 2926, 2927, 2928 and 2929 and list of owners of same who are to be notified of this adjourned hearing; applicant to discuss with owner the question of eliminating the parking of trucks on this station.

144-19-BZ—Vol. IV

APPLICANT—Justin A. Rothstein, for David E. Meltzer and Alvin Greenstein, owners; Windowcraft Display Installation, lessee.

SUBJECT—Application reopened December 4, 1956 as Vol. IV—re decision of the Borough Superintendent, under Sections 7e and 21 of the Zoning Resolution to permit in

a residence use district, the manufacture of display cards and posters in an existing building.

PREMISES AFFECTED—23-69 to 23-71 38th Street, east side, 162.21 feet north of Astoria Boulevard (Triboro Bridge Plaza), Block 803, Lot 13, Long Island City, Borough of Queens.

Laid over from March 10, 1959, to April 7, 1959, for inspection and decision; hearing closed; then to May 5, 1959, at recommendation of the Committee on Inspection and for reinspection by such committee and for continuation of the roll call to June 9, 1959, for decision; applicant to file revised plan showing exit from rear across neighbor's property and consent in writing for use of such exit.

618-58-BZ

APPLICANT—Michael A. Cardo, for Gasper Guzzetta, owner.

SUBJECT—Application October 28, 1958—decision of the Borough Superintendent, under sections 7c and 21 of the Zoning Resolution, to permit in a retail use district, the erection of a second floor addition to an existing one story building for use as a factory using a greater floor area for manufacturing than permitted.

PREMISES AFFECTED—582 East 188th Street and 2429-2431 Arthur Avenue, southwest corner, Block 3066, Lot 18, Borough of The Bronx.

Laid over from March 17, 1959, to April 14, 1959, for inspection and decision and study of the record; hearing closed; then to April 21, 1959, for decision; applicant to file plans of the first and second floors; then to May 12, 1959, for applicant to file revised plans and new decision of the Borough Superintendent; then to June 9, 1959, for decision; applicant to file new plans showing second floor set back to follow the line of the wall on the first floor, leaving same side court or side yard; and, if necessary, to file a new decision of the Borough Superintendent.

EDWIN W. KLEINERT, *Acting Chairman.*

JUNE 16, 1959, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, June 16, 1959, at 10 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:

623-58-BZ

APPLICANT—Carl H. Salminen, for Frank Reis, owner; Bari Construction Co., Inc., owner under contract.

SUBJECT—Application October 31, 1958—decision of the Borough Superintendent, under sections 7e and 21 of the Zoning Resolution, to permit in a residence use district, the erection of a one-story structure of Class 3 construction to be used for light manufacturing as permitted in a business use district, office, loading and unloading and parking of trucks used in conjunction with business, the structure to occupy more than the permitted area.

PREMISES AFFECTED—33-04 23rd Street and 21-04 33rd Avenue, southwest corner, Block 556, Lots 34-39 inclusive, Astoria, Borough of Queens.

Laid over from February 3, 1959, to March 3, 1959, for inspection and decision; hearing closed; then to April 7, 1959, for inspection and decision; for applicant to file revised plan as to entrances from 33rd Avenue, and for name and business of tenant; then to May 5, 1959, for decision; at the request of the applicant who desires additional time to locate a tenant, then to June 16, 1959, for decision; applicant to file name and type of business of proposed tenant; hearing previously closed.

767-58-BZ

APPLICANT—Elliot Saltzman for Roclou Realty Corp., owner.

SUBJECT—Application December 30, 1958—decision of the Borough Superintendent, under sections 7c, 7i and 7A of the Zoning Resolution, to permit in a retail use district,

CALENDAR

at an existing gasoline service station, the erection of a one story extension to the store and auto accessory building and to extend the uses to include lubratorium, minor auto repairs with hand tools, office and the parking and storage of more than five (5) motor vehicles; it is also proposed to add additional gasoline tanks and new curb cuts and business signs within 75 feet of the residence use district.

PREMISES AFFECTED—4102-4110 Avenue U and 2201-2211 Coleman Street, southeast corner, Block 8558, Lot 36, Borough of Brooklyn.

Laid over from April 21, 1959, to May 12, 1959, for inspection and decision; hearing closed; then to June 16, 1959, for inspection and decision; applicant to file new amended plans eliminating the existing barn and showing a fence wall or some other proper type of fence along the interior lot line, and a new decision from the Borough Superintendent.

962-28-BZ—Vol. II

APPLICANT—Unger and Unger, for Sinclair Refining Co., owner.

SUBJECT—Application reopened October 7, 1958—as Vol. II—decision of the Borough Superintendent, under sections 7c, 7i and 21 of the Zoning Resolution, to permit in a business and residence use district, at an existing gasoline

service station with office, grease pits and auto laundry the extension of the uses to include sale of accessories, minor auto repairs and the parking and storage of motor vehicles and to have the present pump islands remain in their present location.

PREMISES AFFECTED—714 Jamaica Avenue, southwest corner of Richmond Street, Block 4102, Lot 27, Borough of Brooklyn.

Laid over from March 17, 1959, to April 14, 1959, for inspection and decision; hearing closed; then to May 5, 1959, for decision; applicant to file revised plan showing accessory building with enlargement toward Jamaica Avenue and rear not beyond present rear of the building and relocation of pumps with none nearer than 15 feet to a street building line and to show fences on side and rear lot lines of the station; that space to the south of use district line should remain vacant, but protected with hedge and fences; also to show new lift, with no open pit widening and a new front; then to May 12, 1959, for further consideration of proposed revisions which have been submitted by the applicant; then to June 16, 1959, for decision; applicant to file new plans showing entire new front on the accessory building; exterior lifts to be removed and placed inside the extended accessory building.

EDWIN W. KLEINERT, *Acting Chairman.*

MINUTES

(Remaining Minutes of May 5, 1959)

259-57-BZ

APPLICANT—Burke, Green and Groh, for Walter Berger and Arthur Hofer, owners.

SUBJECT—Application for consideration—reopening for extension of time to complete which has expired February 11, 1959—re Application, decision of the Borough Superintendent; previously granted on condition under sections 7c and 7e of the Zoning Resolution, to permit in a residence and local retail use district, the erection of a one story extension to the existing building for use as a factory and the use of the unbuilt upon portion for parking and storage of employees and patrons cars in conjunction with the factory.

PREMISES AFFECTED—220-13 Hempstead Avenue, northeast corner of 220th Street, Block 10775, Lot 41, Queens Village, Borough of Queens.

APPEARANCES—

For Applicant: William P. Walsh.

ACTION OF BOARD—Application reopened subject to the regular procedure, waiving all requirements except a new decision of the Borough Superintendent, which has been filed, and to permit two publications in the Bulletin as notice and set for hearing on June 2, 1959 at 10 A.M., time to complete having expired February 11, 1959.

THE VOTE—

Affirmative: Vice Chairman Kleinert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox. 4
Negative: 0
Absent: Chairman Murdock 1

380-55-SM

APPLICANT—George E. Strehan, for Lally Column Co. of New York, Inc., owner.

SUBJECT—Application May 4, 1955—Lally Column Co. of New York, Inc. Heavy-Weight Lally Column and Reinforced Pipe Columns, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Laid over to May 12, 1959, at 2 P.M., applicant notified to attend meeting with Board members Friday.

436-48-SA

APPLICANT—Dravo Corporation, owner.

SUBJECT—Application for consideration—reopening for amendment of resolution as to additional use—re Dravo Counterflo Gas and combination gas and oil unit heater, Models 40, 50, 75, 100, 125, 150, 175, 200 and types SG, SGA, GLO and GHO, Dravo Heaters, Dravo Para-flo Heaters, 200,000 and 250,000 BTU input; previously approved.

APPEARANCES—

For Applicant: Howard A. Vernay Jr.

ACTION OF BOARD—Application reopened for report and test, if necessary, for amendment as to additional use.

THE VOTE—

Affirmative: Vice Chairman Kleinert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox. 4
Negative: 0
Absent: Chairman Murdock 1

552-55-SA

APPLICANT—Heil-Quaker Corporation, owner.

SUBJECT—Application for consideration—reopening for amendment of resolution as to additional models—re Quaker Non-Radiant Vented Gas Heaters, Models BVA-350, BVA-500, BVA-650 and BVA-808; previously approved.

APPEARANCES—

For Applicant: Karl Mould.

ACTION OF BOARD—Application reopened for report as to amendment on additional models.

THE VOTE—

Affirmative: Vice Chairman Kleinert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox. 4
Negative: 0
Absent: Chairman Murdock 1

1037-57-SA

APPLICANT—Ackerman Gas Boiler Corporation, owner.

SUBJECT—Application for consideration—reopening for report as to additional trade names of gas fired boiler—re Hook Gas Boiler, Series 20,000 and Series 30,000 for heating and volume hot water supply; previously approved.

MINUTES

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application reopened for report as to additional trade names.

THE VOTE—

Affirmative: Vice Chairman Kleinert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox. 4
Negative 0
Absent: Chairman Murdock 1

Adjourned: 6:00 P.M.

Joseph J. Doyle, *Chief Clerk.*

REGULAR MEETING

TUESDAY MORNING, MAY 12, 1959, 10 A.M.

Present: Acting Chairman Kleinert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox.

The minutes of the regular meetings of the Board held on Tuesday morning and afternoon April 28, 1959 were approved as printed in the Bulletin of May 5, 1959, Vol. 44. No. 18.

Edwin Kleinert, the Acting Chairman read the following memorial to the late Chairman:

IN MEMORIAM — HARRIS H. MURDOCK

WHEREAS, Harris H. Murdock, Chairman of the Board of Standards and Appeals has served this Board since 1932; and

WHEREAS, his service was dedicated, competent, honest and devoted; and

WHEREAS, he established an enviable reputation in the field of zoning and other building regulations; now therefore be it,

RESOLVED, that the Board of Standards and Appeals, its officers, staff and employees, express their great sorrow and sympathy to the family of their late departed Chairman; and be it further

RESOLVED, that a copy of this resolution be sent to Mrs. Harris H. Murdock.

The Acting Chairman further stated that

The Board studied the cancellation of this meeting, out of respect for our late Chairman Harris H. Murdock, but found that the possible confusion and future legal ramifications obliged us to proceed, as advertised.

962-28-BZ—Vol. II

APPLICANT—Unger and Unger, for Sinclair Refining Co., owner.

SUBJECT—Application reopened October 7, 1958—as Vol. II—decision of the Borough Superintendent, under sections 7c, 7i and 21 of the Zoning Resolution, to permit in a business and residence use district, at an existing gasoline service station with office, grease pits and auto laundry the extension of the uses to include sale of accessories, minor auto repairs and the parking and storage of motor vehicles and to have the present pump islands remain in their present location.

PREMISES AFFECTED—714 Jamaica Avenue, southwest corner of Richmond Street, Block 4102, Lot 27, Borough of Brooklyn.

APPEARANCES—

For Applicant: Paul Feldman.

For Opposition: None.

ACTION OF BOARD—Laid over to June 16, 1959, at 10 A.M. for decision; applicant to file new plans showing entire new front on the accessory building; exterior lifts to be removed and placed inside the extended accessory building; hearing previously closed.

122-39-BZ—Vol. III

APPLICANT—Haus & Bresin, for The Cord Meyer Company, owner.

SUBJECT—Application reopened February 17, 1959 as Volume III—decision of the Borough Superintendent, under sections 7f and 7i of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station for a temporary term of fifteen (15) years.

PREMISES AFFECTED—88-20 Roosevelt Avenue, south side, 97.05 feet west of Case Street, Block 1510, Lot 1, Elmhurst, Borough of Queens.

APPEARANCES—

For Applicant: Joseph C. Haus.

For Opposition: Edward R. Garber, L. P. Linsky, Simon King and George L. Olvany.

ACTION OF BOARD—Laid over to June 9, 1959, at 10 A.M. for continued hearing; applicant to send out proper notices.

63-44-BZ—Vol. II

APPLICANT—Casale and Newell, for Bavasi Realty Corp., owners.

SUBJECT—Application reopened February 25, 1959 as Volume II—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the change in use of an existing three story building of class 1 construction from storage and factory to storage of electrical, electronic and radio parts and equipment, offices and garage.

PREMISES AFFECTED—236-246 West 17th Street, south side 256 feet, 9 inches east of Eighth Avenue, Block 766, Lot 65, Borough of Manhattan.

APPEARANCES—

For Applicant: Alvin F. Gunther and Frank Miller.

For Opposition: None.

ACTION OF BOARD—Laid over to June 2, 1959, at 10 A.M. for inspection and decision; applicant to correct his papers to show exactly what is proposed as to signs and to eliminate from the application the request for building to revert to its original use as a garage; hearing closed.

878-52-BZ—Vol. II

APPLICANT—Fred C. Dahlem, for Jack Starr, owner.

SUBJECT—Application reopened February 17, 1959 as Volume II—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot with suitable bumpers for the parking and storage of more than five (5) motor vehicles of the passenger car type.

PREMISES AFFECTED—1563-1565 Longfellow Avenue, west side, 75 feet south of East 173rd Street, Block 3001, Lots 28, 29 and 30, Borough of the Bronx.

APPEARANCES—

For Applicant: Victor E. Block.

For Opposition: None.

ACTION OF BOARD—Laid over to June 2, 1959, at 10 A.M. for inspection and decision; hearing closed.

280-58-BZ

APPLICANT—James E. Vassalotti, for L. L. F. Realty Co., Inc., owner.

SUBJECT—Application May 5, 1958—decision of the Borough Superintendent, under sections 7e and 7h of the Zoning Resolution, to permit in a residence use district, the erection of two (2) one-story buildings to be used as public market and stores with loading and unloading and the parking of patrons cars—no fee to be charged.

PREMISES AFFECTED—1555-1581 Rockaway Parkway, east side, 379 feet south of Flatlands Avenue and 1162-1174 East 98th Street, Block 8205, Lot 11, Borough of Brooklyn.

MINUTES

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

ACTION OF BOARD—Laid over to May 26, 1959, at 10 A. M. for decision; applicant to file new plot plan showing Truklemans (Trochelmans) Lane along the west lot line of his property or other evidence that the owners of houses on lots 58, 61, 62 and 63 do not have right of way over any part of his property; hearing previously closed.

350-58-BZ

APPLICANT—Harry Mandell for Prescott Realty Corp., owner.

SUBJECT—Application May 23, 1958, decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the change in use of the present store building from stores and bakery to include hat factory.

PREMISES AFFECTED—1731 to 1739 East 172nd Street, and 1305 to 1313 Rosedale Avenue, northwest corner, Block 3873, Lot 1, Borough of The Bronx.

APPEARANCES—

For Applicant: Harry Mandell and Max H. Lustigman.

For Opposition: Luigi J. Carlino, Joseph J. Catalano, Morris Fronum, J. & A. Dragonetti, Angelina Ben-civenga and Delia Cloonan.

ACTION OF BOARD—Laid over to June 2, 1959, at 10 A. M. for inspection and decision; applicant to file a letter stating the exact date when the present tenant took possession; hearing closed.

455-58-BZ

APPLICANT—Kenneth W. Milnes, for Gaetano Trubia, owner.

SUBJECT—Application July 24, 1958—decision of the Borough Superintendent, under sections 7c and 7A of the Zoning Resolution, to permit in a local retail use district, the reconstruction and rehabilitation of an existing gasoline service station, accessory building for a lubritorium, car wash, auto repairs—mainly with hand tools and to install one new pump, relocate the existing pumps and install three additional tanks and provide a business sign within 75 feet of a residence use district.

PREMISES AFFECTED—194 Brighton Avenue, southwest corner of Sumner Place, Block 117, Lot 20, New Brighton, Borough of Richmond.

APPEARANCES—

For Applicant: Kenneth W. Milnes.

For Opposition: None.

ACTION OF BOARD—Laid over to May 26, 1959, at 10 A. M. for decision; applicant to file new plans showing construction of the canopy and the elimination of the curb cuts and with fences or walls along the lot lines; hearing previously closed.

562-58-BZ

APPLICANT—Manes, Sturim, Donovan and Laufer, for Henry Bender and Jacob Cohen, owners.

SUBJECT—Application filed September 26, 1958—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a residence use district, the reconstruction and extension in area of an existing gasoline service station for use as car wash, non automatic, office and accessory sales, minor repairs with hand tools only and parking and storage of motor vehicles.

PREMISES AFFECTED—70-02 to 70-20 (70-06 official) Eliot Avenue, south side, from 70th to 71st Streets, 61-01 to 61-13 70th Street and 61-02 to 61-14 71st Street, Block 2927, Lot 1, Elmhurst, Borough of Queens.

APPEARANCES—

For Applicant: Charles M. Spindler.

For Opposition: Catherine Kleckner, Helen Schneider and Hyman Guterman.

ACTION OF BOARD—Laid over to June 9, 1959, at 10 A. M. for further hearing; applicant to submit new plan

showing subdivision of lots on Block 2925, 2926, 2927, 2928 and 2929 and list of owners of same who are to be notified of this adjourned hearing; applicant to discuss with owner the question of eliminating the parking of trucks on this station.

618-58-BZ

APPLICANT—Michael A. Cardo, for Gasper Guzzetta, owner.

SUBJECT—Application October 28, 1958—decision of the Borough Superintendent, under sections 7c and 21 of the Zoning Resolution, to permit in a retail use district, the erection of a second floor addition to an existing one story building for use as a factory using a greater floor area for manufacturing than permitted.

PREMISES AFFECTED—582 East 188th Street and 2429-2431 Arthur Avenue, southwest corner, Block 3066, Lot 18, Borough of The Bronx.

APPEARANCES—

For Applicant: George J. Cavalieri.

For Opposition: None.

ACTION OF BOARD—Laid over to June 9, 1959, at 10 A. M. for decision; applicant to file new plans showing second floor set back to follow the line of the wall on the first floor, leaving same side court or side yard; and, if necessary, to file a new decision of the Borough Superintendent; hearing previously closed.

767-58-BZ

APPLICANT—Elliot Saltzman for Roclou Realty Corp., owner.

SUBJECT—Application December 30, 1958—decision of the Borough Superintendent, under sections 7c, 7i and 7A of the Zoning Resolution, to permit in a retail use district, at an existing gasoline service station, the erection of a one story extension to the store and auto accessory building and to extend the uses to include lubritorium, minor auto repairs with hand tools, office and the parking and storage of more than five (5) motor vehicles; it is also proposed to add additional gasoline tanks and new curb cuts and business signs within 75 feet of the residence use district.

PREMISES AFFECTED—4102-4110 Avenue U and 2201-2211 Coleman Street, southeast corner, Block 8558, Lot 36, Borough of Brooklyn.

APPEARANCES—

For Applicant: Elliot Saltzman.

For Opposition: None.

ACTION OF BOARD—Laid over to June 16, 1959, at 10 A. M. for inspection and decision; applicant to file new amended plans eliminating the existing barn and showing a fence wall or some other proper type of fence along the interior lot line, and a new decision from the Borough Superintendent; hearing previously closed.

1-59-BZ

APPLICANT—Ingram S. Carner for Shell Oil Company, owner.

SUBJECT—Application January 2, 1959—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a business use district, on a plot presently occupied with a public garage and gasoline service station, the reconstruction for use as gasoline service station, lubritorium, car washing—non automatic, auto repairs with hand tools only, office, sales and storage of auto accessories and the parking of more than (5) motor vehicles waiting to be serviced.

PREMISES AFFECTED—112 Flatbush Avenue Extension, southwest corner of Tillary Street, Block 132, Lot 14, Borough of Brooklyn.

APPEARANCES—

For Applicant: Ingram S. Carner.

For Opposition: None.

For Administration: John J. Saunders, B'd of Education.

ACTION OF BOARD—Laid over to June 2, 1959, at 10 A. M. for inspection and decision; hearing closed.

MINUTES

7-59-BZ

APPLICANT—Gilbert Lazerus for Sterling Mortgage Company, Incorporated, owner.

SUBJECT—Application January 5, 1959—decision of the Borough Superintendent, under sections 7c and 21 of the Zoning Resolution, to permit in a business and residence use, C and D area district, the extension of a one story and cellar store building into the residence portion of the plot and occupying more than the permitted area.

PREMISES AFFECTED—101-19-21 Queens Boulevard, east side, 44.97 feet north of 67th Drive, Block 2135, Lot 3, Rego Park, Borough of Queens.

APPEARANCES—

For Applicant: Gilbert Lazerus.

For Opposition: David Minkin.

ACTION OF BOARD—Laid over to May 26, 1959, at 10 A. M. for inspection and decision; applicant to correct present plans so that they coincide with the actual facts; hearing closed.

28-59-BZ

APPLICANT—Henry J. Nurick for the 160 3rd Avenue Corporation, owner.

SUBJECT—Application January 15, 1959—decision of the Borough Superintendent under section 7h of the Zoning Resolution, to permit in a business use and local retail use district, the maintenance of a parking lot for the parking and storage of more than five (5) motor vehicles.

PREMISES AFFECTED—156-160 Third Avenue, west side, 25 feet 6 inches south of East 16th Street, Block 871, Lots 44 and 45, Borough of Manhattan.

APPEARANCES—

For Applicant: H. J. Nurick.

For Opposition: Carolyn Roberto and A. Q. Orza.

ACTION OF BOARD—Laid over to June 2, 1959, at 10 A.M. for inspection and decision; applicant to file corrected plans showing construction taken place within the area since application was filed; hearing closed.

195-57-BZ

APPLICANT—Harry A. Yarish, for Ethel Weissman, owner.

SUBJECT—Application March 18, 1957—decision of the Borough Superintendent under section 21 of the Zoning Resolution, to permit in a residence use district, the change in occupancy of a two car garage to a one (1) family dwelling.

PREMISES AFFECTED—3844 Laurel Avenue, south side, 120 feet east of Highland Avenue, Block 6976, Lot 13, Borough of Brooklyn.

APPEARANCES—

For Application: Harry A. Yarish.

For Opposition: Paul W. Hessel.

ACTION OF BOARD—Application withdrawn at the request of the applicant.

THE VOTE—

Affirmative: Acting Chairman Kleinert, Commissioner

Foley, Commissioner Sleeper and Commissioner Fox. 4

Negative 0

756-20-BZ—Vol. III

APPLICANT—Frederick A. Ketcher for Loretta M. Ryan, James J. and Arthur C. Bergen, owners; S. M. Rose Corporation, lessee.

SUBJECT—Application reopened December 2, 1958 as Vol. III—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a business use district, the maintenance of the existing legal uses of storage garage on first floor, and non-storage garage in the cellar and on the second floor for more than 5 cars, motor vehicle repair shop stores; and for the additional uses of automobile showroom in the southerly store on the first floor; and additional garage storage area for more than 5 cars on the second floor, in that portion presently occupied as a bowling alley.

PREMISES AFFECTED—4741-4751 Park Avenue, 2494-2500 Webster Avenue, northwest corner and east side of Webster Avenue, 49 feet north of East 189th Street, Block 3033, Lot 4, Borough of Bronx.

APPEARANCES—

For Applicant: Frederick A. Ketcher.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Acting Chairman Kleinert, Commissioner

Foley, Commissioner Sleeper and Commissioner Fox. 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. III on December 2, 1958 subject to regular procedure; and

WHEREAS, a public hearing was held on this application on April 21, 1959 after due notice by publication in the Bulletin; laid over to May 12, 1959, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site is in a business use, B area, class 1¼ height district; Webster Avenue, Park Avenue and East Fordham Road are in business, retail and residence use, B area, class 1¼ height districts; East 189th Street is in a business use, B area, class 1¼ height district; that there has been no change in zoning since 1916; and

WHEREAS, the decision of the Borough Superintendent, dated October 21, 1958 acting on Alt. Applic. No. 804-58, reads:

"1. Opening in wall on first floor between stores and garages is contrary to B.S.A. Cal. #756-20-BZ.

2. Extension of garage on second floor is contrary to B.S.A. Cal. #756-20-BZ.

3. Opening in fire wall on second floor is contrary to Cal. #756-20-BZ."

and

WHEREAS, the applicant states that the premises consist of a plot, 134.93 feet frontage by 154.12 feet in depth, irregular; that it is proposed to convert the southerly vacant store, on the first floor, on Webster Avenue, to an automobile showroom with a completely new show window and lobby entrance, and to reconvert the area, on the second floor, on the Webster Avenue side, now allocated to a bowling alley, to garage for more than five cars; and

WHEREAS, the applicant states that the store is vacant and the adjoining lobby entrance is old fashioned, deteriorated and unsafe; that there is no longer any demand in this neighborhood for decadent bowling alleys; that this space is now vacant and in a poor state of repair; that the present lessee, because of its expanding business, urgently needs this vacant area for its new and used cars; and

WHEREAS, the applicant states that the present building was erected in accordance with the Resolution of the Board and as subsequently amended, and Certificate of Occupancy No. 12071 was issued March 16, 1953; and

WHEREAS, the applicant contends that there will be no automobile entrance across the Webster Avenue sidewalk and there will be no curb cut; that the auto entrance, for the show models on display, will be through the garage and through an overhead door in the partition of the showroom; that this auto showroom will be just large enough for a two car display; that it will have a new attractive front which will enhance business property values along Webster Avenue; that this will be the only exterior change; that on the second floor, the original Resolution granted a garage use for this area; that the floor loads were designed for a garage and it is a class one, fire-proof building; that the request is for permission to reconvert this area to its original use, namely, garage for more than five cars; that there will be only one responsible lessee for the garage area and showroom, the S. M. Rose Chevrolet Company; and

WHEREAS, the applicant contends that the granting of this application for the reconversion of the second floor area to its original use would not affect anyone adversely; that the new arrangement will be more efficient, allow more

MINUTES

room for circulation and thus insure greater safety in operation; that the exterior change of the lobby entrance and showroom on Webster Avenue, which is a conforming use, would result in a decided improvement in the general appearance and character of the building and add to the general improvement of the neighborhood; and

WHEREAS, the applicant states that the present owner has held title to the property since November 1, 1952; that the assessed valuation of land is \$120,000 and of the building \$155,000 making a total of \$275,000; that the building was erected in 1923; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application should be granted on condition; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision c of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7c of the Zoning Resolution to permit in a business use district, the maintenance of the existing legal uses of storage garage on the first floor and non-storage garage in the cellar and on the second floor for more than five cars, motor vehicle repair shop and stores, and for the additional use of automobile showroom in the southerly store on the first floor and additional garage storage area for more than five cars on the second floor, in that portion presently occupied as a bowling alley *on condition* that all work shall be done according to the plans filed with this application marked "Received November 14, 1958", 10 sheets; that the building and occupancy in all other respects shall comply with all laws, rules and regulations applicable thereto; and that all permits and a certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

324-25-BZ—Vol. II

APPLICANT—Leonard F. Rothkrug, for Roosevelt Corona Corporation, owner.

SUBJECT—Application reopened April 10, 1956 as Vol. II —re decision of the Borough Superintendent under sections 7c and 7a of the Zoning Resolution, to permit in a retail and residence use district, the change in use from theatre to bowling alleys and restaurant with business exits within 75 feet of the residence use district.

PREMISES AFFECTED—37-78 to 37-80 Junction Boulevard, west side, 88 feet 8½ inches north of Roosevelt Avenue; 95-45A Roosevelt Avenue and 37-71 to 37-75 Warren Street, Block 1484, Lot 44, Borough of Queens.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Acting Chairman Kleinert, Commissioner

Foley, Commissioner Sleeper and Commissioner Fox. 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on April 10, 1956 subject to regular procedure; and

WHEREAS, a public hearing was held on this application on April 21, 1959 after due notice by publication in the Bulletin; laid over to May 12, 1959, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site is in retail and residence use, C area, class 1½ height districts; Roosevelt Avenue is in business and retail use, C area, class 1½ height districts; Warren Street is in business, residence and retail use, C area, class 1½ height districts; Junction Boulevard is in local retail and retail use, C area, class 1½ height districts; that the premises was in the same zone districts on July 25,

1916; that Junction Boulevard and Roosevelt Avenue were in business use districts and Warren Street was in a residence use district; that on February 27, 1958 the business zone was changed to retail; and

WHEREAS, the decision of the Borough Superintendent, dated March 7, 1956 as amended by decision dated March 16, 1959 acting on Alt. Applic. No. 200-56, reads:

"1. The proposed bowling alleys and restaurant on a plot partly in a Res. use district and partly in a Retail District is contrary to Art. II Sec. 4A of the Zone Resolution, and is also contrary to the Board Decision Re: Cal. 324-25-BZ.

"3. Business exits within 75 ft. of the residence use district is contrary to Sec. 7A of the Zoning Resolution." and

WHEREAS, the applicant states that the premises consist of a plot, 38 feet, 70 feet and 10 feet frontage by 196 feet 7¾ inches in depth, irregular, on which is located a one story and mezzanine building, 40 feet in height, 38 feet front on Junction Boulevard and 44 feet in front on Warren Street by 196 feet 7¾ inches in depth, irregular in area, occupied at the time of erection as a motion picture theatre in accordance with Certificate of Occupancy No. 27686 issued January 29, 1927 and in accordance with Resolution of the Board under Cal. No. 324-25-BZ, and altered for occupancy under Certificate of Occupancy No. Q29262 issued on June 4, 1943 for theatre and accessory uses; that the premises are presently vacant; that it is proposed to occupy the building for bowling alleys, with an accessory restaurant; that no signs or business entrance is proposed on Warren Street; and

WHEREAS, the applicant states that the premises were occupied in accordance with Certificate of Occupancy No. 27686 issued January 29, 1927 as follows: "M.P. Theatre", and under Certificate of Occupancy No. Q29262 issued June 4, 1943, as follows: cellar—B.R. & Musician's Room; 1—theatre, 1200 persons; mezz.—lounge & toilet rooms; projection booth; that the premises was continuously operated as a motion picture theatre in accordance with the Resolution of the Board under Cal. No. 324-25-BZ and the Certificates of Occupancy from the time of its erection until last year; that the owner, Roosevelt Corona Corp., a subsidiary corporation to the Interborough Management Corp., a theatre chain, purchased the building on July 10, 1933 and operated it as one of its theatres until last year, when the theatre was vacated; and

WHEREAS, the applicant contends that the theatre was operated at a loss for more than six months after it was determined that it was economically impractical to continue operation as a motion picture theatre; that the financial return was insufficient to maintain the building as a motion picture theatre; that the theatre-building has been vacant for several years, yet the owner has been paying taxes; that it would benefit the community to have the building occupied, thereby permitting proper maintenance; that the theatre has seating for 1200 persons, and it is proposed to reduce the occupancy to 100 persons on each floor used for bowling alleys, and the restaurant will accommodate a maximum of 75 persons; that the reduction in the number of persons using the building will decrease the number of automobiles in the neighborhood; and

WHEREAS, the applicant further contends that Roosevelt Avenue and Junction Boulevard are in a retail use district so that almost the entire building, except for a small portion, 1 foot 6 inches front on Warren Street, widening into approximately 30 feet at the 100 foot zone line in the middle of the tax block, which is in a residence district; that only 1 foot 6 inches of the frontage is in the residence use district; that the additional small area of the building not in a retail use district has no openings along the side lot line and will not present any change or have any effect on the adjoining property; and

WHEREAS, the applicant also contends that a grant of the variance will not adversely affect any of the adjoining property owners; that the alteration of the building and the extension of the mezzanine to provide a second floor is

MINUTES

entirely within the existing building; that there will be no exterior change in the building, except that the theatre marquee will be removed; that the bowling alley equipment to be installed will be the most modern type available and will be practically noiseless; and

WHEREAS, the applicant states that the present owner has held title to the property since July 10, 1933; that the assessed valuation of land is \$120,000 and of the building \$120,000 making a total of \$240,000; that the building was erected in 1927; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application be granted on condition; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision c and 7A of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Sections 7c and 7A to permit in a retail and residence use district, the change in use from theatre to bowling alleys and restaurant, with business exits within 75 feet of the residence district as shown on plans filed with this application marked "Received March 13, 1956", one sheet, "January 23, 1959", 5 sheets, and "February 13, 1959", 3 sheets, *on condition* that the present theatre shall be altered by the installation of a new second floor to accommodate bowling alleys on the existing orchestra floor, with a restaurant installed on the first floor on the Junction Boulevard front; that the marquee shall be removed and that the new sign shall comply with all existing laws; that the building and occupancy shall comply in all other respects with all laws, rules and regulations applicable thereto; and that all permits and a certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

281-56-A

APPLICANT—Leonard F. Rothkrug, for Roosevelt Corona Corp., owner.

SUBJECT—Application March 13, 1956—Appeal from a decision of the Borough Superintendent—re stairways.

PREMISES AFFECTED—37-78 to 37-80 Junction Boulevard, west side, 88 feet 8½ inches north of Roosevelt Avenue, 95-45A Roosevelt Avenue and 37-71 to 37-75 Warren Street, Block 1484, Lot 44, Jackson Heights, Borough of Queens.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Acting Chairman Kleinert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox. 4

Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated March 16, 1959, on Alt. Applic. 200/56, reads:

"2. Proposed open stair exit from the 2nd floor is contrary to Sec. 6.41.8.1. of the Building Code."

and

WHEREAS, the applicant states that the building is 78 feet by 196 feet 7¾ inches irregular in area, fireproof construction, 1 story and mezzanine, 40 feet high, erected in 1927 as a motion picture theatre and now vacant, located in business and residence use, C area, class 1 height district; and

WHEREAS, the applicant states that it proposes to alter the building by building an intermediate or 2nd floor within the present envelope of the building; that the use will change to: Cellar—boiler room and storage, no persons; 1st floor—bowling alleys and restaurant, 100 persons; 2nd floor—bowling alley, 100 persons; that the exits will consist of one interior fireproof enclosed stair, 4 feet 2 inches wide to Junction Boulevard, one interior open 4 foot 2 inch wide

fireproof stair from 2nd floor to 1st floor; that a new 4 foot exterior open steel stair will be provided at west corner of the Building on Warren Street; and

WHEREAS, the premises was inspected by a committee of the Board and the committee recommended that the appeal be granted on condition.

Resolved, that the decision of the Borough Superintendent, dated March 16, 1959, acting on Alt. App. 200-56, Objection No. 2 be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the new four foot wide iron stairway with canopy over, and six foot high screened rail shall be installed as shown on the plans filed with Cal. No. 324-25-BZ, Vol. II, as granted this day; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto.

341-43-BZ—Vol. IV

APPLICANT—Leonard F. Rothkrug, for 3319 Realty Corp., owner and conditional vendee doing business as Riteway Laundry.

SUBJECT—Application reopened January 6, 1959 as Volume IV—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a residence use district the extension of a laundry with accessory dry cleaning, previously granted by the Board, into an existing public garage, the public garage use to be discontinued with the addition of accessory laundry truck storage use and the extension of the garage building for accessory laundry storage use.

PREMISES AFFECTED—3319-3335 Atlantic Avenue, northeast corner of Euclid Avenue, Block 4145, Lots 1, 13 and 23, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug and Robert Mazlish.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Acting Chairman Kleinert, Commissioner

Foley, Commissioner Sleeper and Commissioner Fox. 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. IV on January 6, 1959 subject to regular procedure; and

WHEREAS, a public hearing was held on this application on April 7, 1959 after due notice by publication in the Bulletin; laid over to April 28, 1959, for inspection and decision; hearing closed; then to May 5, 1959, for applicant to report to Board after conference with the owner as to reducing the application to include only the existing public garage adjoining; then to May 12, 1959, at request of the applicant, to file information previously requested; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site and Atlantic Avenue are in a residence use, C area, class 1 height district; Euclid Avenue and Pine Street are in residence and business use, C area, class 1 height districts; Fulton Street is in a business use, C area, class 1 height district; that on July 25, 1916 the premises was in an unrestricted use district and was rezoned to residence on April 7, 1943; and

WHEREAS, the decision of the Borough Superintendent, dated November 19, 1958 acting on Alt. Applic. No. 3405-58, reads:

"1. Proposed extension to building and change of occupancy, in a Residence zone, to Laundry with accessory dry cleaning and office in Bldg. "A", Loading and shipping platform, Laundry truck storage and garment storage in Bldg. "B", and 33 private garages in Bldg. "C" is contrary to Article II, PP. 3(b) of the Zoning Resolution. Premises were subject of a Bd. of Standards and Appeals variance under Cal. #341-43-BZ."

and

WHEREAS, the applicant states that the premises consist of a plot, 155 feet 9¼ inches frontage by 211 feet 6 inches in depth, irregular, on which are located three buildings—

MINUTES

a two story laundry with accessory dry cleaning and offices, previously granted by the Board; a one story public garage occupied under Certificate of Occupancy No. 23472 issued January 4, 1924 and 55 one car garages and one 2-car garage erected in 1919 under several New Building Applications, after which Certificates of Occupancy Nos. 4247, 5137, 5139 and 5140 were issued; that it is proposed to extend the laundry and accessory dry cleaning uses into the public garage building, and permit the accessory storage of laundry trucks in a portion of the garage, and to permit the elimination of 23 one-car garages and the use of this portion for accessory garment storage and storage of laundry supplies; and

WHEREAS, the applicant states that Certificate of Occupancy No. 132086, affecting lot 1—Building A—was issued April 7, 1952 after completion of work under Alt. Applic. No. 2657-47 in accordance with the Resolution of the Board as last amended and adopted November 23, 1948 for laundry with accessory dry cleaning on the first story and laundry with general offices on the second story; that Certificate of Occupancy No. 23572 affecting lot 13—Building B—was issued on January 4, 1924 after completion of work under N.B. Applic. No. 7802-20 for a public garage; that records of the Fire Department show that Permit No. 127238 was issued November 6, 1924 for storage of 100 cars, 1100 gallons of gasoline, 150 gallons of kerosene, and similar permits have been issued until the last Permit D-554848 was issued, to expire January, 1959; that several Certificates of Occupancy were issued for the one-car garages as follows: Certificate of Occupancy No. 4247 issued February 4, 1919 under Permit No. 2849-16 for a private garage; Certificate of Occupancy No. 5137 issued December 13, 1919 under Permit No. 11035-16 for 5 cars; Certificate of Occupancy No. 5139 issued December 13, 1919 under Permit No. 11036-16 for garages—6 buildings—total number of cars—12; and Certificate of Occupancy No. 5140 issued December 13, 1919 under Permit No. 3786-15 for automobile storage sheds—total cars 9; that in total, there are 54 one-car garages, all erected in 1916; and

WHEREAS, the applicant states that lot No. 1 was purchased by Rite-Way Laundry Co. Inc. on December 7, 1934 from Cypress Hills Laundry, Inc., and transferred by Rite-Way to a holding corporation, 3319 Realty Corp., on June 23, 1944; that lot No. 13 was purchased by Frieda L. Hinsch on July 8, 1920 and lot No. 23 was also purchased by Frieda Hinsch on August 9, 1917; that the owner herein has entered into a contract to purchase lots 13 and 23, conditioned upon a grant of the variance, with the heirs under the Last Will and Testament of Frieda Hinsch; and

WHEREAS, the applicant contends that the entire tax block was fully developed when Euclid Avenue and the entire site was in an unrestricted use district; that the 57 one-car garages were erected before the advent of the modern automobile, and as a result, they are entirely unsuitable for garage use at the present time; that the existing one-car garages are only 15 feet 8 inches in depth, whereas 20 feet would be the normal required depth for a garage at the present time; that only a few of the garages are rented for automobile storage and a few are presently rented by Rite-Way for storage use; and

WHEREAS, the applicant further contends that it is proposed to maintain the corner building as granted previously by the Board, for laundry and accessory dry cleaning use with an opening into the public garage building leading to a new loading and shipping platform; that the garage will be used for off street loading and unloading by the Rite-Way laundry trucks, during working hours, and for truck storage at other times; that the southerly 21 one-car garages are proposed to be altered by removing the interior partitions, roofing over the common driveway and used for garment storage and storage of laundry supplies, in conjunction with the other buildings; that horizontal openings from the large garage into the common driveway will be maintained and improved to permit access to the new storage of laundry supplies area emergency secondary egress from the large garage building; that the

existing one car garages at entrance to the common driveway prevents an average size car from making the required turn, and therefore it is proposed to demolish two of the garages in an attempt to make the private garages usable; that in the event that this improvement proves futile and the garages remain vacant, then it may become necessary to amend this application to request permission to demolish the antiquated garages and provide open air parking; and

WHEREAS, the applicant also contends that a grant of the variance will not adversely affect surrounding property owners; that the proposed loading and unloading will be entirely within the existing garage; that all signs will be removed from the garage building; that existing curb cuts will be maintained without change or increase; that in effect, a grant of the variance will benefit the neighborhood by improving traffic management by Rite-Way; that loading will be inside the building, truck traffic will be reduced and efficiency improved; that the one car garages are in bad disrepair; that maintenance of this dark, untended rear driveway is difficult and presents an unwholesome condition which will be corrected upon a grant of the variance; that Rite-Way maintains 24 hour watchman service over its buildings; that the entire neighborhood was fully developed when the site was zoned unrestricted; that at the present time the west side of Euclid Avenue is zoned unrestricted and is developed with heavy cable manufacturing uses; that no dry cleaning or laundering is proposed in the new portions under consideration; that the east side lot line has the rear wall of the single car and public garages along its entire length, so that a grant of the variance cannot affect property owners to the east; that similarly, property owners along Euclid Avenue will be unaware of any change in use, except for some benefit resulting in the elimination of the public garages; that the proposed storage and off street loading uses, accessory to a business, is a less restricted use than the public garages being eliminated; and

WHEREAS, the applicant states that the present owner has held title to lot 23 since August 9, 1917; lot 13—July 8, 1920; lot 1—June 23, 1944; that the assessed valuation of land is \$52,000 and of the buildings \$127,000 making a total of \$179,000; that the buildings were erected in 1916, 1924 and 1944; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application should be granted limiting the expansion to the public garage presently located on Lot 13; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision c of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7c to permit in a residence use district the extension of a laundry with accessory dry cleaning, previously permitted by the Board, into an existing public garage, the public garage use to be discontinued, with the addition of accessory laundry truck storage use and the extension of the garage building for accessory laundry storage use *on condition* that there shall be no connection to or use extending into the small garages and driveways on Lot 23; that the loading platform in the new public garage shall be along the south wall and shall extend 20 feet to the north therefrom to the office at the Euclid Avenue front; that there shall be a fire door through the brick walls to the garment rack part of the existing laundry to the south, said firewall to be protected by doors as required by the Building Code; that the area of the public garage not used for loading and unloading may be used for the Rite-Way Laundry trucks for storage; that the garage building in all other respects shall be continued and maintained as now existing without any extension in area or height; that such portable fire-fighting appliances shall be maintained as the Fire Commissioner shall direct; that the existing vehicular door in the north wall of the public garage opening on to the driveway of the individual gar-

MINUTES

ages on Lot 23 shall be bricked up to a pedestrian doorway not exceeding 3 feet in width and 7 feet in height; that this doorway shall be used for no other purpose but an emergency exit and shall not be used in any way in conjunction with the loading or unloading or in any otherwise in conjunction to the use of the garage or as accessory to the laundry on Atlantic Avenue; and that all permits and a certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

283-52-BZ—Vol. II

APPLICANT—A. H. Salkowitz for Hillside Queens Corp., owner.

SUBJECT—Application reopened February 3, 1959 as Volume II—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a local retail and residence use district on a plot presently occupied with a gasoline service station, stores and parking, the extension of the present parking area by the addition of an adjoining lot located in the residence portion of the premises and to provide an additional curb cut.

PREMISES AFFECTED—272-06 to 272-10 Union Turnpike, southeast corner of Langdale Street, Block 8675, Lots 55, 57, 59 and 61, Bellerose, Borough of Queens.

APPEARANCES—

For Applicant: A. H. Salkowitz.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Acting Chairman Kleinert, Commissioner

Foley, Commissioner Sleeper and Commissioner Fox. 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on February 3, 1959 subject to regular procedure, to consider extension of use; and

WHEREAS, a public hearing was held on this application on April 21, 1959 after due notice by publication in the Bulletin; laid over to May 12, 1959, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site and Langdale Street are in local retail and residence use, D and G-1 area, class 1 height districts; Union Turnpike is in a local retail use, D area, class 1 height district; 78th Avenue is in a residence use, G-1 area, class 1 height district; that as of July 25, 1916 the portion of the property within 100 feet of Union Turnpike or within 100 feet of Langdale Street which was zoned as a business district and the remainder, if any, was in a residence district; that all of the property was in a D area district, and any portion beyond 100 feet from Union Turnpike was changed to its present G-1 designation on January 27, 1949 that the portion of the property within the 100 feet of Union Turnpike was changed to retail and the remainder, if any, to residence on December 10, 1945, and the retail portion was further changed to local retail on October 15, 1947; that the height designation has not been changed since July 25, 1916 and no zoning amendment relating to this property is pending at the present time; and

WHEREAS, the decision of the Borough Superintendent, dated December 15, 1958 acting on Alt. Applic. No. 2931-58, reads:

"1. The extension of the use of the premises partly in a local retail zone and partly in a residence zone to include additional parking in the residence portion as an accessory to a commercial use is contrary to Art. II Sec. 3 of Zoning Resolution and contrary to Bd. of Stds. and Appeals Res. 283-52-BZ and is referred back to the Board for reconsideration.

"2. The proposed curb cut in a residence use district for commercial purpose is contrary to Art. II Sec. 3 of Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 185.45 feet frontage by 100 feet in depth, irregular,

upon which is located an existing garage building, store building, parking and gasoline service station in Queens and Nassau County; that it is proposed to extend the free parking area, which is to be used jointly by both buildings; and

WHEREAS, the applicant states that Alt. Applic. No. 2931-58 has been filed with the Queens County Building Department requesting approval of the extension of the free parking area and installation of an additional curb cut; and

WHEREAS, the applicant contends that although present parking is adequate for the gas station, the additional parking area is required for the planned installation of a bank, with its normal additional parking requirements; and

WHEREAS, the applicant states that the present owner has held title to the property since January 20, 1956; that the assessed valuation of land is \$16,600 and of the building \$25,000 making a total of \$41,600; that the building was erected in 1950; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application be granted on condition; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision h of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is granted under Section 7h of the Zoning Resolution to permit in a local retail and residence use district, on a plot presently occupied with a gasoline service station, stores and parking, the extension of the present parking area by the addition of an adjoining lot located in the residence portion of the premises, directly to the south and to provide an additional curb cut opposite the new extension as shown on plans marked "Received, January 14, 1958," 8 sheets, or the parking lot, or Lot 55, on condition that the present woven wire fence between Lots 57 and 55 shall be removed if found to be not in good structural condition and replace with a new woven wire fence not less than five feet six inches in height along the easterly and southerly lot line of Lot 55 and along the building line of Langdale Street to a pair of gates approximately 10 feet in width, with curb cut opposite as shown on the plans above cited; that the proposed parking area shall be leveled approximately to the grade of Langdale Street and paved with clean gravel, steam cinders or crushed stone and bound with a tarvia binder; that the parking lot shall be primarily for the transient use of the patrons of the bank to be located in the 45 feet by 73 feet store building at the corner of Union Turnpike and Langdale Street but shall be operated and controlled by the lessee of the gasoline station to the north; that in all other respects the premises and occupancy shall comply with all laws, rules and regulations applicable thereto; and that all permits required and a certificate of occupancy obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

722-52-BZ—Vol. III

APPLICANT—Herman Kron, for 146 Centre Street Corp., owner.

SUBJECT—Application reopened April 7, 1959 for consideration as to amendment to resolution and extension of time to complete—expired July 23, 1958—decision of the Borough Superintendent, previously granted on condition under sections 7f and 7i of the Zoning Resolution, permitting in a business use district, the erection of a two-story structure for the storage of more than 5 motor vehicles on the 1st and 2nd floors and roof and a gasoline service station, lubritorium, car wash and motor vehicle repairs, office and storage of accessory parts.

PREMISES AFFECTED—Entire block bounded by Baxter Street, Walker Street and Centre Street; 96-98 Baxter Street and 125 Walker Street, Block 198, Lots 5, 8, 10, 11 and 12, Borough of Manhattan.

MINUTES

APPEARANCES—

For Applicant: Herman Kron.
For Opposition: None.

ACTION OF BOARD—Resolution amended and time extended to complete the work.

THE VOTE—

Affirmative: Acting Chairman Kleinert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox. 4
Negative: 0

THE RESOLUTION—

WHEREAS, on July 23, 1957 this application was granted by the Board on certain conditions, under Sections 7f and 7i of the Zoning Resolution, to permit in a business use district, the erection of a two story structure of class one construction, for use as a public storage garage for the storage of more than five motor vehicles on the first and second floors and roof, and a gasoline service station, lubritorium, car wash and motor vehicle repairs, office and storage of accessory parts, affecting premises of entire block bounded by Baxter Street, Walker Street and Center Street; 96-98 Baxter Street and 125 Walker Street, Block 198, Lots 5, 8, 10, 11 and 12, Borough of Manhattan; and

WHEREAS, the applicant requested reopening of this application and extension of time to obtain permits and complete the work, which had expired by time limitation on July 23, 1958; and

WHEREAS, this application was reopened on April 7, 1959 and set for hearing on May 12, 1959 at 10 A.M., subject to regular procedure, waiving all requirements except a new decision of the Borough Superintendent and two publications in the Bulletin; and

WHEREAS, a public hearing was held on this application on May 12, 1959 after due notice by publication in the Bulletin; and

WHEREAS, the decision of the Borough Superintendent, dated March 3, 1959 acting on N.B. Applic. No. 109-52, reads:

"This Amendment is disapproved with the following objections:

"#25. Resolution of the B of S & A of July 23, 1957 under Sect. 22A time to obtain permits has expired.

"#26. Proposed storage garage, auto repair shop & gasoline service station is contrary to Art. II, Sec. 4(15), (29) and (46) of Z.R.

"Plans of Bd. in Resolution dated July 23, 1957 a Two Story Garage was permitted. Plans & spec. now filed are contrary with such Resolution."

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on May 18, 1954, as thereafter amended by resolutions adopted through July 23, 1957, by adding the following:

"that the owner may reduce the height of the building to a one-story building, as shown on plans filed herewith stamped 'March 20, 1959', 3 sheets, and as acted on by the Borough Superintendent under date of March 4, 1959, on N.B. App. 109/52, Objections 25 and 26, *on condition* that in all other respects the above cited resolutions shall be complied with, together with all laws, rules and regulations applicable thereto; and that all permits required, including a certificate of occupancy, shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution."

326-53-BZ—Vol. II

APPLICANT—Ludwig P. Bono, for Emil Fabrello, owner.
SUBJECT—Application reopened October 7, 1958 as Vol.

II—decision of the Borough Superintendent under section 7f of the Zoning Resolution, to permit in a business use district, an existing gasoline service station previously granted by the board, the enlargement in area by the addition of five vacant lots and the extension of the uses to include parking of more than five motor vehicles, it is proposed to install additional gasoline pumps, tanks and curbs cuts.

PREMISES AFFECTED—1975 White Plains Road, 653 Sagamore Street, northwest corner and 1980 Birchall Street, Block 4256, Lots 42, 43, 44, 45, 46 and 51, Borough of The Bronx.

APPEARANCES—

For Applicant: Ludwig P. Bono.
For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Acting Chairman Kleinert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox. 4
Negative: 0

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on October 10, 1957 subject to regular procedure; and

WHEREAS, a public hearing was held on this application on April 21, 1959 after due notice by publication in the Bulletin; laid over to May 12, 1959, for inspection and decision; applicant to file additional plan showing proposed parking area; hearing closed; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site, Birchall Avenue and Amethyst Street are in a business use, B area, class 1¼ height district; White Plains Road is in business and manufacturing use, B area, class 1¼ height districts; Sagamore Street is in business and residence use, B area, class 1¼ height districts; and

WHEREAS, the decision of the Borough Superintendent, dated July 31, 1958 acting on Alt. Applic. No. 653-58, reads:

"1. The extension of the plot for the use as a gasoline & oil selling station, washing, motor vehicle repair & lubrication in a business use district is contrary to Article II Sec. 4 of the Z.R. and B.S.A. Resolution #326-53-BZ."

and

WHEREAS, the applicant states that the premises consist of a plot, 45.68 feet and 168.37 feet frontage by 50 feet and 49.45 feet in depth; that the present plot, old lot 51, extends only in front of existing gas station, and the additional plot, composed of lots 42, 43, 44, 45 and 46, on the north portion of the block, extends to the corner of White Plains Road and Birchall Avenue; that it is proposed to incorporate the corner plot in question for the purpose of parking of more than five motor vehicles and the servicing of cars by the installation of four additional pumps and six 550 gallon gasoline tanks to cope with the potential demand of this station at this strategic location; and

WHEREAS, the applicant states that a variance was granted for ten years by the Board under Cal. No. 326-53-BZ on July 28, 1953 under Section 7f of the Zoning Resolution, permitting in a business use district the erection and maintenance of a gasoline service station and oil selling station, lubrication, motor vehicle repairs and office; that subsequently working drawings submitted to the Board as being in substantial compliance with the Board's requirements were approved on December 22, 1953; that on March 2, 1954 the Board amended the resolution of December 22, 1953, only insofar as it referred to the greasing equipment, and after approval of plans by the Building Department on March 3, 1954, Permit No. 353-54 was obtained on March 4, 1954 and work started; that the completion of the job, delayed by contractual deviations finally corrected, and by attempts to acquire more land, exceeded the time limit set by the Board according to Section 22 of the Zoning Resolution; that furthermore, as a result of space limitations and operational difficulties and irresponsible advice, the pumps were located within the required ten foot setback, and for these reasons an amendment was presented and obtained from the Board, a time extension and acceptance of the pump locations on June 4, 1957, and from the Building Department, the Certificate of Occupancy No. 23384 on February 18, 1958; and

WHEREAS, the applicant further states that on January 9, 1957 the owner was finally able to purchase the triangular adjacent lot referred to above; that it was an untimely ex-

MINUTES

penditure under an existing heavy mortgage load brought about by necessity and concern; that due to the smallness of the driving area, the circulation of cars in and out has always been a problem of inconvenience, danger and delays; that business was lost to the large competitors in the immediate vicinity because people either could not enter the premises nor were willing to wait for available space; that there is only space for one car for refuelling while the second car has to wait on the sidewalk when facing south, or occupy and obstruct the space in front of the overhead doors when facing north; that not only was the gasoline sale lost but also the repair work, which is an essential part in the maintenance of this gas station; and

WHEREAS, the applicant contends that it will increase the owner's margin of profit by permitting an easier and quicker satisfaction of all his financial obligations and at the same time it will benefit the immediate neighborhood by a direct proximity, quicker service, more available washing space, elimination of sidewalk obstruction, avoidance of parking of cars on side streets, faster flow of traffic in and out of premises and safer conditions for pedestrians; and

WHEREAS, the applicant states that the present owner has held title to the property since June 1952 and January 9, 1957; that the assessed valuation of land is \$21,000 and of the building \$15,000 making a total of \$36,000; that the building was erected in 1954; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended that the application be granted under certain conditions; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision f of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7f of the Zoning Resolution, to permit in a business use district, the enlargement in area of an existing gasoline service station previously granted by the Board, by the addition of five vacant lots, and the extension of uses to include parking of more than five motor vehicles and the installation of additional gasoline pumps, tanks and curb cuts, *on condition* that all work shall be done as shown on plans filed marked "Received August 14, 1958," 3 sheets, "April 28, 1959," 1 sheet; that there may be four new pumps on one island a minimum of ten feet back from the Birchall Street and White Plains Road building lines; that spaces shall be reserved for parking of more than five cars along the 49.69 foot lot line to the south of the new additional lots; that new parking lots shall be permitted as shown on such plans with one 25 foot and one 30 foot curb cut to Birchall Street and two new curb cuts to White Plains Road, one 30 feet and one 25 feet in width; that the area of the new extension shall be paved with concrete, clean cinders or bluestone gravel with a tarvia binder; that a new 8 inch concrete block masonry wall shall be erected as shown on plans along the 49.69 foot lot line and return northerly along the easterly line of Birchall Street 15 feet, as shown on the plan; that the Texaco post standard and sign shall be relocated on the White Plains Road building line, as shown; that there shall be installed six 550 gallon approved gasoline tanks and four pumps on one island; that such fire-fighting appliances shall be maintained as the Fire Commissioner shall direct; that existing drop curb cuts shall remain; that the existing six 550 gallon gasoline tanks and three gasoline pumps shall remain as shown on plan; that in all other respects the buildings and premises shall comply with all laws, rules and regulations applicable thereto; that all required permits and a certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

1010-55-BZ

APPLICANT—Albert Melniker, for Southcrest Realty Corp., owner.

SUBJECT—Application reopened March 31, 1959 for con-

sideration as to extension of time to complete—expired July 2, 1958—decision of the Borough Superintendent, previously granted on condition, under sections 7f, 7i and 7A of the Zoning Resolution, permitting in a business use district, the erection and maintenance of a gasoline service station, car washing, lubrication, sales of accessories, minor motor vehicle repairs with hand tools and parking for more than five motor vehicles, with proposed curb cut within 75 feet of the residence use district.

PREMISES AFFECTED—4124 Arthur Kill Road and 600 Clay Pit Road, southeast corner, Block 7293, Lot 240, Prince Bay, Borough of Richmond.

APPEARANCES—

For Applicant: Albert Melniker.

For Opposition: None.

ACTION OF BOARD—Time extended to complete the work.

THE VOTE—

Affirmative: Acting Chairman Kleinert, Commissioner Foley and Commissioner Fox 3

Negative: 0

Absent: Commissioner Sleeper 1

THE RESOLUTION—

WHEREAS, on July 24, 1956, this application was granted by the Board on certain conditions, under Sections 7f, 7i and 7A of the Zoning Resolution, to permit in a business use district the erection and maintenance of a gasoline service station, car washing, lubrication, sale of accessories, minor motor vehicle repairs with hand tools only, and parking of more than five motor vehicles, with proposed curb cut within 75 feet of the residence use district, affecting premises 4124 Arthur Kill Road and 600 Clay Pitt Road, southeast corner, Block 7293, Lot 240, Prince Bay, Borough of Richmond; and

WHEREAS, the applicant requested reopening of this application and extension of time, to obtain permits and complete the work, which had expired by time limitation on July 2, 1958; and

WHEREAS, this application was reopened on March 31, 1959 and set for hearing on May 12, 1959 at 10 A. M., subject to regular procedure, waiving all requirements except a new decision of the Borough Superintendent and two publications in the Bulletin; and

WHEREAS, a public hearing was held on this application on May 12, 1959 after due notice by publication in the Bulletin; and

WHEREAS, the decision of the Borough Superintendent, dated March 13, 1959 acting on N.B. Applic. No. 1234-55, reads:

"Re: Adt. dated 12 March 1959.

"1. Application approved by the B.S. & A. 1010-55-BZ on 24 July, 1956, reopened and extended on 2 July, 1957 must be submitted to the Board for further extension."

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 24, 1956, as thereafter amended by resolutions adopted through July 2, 1957, only so far as it has reference to the time to complete the work, so that as amended this portion of the resolution shall read:

"that all permits required, including a new certificate of occupancy, shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution."

565-57-BZ

APPLICANT—Charles M. Spindler, for Leopold Gerinsky and Thomas J. O'Brien, owners.

SUBJECT—Application July 26, 1957—decision of the Borough Superintendent, under sections 7e, 7f, 7i, and 7A of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, auto laundry, non automatic, lubrication, office, accessory sales, minor repairs with hand tools only, safety inspection station, parking and storage of more than five

MINUTES

(5) motor vehicles, for a stated term of fifteen (15) years.

PREMISES AFFECTED—5832-5848 Broadway and 196-198 West 239th Street, southeast corner, Block 3271, Lots 193, 194, 195, 196, 197 and 198, Borough of The Bronx.

APPEARANCES—

For Applicant: Charles M. Spindler.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Acting Chairman Kleinert, Commissioner

Foley, Commissioner Sleeper and Commissioner Fox. 4

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on January 28, 1958 after due notice by publication in the Bulletin; laid over to February 18, 1958, for applicant to consult Department of Buildings with respect to Section 21A; then to March 18, 1958, for inspection and decision; hearing closed, then laid over pending Court action, reviewing denial by the Board of a similar application on property across the street from subject site, Block 3414, Lot 340, under Cal. No. 510-39-BZ; date for decision to be determined; then set for February 17, 1959; then to March 10, 1959, for further inspection and decision; then to April 14, 1959, at request of the applicant and for further inspection; hearing closed; then to May 12, 1959, at request of the applicant, due to change in ownership and proposed lessee; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site, Broadway and West 238th Street are in a business use, B area, class 1¼ height district; West 239th Street and Review Place are in residence and business use, B area, class 1¼ height districts; that these designations have not been changed since July 25, 1916 and no zoning amendment is pending at the present time; and

WHEREAS, the decision of the Borough Superintendent, dated July 3, 1957 acting on N.B. Applic. 590-57, reads:

"1. Proposed use of gasoline service station, auto laundry (non-automatic), lubrication, office, accessory sales, minor repairs with hand tools only, safety inspection station, and parking and storage of more than five motor vehicles in a business use district is contrary to Art. II Sect. 4 of the Zoning Resolution.

2. Proposed curb cut within 75' of Residence use district is contrary to Art. II Sec. 7A of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 140 feet frontage by 100 feet in depth; that it is proposed to develop the site with a modern gasoline service station; and

WHEREAS, the applicant states that the proposed building will have face brick facades, and pumps will be set back 15 feet from the building lines; that shrubbery and planting protected by a concrete curb will be installed along the east and south lot lines; that it is also proposed to construct a retaining wall on the east and south lot lines so that the station will conform to the grades of Broadway and West 239th Street; that Broadway is a heavily travelled artery; that one block north of the proposed site is the entrance to the Major Deegan Expressway; that Broadway also has an elevated railroad which would preclude the erection of a conforming use due to the noise and the obstruction of light by the elevator structure; that there is a spur directly north of the site which leads to the repair shops of the I.R.T.; that it is felt that the erection of a modern gas station with its small area coverage would be far superior to the permissible erection of a factory, with its attendant loading, unloading and trucking, and which would be permitted to cover 100 per cent of the area of the lot; and

WHEREAS, the applicant contends that Broadway, while in a business zone, is physically developed with unrestricted uses; that there is an automatic auto laundry in block 3406, lot 716, which is within the radius area; that there is also

a gas station in the same block, lot 710, granted by the Board under Cal. No. 292-55-BZ directly opposite the site; that block 3414 is practically entirely developed with automotive uses, repair shops, gas stations, parking and sale of used cars; that on West 239th Street, north side, between Review Place and Putnam Avenue, there exists a parochial school, the adjoining lot of which is used for school parking; that directly across the street on West 239th Street, northwest corner of Review Place, is another parking lot; and

WHEREAS, the applicant states that the present owner has held title to the property since July 19, 1956 and November 30, 1956, and that the assessed valuation of land is \$17,500; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended that the application be granted under certain conditions; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivisions e, f and i of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Sections 7e, f and i of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, non-automatic auto laundry, lubritorium, office, accessory sales, minor repairs with hand tools only, safety inspection station, parking and storage of more than five motor vehicles, for a term of fifteen years, all as shown on plans stamped "September 21, 1956", 1 sheet, "December 19, 1957", 2 sheets and "February 11, 1958", 1 sheet, except that the curb cut on East 239th Street furthest to the east from Broadway shall be eliminated and the other curb cut on Broadway 5 feet from the Broadway building line shall be reduced to 20 feet in width so as to eliminate any infringement of Section 7A of the Zoning Resolution; that the curbing at the rear of the building from the northeast corner of the building to the south building line of West 239th Street shall continue straight in line with the rear wall of the building to the building line; that from the building line along the entire building line of West 239th Street and along the entire rear and south lot lines where there is a side yard of the adjacent apartment house there shall be a fence wall 2 feet high with a 3 foot 6 inch high ornamental iron railing surmounting same; that the pump island along the West 239th Street building line shall be eliminated; that the accessory building shall be erected as shown, 55 feet 4 inches by 28 feet 8 inches in depth and 60 feet 4 inches at the rear; that pump islands shall be limited to two along the Broadway front, with twelve 550 gallon approved storage tanks; that there shall be one post standard with brand sign on a concrete island at the intersection of the building lines of West 239th Street and Broadway, extending not more than 4 feet beyond the Broadway building line only and not over the 239th Street building line; that curb cuts on Broadway shall be limited to two 25 feet each and one 30 feet as shown on plans; that curb cuts on the Broadway front shall not interfere in any way with the columns of the elevated structure over Broadway; that all sidewalks and curbing shall be restored to the satisfaction of the Borough President; that a seeded area and planting shall be done before a certificate of occupancy shall be issued; that such portable fire-fighting appliances shall be maintained as the Fire Commissioner shall direct; that in all other respects the work shall comply with all laws, rules and regulations applicable thereto; and that all permits and a certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

581-58-BZ

APPLICANT—Kelly and Schwartz, for Giroloma Lo Brutto, owner.

MINUTES

SUBJECT—Application October 8, 1958—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a business and residence use district, the continuance of a three car, non-accessory garage located on the residence portion of the premises.

PREMISES AFFECTED—23-13 Broadway, north side, 125.31 feet east of 23rd Street, Block 567, Lot 19, Long Island City, Borough of Queens.

APPEARANCES—

For Applicant: John F. Kelly.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Acting Chairman Kleinert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox. 4

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on April 7, 1959 after due notice by publication in the Bulletin; laid over to April 21, 1959, for continuation of hearing, applicant to report as to easement; then to May 12, 1959, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site, and Crescent Street are in business and residence use, B area, class 1¼ and class 1½ height districts; 31st Avenue is in business and residence use, B area, class 1¼ height district; 23rd Street is in a business use, B area, class 1¼ and class 1½ height district; Broadway is in a business use, B area, class 1½ height district; that the front 100 feet of the premises is in a business use district and the rest of the premises is in a residential use district; and

WHEREAS, the decision of the Borough Superintendent, dated September 10, 1958 acting on Alt. Applic. No. 1257-58, reads:

"1. Garage located in a Residence use district not accessory to a dwelling is contrary to Article II Section 3 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 25 feet frontage by 150 feet 9 inches in depth, occupied with a three car, cinder block garage; and

WHEREAS, the applicant contends that the existing construction would have conformed to the legal zoning if it had been built within the front 100 feet of the parcel, or if there were other construction in the front part of the parcel; that the neighborhood is mixed, consisting of business, light industrial and residential uses; that the construction on the premises itself is substantial and well constructed, and there have been no fires, accidents or any other incidents concerning same in the 25 years since its erection; and

WHEREAS, the applicant states that the present owner has held title to the property since 1930; that the assessed valuation of land is \$3,000 and of the building \$600 making a total of \$3,600; that the building was erected in 1933; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended the application be granted under certain conditions, the main one being that the lot should be cleaned up; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision e of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is granted under Section 7e of the Zoning Resolution, for a term of five years, to permit in business and residence use district the continuance of a three-car non-accessory garage located on the residence portion of the premises to the rear, as shown on plans filed herewith, marked "Received October 8, 1958", 4 sheets and "February 27, 1959", 1 sheet, on condition that the exit shall be over an easement jointly and mutually granted between the owners of lots 19 and 20, to the west of lot 19; that the part of the lot to the east of this easement and adjacent to the building line of Broadway shall have a new 4 foot high woven

wire fence on a 12 inch high concrete curb; that this part of the lot shall be cleaned of all rubbish and debris before the certificate of occupancy is issued; that the occupancy of the garage in the rear shall be permitted for three cars, non-accessory, restricted to passenger cars only, which spaces may be rented out; that in all other respects the premises shall comply with all laws, rules and regulations applicable thereto; and that all permits required and a certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

640-58-BZ

APPLICANT—Norman Lederer and Leonard Joseph, for Denis S. O'Connor, Inc., owner.

SUBJECT—Application November 10, 1958—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the erection of a two story building for use as a funeral home and undertaking establishment with accessory uses with parking of more than five (5) cars and to provide on the second floor a storage room and an apartment.

PREMISES AFFECTED—91-05 Beach Channel Drive and 355 Beach 91st Street, southwest corner, Block 576, Lot 64, Rockaway Beach, Borough of Queens.

APPEARANCES—

For Applicant: Leonard Joseph, Larry D. O'Connor and Sylvester D. O'Connor.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Acting Chairman Kleinert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox. 4

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on April 21, 1959 after due notice by publication in the Bulletin; laid over to May 12, 1959, for inspection and decision; applicant to file a new decision of the Borough Superintendent to include undertaking establishment and to amend plans to give street names, curb cuts and drives; hearing closed; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site is in a residence use, A area, class 1 height district; Beach Channel Drive and Beach 92nd Street are in business and residence use, A area, class 1 height districts; Beach 91st Street is in a residence use, A area, class 1 height district; and

WHEREAS, the decision of the Borough Superintendent, dated October 29, 1958 acting on N.B. Applic. No. 3255-58, reads:

"1. The proposed construction of a funeral parlor & accessory uses with parking area for more than 5 motor vehicles in a Res. Use District, is contrary to Art. 2 Sec. 3 of the Zone Res."

and

WHEREAS, the applicant states that the premises consist of a plot, 90.72 feet frontage by 100 feet in depth, presently vacant; that it is proposed to erect a structure that is eminently residential in character, minimizes a commercial appearance as far as possible and conforms to the best design traditions of the Colonial period; that the only way in which the actual use of the structure would be visible from the street would be by a small dignified free-standing sign not over six feet high, located at the corner, illuminated so as to be visible at night; that the upper floor of the proposed building would contain a public smoking room, display room, an apartment for the family of the president of the owning corporation, and storage space both for the business and for the residential portions of the building; and

WHEREAS, the applicant states that the owners have carried on their business at 172 Beach 84th Street, Rockaway Beach, since 1941; that these premises have been condemned and will be demolished in connection with the construction of Hammels Houses, a Title I housing development; that since these people are the accredited sexton of St. Rose

MINUTES

of Lima Church, which is located on Beach 84th Street, approximately 100 feet south of their present location, it is important that their place of business remain in the parish; that a letter from the Rector of the Church, bearing on this matter, is submitted with this application; that they propose to erect on the subject property a building to which they will transfer their business; and

WHEREAS, the applicant contends that at all times the building would be maintained and operated in a dignified, unobtrusive manner; that directly opposite, occupying the south side of Beach Channel Drive, from Beach 90th Street to Beach 91st Street, is the Magistrate's Court building which does not disturb the residential quality of the area any more than would the proposed building; that the property opposite the subject property, between Beach Channel Drive and Jamaica Bay, is zoned for business for a distance of over 300 feet to the west and over 1500 feet to the east; that on that property there are at present a number of small structures such as taverns, gas stations, boat basins and the like; that the nature of that property is such that it would be unlikely that any improvement of a substantial nature will be carried out there in the near future; that sufficient of the property would remain unoccupied to provide off street parking for as many cars as are likely to require parking during services in the building, with the possible exception of an occasional event, probably not more than five or six times a year; and

WHEREAS, the applicant states that the present owner has held title to the property since August 15, 1958 and that the assessed valuation of land is \$8,500; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and applicant has filed a new decision of the Borough Superintendent to include the words, undertaking establishment, and amended the plans as to street names, curb cuts and drives and the correct location of the easement; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision e of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7e for a term of 20 years, to permit in a residence use district, the erection of a two story building for use as a funeral home and undertaking establishment with accessory uses with parking of more than five cars and to provide on the second floor a storage room and an apartment for one of the owners, all as shown on plans filed with this application marked, "Received November 10, 1958," 1 sheet, "May 5, 1959," 5 sheets, and "May 8, 1959," 1 sheet, and as acted on by the Borough Superintendent and decision approved October 29, 1958, Objection 1, *on condition* that the permanent easement across the south end of the lot 10 feet wide and 90.39 feet long shall be maintained with a 10 foot curb cut opposite thereto, adjacent to a 8 foot curb cut to be used as an entrance to the parking at the rear of the proposed funeral home together with two 10 foot curb cuts on Beach Channel Drive, all as shown on plans, together with an 8 foot curb cut and another 10 foot curb cut on Beach 91st Street, 17 feet from Beach Channel Drive, and two 10 foot curb cuts on Beach Channel Drive, as shown on plans; that *on further condition* the service entrance to this building and the driveway to same shall be from the Beach Channel Drive side only; that the only cars entering the parking lot from Beach 91st Street's 8 foot curb cut to the south of the building shall be for patrons or visitors to the funeral home in passenger cars only; that the building shall not be extended in height or area and shall be built according to the plans filed herewith; that the planted area in front of the building on both Beach Channel Drive and Beach 91st Street side shall be planted with suitable evergreens and trees; that signs shall be limited to individual letters on the walls of the building and one illuminated sign not exceeding five square feet in area on the Beach Channel Drive elevation or front wall not higher than 10 feet above the curb

level; that the parking area shall be paved with clean steam cinders or new bluestone gravel, treated with a binder after being properly leveled; that along the interior lot line to the west and along the 10 foot easement line to the south there shall be a 4 foot high woven wire fence; that along the street building lines there shall be planting or hedge rows instead of metal, wood or stone fences; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; and that all permits and a Certificate of Occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

691-58-BZ

APPLICANT—Burke, Green and Groh, for James Newell, Dominick Miranda and Frederick M. Silva, owners; Research Shopping Centers, Inc., vendee.

SUBJECT—Application November 26, 1958—decision of the Borough Superintendent, under sections 7e and 7h of the Zoning Resolution, to permit in a business and residence use district, the erection and maintenance of a gasoline service station, auto washing, non-automatic, lubrication, office, sales, minor repairs with hand tools only and the parking and storage of cars awaiting service.

PREMISES AFFECTED—131-25 20th Avenue, northwest corner of 132nd Street, Block 4137, Lot 55, College Point, Borough of Queens.

APPEARANCES—

For Applicant: Robert Groh.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Acting Chairman Kleinert, Commissioner

Foley, Commissioner Sleeper and Commissioner Fox. 4

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on April 7, 1959 after due notice by publication in the Bulletin; laid over to April 21, 1959, for hearing; applicant to send out notices to affected property owners and file required receipts and proof of service with the Board; then to May 12, 1959, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site, 20th Avenue and 18th Avenue are in residence and business use, D area, class 1 height districts; 131st Street is in a business use, D area, class 1 height district; 132nd Street is in a residence use, D area, class 1 height district; that as of July 25, 1916 the entire property was zoned as an unrestricted district and on August 25, 1955, the present use designations became effective; that the height and area designations of both parcels have not been changed since 1916; and

WHEREAS, the decision of the Borough Superintendent, dated November 13, 1958 acting on N. B. Applic. No. 2653-58, reads:

"1. The proposed erection of a gasoline service station, auto washing, non-automatic lubrication, office, sales, minor repairs with hand tools only, parking and storage of cars awaiting service on a lot which is partly in a residence use district and partly in a business use district is contrary to Art. 2, Sec. 3 and Sec. 4(a) items 29 and 46 of the Z. R.

2. The proposed erection of a ground sign on the residence portion of the lot is contrary to Art. 2, Sec. 3 of the Z. R."

and

WHEREAS, the applicant states that the premises consist of a plot 169.65 feet frontage by 100.75 feet in depth, irregular, presently vacant; that it is proposed to develop the site with a modern gasoline service station; that the accessory building will be faced with brick and will be located along the west lot line entirely within the business use district; that the open area of the lot will be used for parking and storage of cars awaiting service; that the repair-

MINUTES

ing proposed will be conducted within the accessory building using hand tools only; that the two interior lot lines will be fenced with a 5 foot high woven wire fence on a 6 inch high concrete base; that three 30 foot wide curb cuts will be installed along 20th Avenue and one 30 foot wide curb cut on 132nd Street, near the intersection; that three concrete islands, with approved low type gasoline pumps thereon will be installed, 15 feet minimum from the building line; that two post standards and signs will be installed along the 20th Avenue frontage; and

WHEREAS, the applicant states that 132nd Street is a mapped street only and is not cut through; that the site is zoned as follows: the property within 100 feet of 132nd Street is in a residence use district and the balance of the plot is in a business use district; and

WHEREAS, the applicant contends that the surrounding properties are owned by the same owners and will be developed with industrial sites; that the site is located on a busy thoroughfare and will make an ideal location for a gasoline service station; and

WHEREAS, the applicant states that the present owners have held title to the property since November 9, 1948 and that the assessed valuation of land is \$4,500; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application should be granted on condition; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion under Section 7, Subdivisions e and h of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Sections 7e and h of the Zoning Resolution for a term of twenty years to permit in a business and residence use district, the erection and maintenance of a gasoline service station, non-automatic auto wash, lubritorium, office, sales, minor repairs with hand tools only and the parking and storage of cars awaiting service *on condition* that the work shall be done substantially as shown on plans filed with this application marked "Received November 26, 1958", 3 sheets, and "April 21, 1959", one sheet; and on the further condition that all masonry such as the service building, the concrete blocks of the tanks, the pumps, etc. shall be investigated closely by the Building Department in order to determine a safe method for supporting the same in this treacherous ground condition; that special attention shall be given to the gas lines between tanks and pumps; that all sidewalks and curbs shall be restored to the satisfaction of the Borough President; that a five foot woven wire fence shall be erected on a six inch high concrete base on both interior lot lines; that the building shall be as shown on the plans filed herewith; that the entire surface of the gas station where not occupied by buildings or pumps shall be covered with concrete, bituminous or gravel pavement treated with a binder; that signs shall be limited to two post standards on concrete bases, one at the intersection of 132nd Street and 20th Avenue and another one at the west end of the 20th Avenue frontage extending four feet over the building line, as shown on the plans; that such portable fire-fighting appliances shall be maintained as the Fire Commissioner shall direct; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; and that all permits shall be obtained and all work completed and a certificate of occupancy issued within the provisions of Section 22A of the Zoning Resolution.

692-58-A

APPLICANT—Burke, Green and Groh, for Dominick Miranda and Frederick M. Silva, owners; Research Shopping Centers, Inc., vendee.

SUBJECT—Application November 26, 1958—filed pursuant to section 35, General City Law re utilization of portion of lot in bed of a mapped street—20th Avenue.

PREMISES AFFECTED—131-25 20th Avenue, northwest

corner of 132nd Street, Block 4137, Lot 55, College Point, Borough of Queens.

APPEARANCES—

For Applicant: Robert Groh.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Acting Chairman Kleinert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox. 4

Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated November 13, 1958 on N.B. Applic. 2653/58, reads:

"3. The proposed utilization of a portion of the lot which is in the bed of a mapped street is contrary to Art. 3 of the General City Law."

and

WHEREAS, the applicant states that the site is 169.65 feet by 100.75 feet in area, now vacant, located in residence and business use, D area, class 1 height district; that the proposed use is a gasoline service station; that all conditions are more fully stated in Calendar Number 691-58-BZ; that the only uses within the proposed street widening of 20th Avenue will be curb cuts, and two post standards with signs; that the owner waives all right, title and interest to the City of New York or any award with reference to the improvements erected within the proposed 5 foot widening; and

WHEREAS, the Borough President of the Borough of Queens has advised the Board that the Final Map of the Borough of Queens adopted by the Board of Estimate and Apportionment on May 20th 1921, indicated a proposed widening of about 5 feet on the northerly and southerly sides of 20th Avenue, which is in private ownership; that there is no proceeding now pending to acquire title to the proposed widening; and

WHEREAS, the premises were inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, acting on N.B. App. 2653-58, Objection No. 3 be and it hereby is *modified* under the powers vested in the Board by Section 35 of the General City Law, and that the appeal be and it hereby is *granted*, to permit in the bed of a mapped street curb cuts, two post standards and driveways as shown on plans filed with Cal. No. 691-58-BZ, granted this day, and that in the event the City takes this property for the widening of the street there shall be no claim against the City for such sidewalks or sign installation; that the pumps shall be located 15 feet back of the widened building line when the widening is made, at which time the curb cuts on 132nd Street shall be moved to the north so as to be 10 feet north of the new widened building line as extended.

693-58-BZ

APPLICANT—Burke, Green and Groh, for James Newell, Dominick Miranda and Frederick M. Silva, owners; Research Shopping Centers, Inc., vendee.

SUBJECT—Application November 26, 1958—decision of the Borough Superintendent, under sections 7e and 7h of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, minor repairs with hand tools only, auto washing, office and sales and the parking of cars awaiting service.

PREMISES AFFECTED—132-08 20th Avenue, southeast corner of 132nd Street, Block 4178, Lot 22, College Point, Borough of Queens.

APPEARANCES—

For Applicant: Robert Groh.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Acting Chairman Kleinert, Commissioner

Foley, Commissioner Sleeper and Commissioner Fox. 4

Negative: 0

MINUTES

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on April 7, 1959 after due notice by publication in the Bulletin; laid over to April 21, 1959, for hearing; applicant to send out new notices by registered mail to affected property owners and file proof of service and receipts with the Board; then to May 12, 1959, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site, 20th Avenue, 132nd Street, 22nd Avenue and 133rd Street are in a residence use, D area, class 1 height district; that as of July 25, 1916 the property was zoned as unrestricted district, and the present residence designation became effective on August 25, 1955; that the height and area designations have not been changed since 1916 and no zoning amendment relating to these premises is pending at the present time; and

WHEREAS, the decision of the Borough Superintendent, dated November 13, 1958 acting on N.B. Applic. No. 2654-58, reads:

"1. The proposed erection of a gasoline service station, auto washing (non-automatic), office, accessory sales, minor repairs with hand tools only, parking and storage of cars awaiting to be serviced and the erection of a ground sign on a lot in a residence use district is contrary to Art. 2, Sec. 3 of the Z.R."

and

WHEREAS, the applicant states that the premises consist of a plot, 159.85 feet frontage by 100.8 feet in depth, irregular, presently vacant; that it is proposed to develop the site with a modern gasoline service station; that the accessory building will be faced with brick and will be set 44 feet back from the 20th Avenue building line; that the two interior lot lines will be fenced with a 5 foot high woven wire fence on a 6 inch high concrete base; that the repairing will consist of minor repairs with hand tools only and will be carried on only within the accessory building; that the unbuilt upon area at the west end of the site will be devoted to the parking and storage of cars awaiting service; that three 30 foot wide curb cuts will be installed along 20th Avenue and one 30 foot curb cut along 132nd Street, near the intersection; that three concrete islands with approved low type gasoline pumps thereon will be installed at 15 feet minimum from the building line; that two post standards and signs will be installed along the 20th Avenue frontage; and

WHEREAS, the applicant states that 132nd Street is a mapped street only, and is not cut through; that the entire site is in a residence use district; and

WHEREAS, the applicant contends that the surrounding properties are owned by the same owners and will be developed with industrial sites; that the site is located on a busy thoroughfare and will make an ideal location for a gasoline service station; and

WHEREAS, the applicant states that the present owners have held title to the property since November 9, 1948 and that the assessed valuation of land is \$4,850; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application should be granted on condition; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivisions e and h of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Sections 7e and h of the Zoning Resolution for a term of twenty years to permit in a residence use district, the erection and maintenance of a gasoline service station, lubricatorium, minor repairs with hand tools only, auto washing, office and sales and the parking of cars awaiting service *on condition* that the work shall be done substantially as shown on plans filed with this application marked "Received November 26, 1958", 3 sheets and on the further condition that all masonry

such as the service building, the concrete blocks of the tanks, the pumps, etc., shall be investigated closely by the Building Department in order to determine a safe method for supporting the same in this treacherous ground condition; that special attention shall be given to the gas lines between tanks and pumps; that all sidewalks and curbing shall be restored to the satisfaction of the Borough President; that the building shall be as shown on plans filed with this application and shall comply with all laws, rules and regulations applicable thereto; that the entire surface of the gas station where not occupied by the accessory building or pumps shall be covered with concrete or bituminous or gravel pavement treated with a binder; that such portable fire-fighting appliances shall be maintained as the Fire Commissioner shall direct; that signs shall be limited to two post standards on concrete bases, one at the intersection of 132nd Street and 20th Avenue and another one at the east end of the 20th Avenue frontage, extending four feet over the building line, as shown on the plans; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; and that all permits shall be obtained and all work completed and a certificate of occupancy issued within the provisions of Section 22A of the Zoning Resolution.

694-58-A

APPLICANT—Burke, Green and Groh, for James Newell, Dominick Miranda and Frederick M. Silva, owners; Research Shopping Centers, Inc., vendee.

SUBJECT—Application November 26, 1958—filed pursuant to section 35, General City Law re utilization of portion of lot in bed of a mapped street—20th Avenue.

PREMISES AFFECTED—132-08 20th Avenue, southeast corner of 132nd Street, Block 4178, Lot 22, College Point, Borough of Queens.

APPEARANCES—

For Applicant: Robert Groh.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Acting Chairman Kleinert, Commissioner

Foley, Commissioner Sleeper and Commissioner Fox. 4

Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated November 13, 1958 on N.B. Applic. 2654/58, reads:

"2. The proposed utilization of a portion of the lot which is in the bed of a mapped street is contrary to Art. 3 Sec. 35 of the General City Law."

and

WHEREAS, the applicant states that the site is 159.85 feet by 100.8 feet in area, now vacant, located in residence use, D area, class 1 height district; that the proposed use is; gasoline service station; that all conditions are more fully stated in Calendar Number 693-58-BZ; that a portion of the proposed widening of 20th Avenue will be used for curb cuts and post standards with signs; that the owner waive all rights, title and interest to the City of New York or any award with reference to the improvements erected within the proposed 5 foot widening; and

WHEREAS, the Borough President of Queens has advised the Board that the Final Map of the Borough of Queens adopted by the Board of Estimate and Apportionment on May 20, 1921 indicates a proposed widening of about 5 feet on the northerly and southerly sides of 20th Avenue, which is in private ownership; that there is no proceeding now pending to acquire title to the proposed widening; and

WHEREAS, the premises were inspected by a committee of the Board, which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, acting on N.B. Applic. 2654-58, objection No. 2 be and it hereby is *modified* under the powers vested in the Board by Section 35 of the General City Law and that the appeal be and it hereby is *granted*, to permit the construction of a proposed gasoline service station with only the post standards and signs and sidewalks and curb cuts in the bed of

MINUTES

a proposed street *on condition* that when the City acquire said street to widen 20th Avenue, the pump islands and pumps shall be moved back to 15 feet from the new widened street line and that there shall be no claim made for the post standards or cost of rebuilding the curb cuts or sidewalks in the bed of the mapped street; that in all other respects the building and premises shall comply with all laws, rules and regulations applicable thereto except as modified this day under resolution adopted under Cal. No. 693-58-BZ.

706-58-BZ

APPLICANT—De Rose and Cavalieri, for Simon Belitz, owner.

SUBJECT—Application December 5, 1958—decision of the Borough Superintendent, under sections 7h and 7e of the Zoning Resolution, to permit in a residence and business use district, the maintenance of a parking lot for more than five motor vehicles and to provide a loading and unloading area for the adjoining building to the east.

PREMISES AFFECTED—307-309 East 148th Street, north side, 370.25 feet east of Morris Avenue, Block 2330, Lots 64 and 65, Borough of The Bronx.

APPEARANCES—

For Applicant: Geo. J. Cavalieri.

For Opposition: None.

For Administration: John J. Saunders, Bd. of Education.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Acting Chairman Kleinert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox. 4

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on April 21, 1959 after due notice by publication in the Bulletin; laid over to May 12, 1959, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site is in business and residence use, B area, class 1½ height district; East 149th Street and Cortlandt Avenue are in business and retail use, B area, class 1½ height districts; East 148th Street and Morris Avenue are in retail and residence use, B area, class 1½ height districts; that the property is within a residence use district, except the rear portion thereof, for a depth of ten feet, is located in a business use district; that as of July 25, 1916 the portion of the property now zoned residence was in an unrestricted district and was changed to its present residence designation on November 19, 1946 which is after the present owner acquired title; that the aforesaid rear portion of the property zoned business has prevailed since July 25, 1916; that the height and area designations have not been changed since July 25, 1916 and no zoning amendment relating to this property is pending at the present time; and

WHEREAS, the decision of the Borough Superintendent, dated November 7, 1958 acting on Alt. Applic. No. 930-58, reads:

"1. The proposed parking and storage lot for more than 5 motor vehicles, loading and unloading for building to the east located partly in a residential use district is contrary to Article II Sec. 3 of the Zon. R." and

WHEREAS, the applicant states that the premises consists of a plot, 45 feet frontage by 106.5 feet in depth, upon which is located two one-story structures of wood frame construction, and taken together are used for the storage of three motor vehicles; that along the street line is a high wood fence, with slide doors for vehicular access to the premises; that a dropped curb is present opposite the premises, for which Permit No. 6492 was issued May 1, 1905, by the Borough President; that in support of this statement, and submitted with this application, is a certification dated May 23, 1952 issued by the Borough President's office over the signature of John S. McGinley, Superintendent; that along the easterly side of the premises is a loading platform attached to building adjoining at east for loading and unloading in

connection with said adjoining building, which is in the same ownership and used by the owner, who conducts a food processing establishment therein; that records of the Department of Buildings fail to reveal any data regarding the one car garage which abuts the existing structure to the east, but they do include N. B. Applic. No. 221-1912 filed April 2, 1912 and approved April 3, 1912, to cover the structure at the northwest corner of the lot and presently used for the storage of two motor vehicles, although approved as a wagon shed; that according to the record, work was commenced April 3, 1912 and completed October 28, 1912; that it is proposed to demolish the existing wood frame structures, remove wood fence along the street line, reduce length of loading platform, erect wire fence and gates along the street line and also erect similar fence along the side lot lines where masonry walls of adjoining structures do not abut; that it is also proposed to regrade the property substantially to the sidewalk grade and thence surface with a pervious pavement, which will also prevent the raising of dust; that in addition, it is proposed to comply in every detail with the latest rules and regulations of the Department of Buildings relating to the use of vacant land for the parking and storage of motor vehicles; and

WHEREAS, the applicant contends that there is no provision for tenant or patron parking available in the surrounding multiple dwellings or commercial buildings; that although the lot is limited in area, it would help to relieve street parking; that the unsightly appearance of the property would be eliminated; that the owner also controls and uses the property to the east for his own business and thus adequate maintenance and policing of the proposed use would be assured; that the proposed use is the highest and best use as, due to the character of the neighborhood, a conforming use would not be economically sound at this time nor in the foreseeable future; that the proposed use would not adversely affect public health, safety and general welfare; and

WHEREAS, the applicant further contends that with respect to the loading and unloading facilities on this property for the convenience of the premises to the east, the same is an existing, permissible, non-conforming use by reason of existing physical conditions, and the fact that a permit to construct a driveway across the sidewalk was issued May 1, 1905 by the Borough President's office; and

WHEREAS, the applicant states that the present owner has held title to the property since May 17, 1945 and that the assessed valuation of land is \$7,200; and

WHEREAS, the premise and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivisions h and e of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Sections 7h and e for a term of five years, to permit in a residence and business use district, the maintenance of a parking lot for more than five motor vehicles, and to provide a loading and unloading area for the adjoining building to the east in accordance with plans filed with this application marked, "Received December 5, 1958," 2 sheets, *on condition* that the premises shall be leveled to the grade of East 148th Street and paved with clean cinders or gravel and treated with a binder; that the fence shall be erected as shown on the plans with the gate at East 148th Street front and a curb cut 18 feet high and 4 inches wide in the curbing opposite these gates; that parking shall be permitted for transients; that signs shall be limited to a sign attached to the fence adjacent to the gate, as required by the Department of Licenses, stating the rates; that the lot may also be used for loading and unloading for the building to the east to the loading platform shown on the plan; that parking of cars shall be limited to cars of the passenger type only, except that loading and unloading shall be permitted from trucks which are not to remain parked on the premises except a single panel truck of the owner, which truck may

MINUTES

remain parked at the rear of this lot overnight; that the premises shall comply with all laws, rules and regulations applicable thereto; and that all permits required, including a Certificate of Occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

754-58-BZ

APPLICANT—Leonard F. Rothkrug for Clemente and A. Sgarlato, owners, Plushed Stuffed Toys, lessee.

SUBJECT—Application December 23, 1958—decision of the Borough Superintendent, under sections 7c and 21 of the Zoning Resolution, to permit in a business use, C area district, the erection of a one-story extension to a one and two story building that exceeds the permitted area coverage and change the occupancy from storage of fruits and garage for two trucks, to toy manufacturing, the floor area used for manufacturing exceeds that permitted.

PREMISES AFFECTED—280-282 Baltic Street, south side, 152 feet, 11 inches east of Court Street, Block 402, Lot 13, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothburg.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Acting Chairman Kleinert, Commissioner

Foley, Commissioner Sleeper and Commissioner Fox. 4

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on April 14, 1959 after due notice by publication in the Bulletin; laid over to April 21, 1959, for hearing at request of objector, applicant concurring; then to May 12, 1959, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site is in a business use, C area, class 1 height district; that on July 25, 1916 the zoning was the same and no change is pending at the City Planning Commission; and

WHEREAS, the decision of the Borough Superintendent, dated December 12, 1958 acting on Alt. Applic. No. 4140-58, reads:

"1. Proposed one story extension occupies an area in excess of that permitted under Art. 4 Sect. 13b of the zoning resolutions.

2. Proposed extension to be used for manufacturing, exceeds the total permitted floor area used for manufacturing and is contrary to Art. 2 Sect. 4(c) of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consists of a plot, 50 feet frontage by 100 feet in depth, on which is located a one and two story building erected in 1877 and altered under Alt. Applic. No. 1204-45 and used on October 29, 1945 in accordance with Certificate of Occupancy No. 113227 for the storage of fruit and a garage for two commercial trucks, and presently used as a toy factory; that it is proposed to extend the first story of the building to cover the entire premises and to use the entire building for the manufacture of toys; and

WHEREAS, the applicant states that the building has been extended and is being used substantially as proposed herein; that Violation No. 2064-58 was issued May 27, 1958 which reads as follows: "Building is occupied contrary to last issued Certificate of Occupancy 1132-27 and which specified storage of fruit and two commercial trucks. The building is occupied for factory manufacturing plus dolls, 18 employees. Exit doors open inward"; that the area of the plot is 5,000 square feet; that the area of the building on December 2, 1944 was the same as the present, but on October 17, 1945 a major frame portion of the building was replaced by class 3 construction, thereby exhausting the excess area available for extension; that the area of the original two story building is 1200 square feet; that the permitted area for the one story extension was 2850 square

feet; that the proposed excess area is approximately 950 square feet; that an area of 394 square feet is permitted for off street loading, so that the excess area could be reduced to 556 square feet; that the permitted area for manufacturing is 5000 square feet; that the proposed area to be used for manufacturing is 6200 square feet; that the proposed excess floor area to be used for manufacturing is 1200 square feet; and

WHEREAS, the applicant contends that the owners will suffer an unnecessary hardship by strict limitations, since the effect would be to punish them for improving their property in 1945; that if the owners had not replaced the frame portion of the building with class 3 construction in 1945, they would now be allowed to cover 100% of the area of the plot—accepting credit for one loading berth; and

WHEREAS, the applicant further contends that the proposed extension is small and of almost negligible excess area, but this additional area is necessary for the proper economic use of the premises; that there is no additional vacant land available adjoining the property as almost all the properties within the affected area were developed long before the Zoning Resolution, so that there were no area district limitations; that a grant of the variance will not adversely affect any surrounding property owners; that the area supposed to be vacant is the easterly front portion alongside of which is an adjoining building without any openings along the side lot line; that side lot line and building line walls are permitted and the extension is little more than a roofing over the area between the walls; that no increase in the number of employees is proposed by the increase in the area used for manufacturing, and no external change is proposed in the building; that the excess factory area results from the second story erected in 1887; and

WHEREAS, the applicant states that the present owners have held title to the property since July 25, 1945; that the assessed valuation of land is \$6,500 and of the building \$10,500 making a total of \$17,000; that the building was erected in 1877; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and the committee recommended that the application should be granted on condition; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision c of the Zoning Resolution, as to use, and that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21, and is therefore entitled to relief, as to area, on the grounds of practical difficulty and unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use and area district regulation of the Zoning Resolution and that the application be and it hereby is granted under Sections 7c and 21 of the Zoning Resolution to permit in a business use, C area district, the erection of a one story extension to a one and two story building that exceeds the permitted area coverage and to change the occupancy from storage of fruits and garage for two trucks, to toy manufacturing, the floor area to exceed that permitted in the business district on condition that all work shall be done as shown on plans filed with this application marked "Received December 23, 1958", 5 sheets; that the existing brick wall separating the building to the west and to the east shall have fireproof self-closing doors and in all other respects protected by fireproof closures of the proper rating, or bricked up, as shown on the plans; that the building and occupancy and in particular the stairs to the second floor of the two-story building at the west wall near the Baltic Street building line and all other exits, shall comply with all laws, rules and regulations applicable thereto; and that all permits shall be obtained, including a certificate of occupancy, and all work completed within the requirements of Section 22A of the Zoning Resolution.

757-58-BZ

APPLICANT—Leonard F. Rothkrug for Doody Holding Corp., owner.

MINUTES

SUBJECT—Application December 24, 1958—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a manufacturing and residence use district the extension of an existing building used for the storage of building materials to be used for retail sales and storage of building materials, equipment and tools with accessory lumber storage and power saws of low horsepower and accessory customer and employee parking, no fee to be charged.

PREMISES AFFECTED—2475-2483 East 17th Street and 1701-1717 Avenue Y, northeast corner, Block 7419, Lot 45, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: Allan E. J. Cuttle.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Acting Chairman Kleinert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox 4

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on April 7, 1959 after due notice by publication in the Bulletin; laid over to April 21, 1959, at the request of the objector; no further requests for adjournments and no notices sent out; then to May 12, 1959, for inspection and decision; applicant to furnish plan of the proposed walls on Lots 45 and 80, and also explanation of the extension to the building which appears to be a marquee; hearing closed; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site, East 17th Street and Avenue Y are in manufacturing and residence use, D area, class 1 height districts; East 18th Street and Avenue X are in a residence use, D area, class 1 height district; that on July 25, 1916 the site was in an unrestricted use district and was rezoned to its present designation on April 8, 1954; and

WHEREAS, the decision of the Borough Superintendent, dated December 8, 1958 acting on Alt. Applic. No. 2754-58, reads:

"1. The proposed extension of the bldg. into a residence use district for use as store and storage of building materials including use of power saw, the unoccupied portion of plot to be used for parking of patrons and employees automobiles, with offices on the 2nd floor is contrary to the Zoning Res., Art. II, Sect. 3."

and

WHEREAS, the applicant states that the premises consist of a plot, 130 feet frontage by 155 feet in depth, irregular in area, on which is located a one story building 90 feet 2 inches by 100 feet in area, 14 feet 8 inches in height, erected under N.B. Applic. No. 10378 and occupied under Certificate of Occupancy No. 92468 for the storage of building materials; that it is proposed to extend the existing building to be 90 feet 2 inches by 130 feet in area on the first story and 17 feet 6 inches by 100 feet on the second story, to be used for the storage of building materials and retail sales of building materials, equipment and tools with use of low horsepower saws and accessory lumber storage and accessory customer and employee parking; that the owner's principal intention is to erect a retail store for the neighborhood sale of building materials; and

WHEREAS, the applicant states that John R. Doody purchased these premises on May 8, 1944; that subsequently the premises was assigned to Lilo B. Doody and then to Doody Holding Corp. on December 6, 1951; that at all times since 1944, the premises has been used and occupied by the Doody family for the sale of building materials; that the name of Doody and the slogan "Depend on Doody" has become a respected byword in the building industry in Brooklyn; that this fine reputation has created a demand for retail sales; and

WHEREAS, the applicant further states that in 1916, when the Zoning Resolution was enacted, the entire tax block was in an unrestricted zone; that Hyde's Atlas shows that in 1929 the entire tax block was used by Brighton Lumber and Trim Co. as a lumber yard and saw mill, an unrestricted

use; that until 1936 the entire tax block was used as a lumber yard, and subsequently in 1944, Doody purchased the southerly half of the tax block; that the northerly half of the tax block was sold and developed with two story dwellings in 1938; that as a result of this development, the northerly half of the tax block was rezoned from unrestricted to residence on July 29, 1939, whereas the balance of the tax block remained unrestricted; that the premises was entirely within an unrestricted zone when purchased by Doody; that Doody relied on this zoning and invested all his labors and capital in the development of his business; that the building on the site and the buildings adjoining to the north, shown as lot 50, were all one tax lot until reapportioned in this application; that the adjoining buildings on the new lot 50 are entirely in the manufacturing zone; that the site is principally in a manufacturing zone; that the site is approximately 18,600 square feet in area and only about 3,000 square feet of this area is zoned residence; that the proposed uses would be permitted without any variance in the entire premises except for the easterly 30 feet; and

WHEREAS, the applicant contends that a grant of the variance will not adversely affect any adjoining use, and in fact, the adjoining owners will be benefited by the change; that the existing use is a legal use, and the vacant portion may legally be continued for storage of building products; that the elimination of this storage use and the erection of a retail store will present a more attractive aspect of the premises; that the use of power saws is limited; that the wholesale business conducted by Doody does not include lumber sales and there has been no requirement for power saws; that however, the proposed retail sales must include retail sale of lumber products and the power saws will be used in connection with these retail sales; that the property along East 17th Street is in a manufacturing zone which permits many uses which would be considered to be more undesirable and the proposed uses would be perfectly permissible under the Zoning Resolution, so that these owners cannot be properly termed affected owners; that similarly, the property opposite on Avenue Y, along the entire block frontage, is developed with manufacturing uses; that the extension of the storage building will eliminate an unwholesome rear pocket adjoining the residences used legally for outdoor storage; that the proposed second story will be entirely in the manufacturing zone and will be used for accessory offices; and

WHEREAS, the applicant states that the present owner has held title to the property since May 6, 1944 and December 6, 1951; that the assessed valuation of land is \$28,000 and of the building \$45,000 making a total of \$73,000; that the building was erected in 1938; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application should be granted on condition; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision c of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7c of the Zoning Resolution to permit in a manufacturing and residence use district, the extension of an existing building used for the storage of building materials, to be used for retail sales and storage of building materials, equipment, tools with accessory lumber storage and power saws of low horsepower and accessory customer and employee parking, no fee to be charged, *on condition* that the proposed building shall be one and two stories in height approximately 89 feet in an easterly-westerly direction and 35 feet in a northerly-southerly direction, with an ell along the rear lot line continuing 39 feet 7½ inches and 51 feet 6 inches along the length of the rear lot line to the north; that the building shall be of solid masonry wall along the entire rear lot line, which at the existing grades shall form a fence wall for the homes

MINUTES

backing up against it to the rear from East 18th Street, which homes are at a higher grade and which rear wall will become their rear lot line fence wall approximately six feet above the level of their yards; that along the rear lot line of Lots 50 and 80 there shall be constructed an eight foot high masonry fence wall where walls of other buildings do not occur on the lot line; that the area approximately 64 feet 10 inches by 130 feet along Avenue Y shall be used for customers' and employees' parking where there presently has been storage of building materials; that this area shall be cleaned up and leveled approximately to the grade of the adjacent streets and surfaced with clean gravel or steam cinders and treated with a binder to prevent dust; that there shall be constructed a long the East 17th Street building line in front of Lots 50 and 80 a wooden fence 8 feet in height, as shown; that the entire premises shall be arranged and constructed as shown on plans filed with this application marked "Received December 24, 1958," seven sheets, and "May 8, 1959," one sheet; and that all permits shall be obtained and all work completed and a certificate of occupancy obtained within the provisions of Section 22A of the Zoning Resolution.

35-59-BZ

APPLICANT—Max Siegel Associates for 23 West 57th Corporation, owner.

SUBJECT—Application January 19, 1959—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a restricted retail use district, the maintenance of a parking lot for the parking and storage of more than five (5) motor vehicles for a stated term of ten (10) years.

PREMISES AFFECTED—23-25 West 57th Street, north side, 400 feet west of Fifth Avenue and 30 West 58th Street, Block 1273, Lots 19, 20, and 54, Borough of Manhattan.

APPEARANCES—

For Applicant: Max Siegel.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Acting Chairman Kleinert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox. 4

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on April 21, 1959 after due notice by publication in the Bulletin; laid over to May 12, 1959, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site, West 57th Street and Fifth Avenue are in a restricted retail use, B area, class 1½ height district; West 58th Street and Avenue of the Americas is in restricted retail and retail use, B area, class 1½ height districts; and

WHEREAS, the decision of the Borough Superintendent, dated January 15, 1959 acting on Alt. Applic. No. 1928-58, reads:

"1. The proposed parking lot for parking and storage of more than five (5) motor vehicles and attendant shelter located in a Restricted Retail Use District is contrary to Article II, Section 4B of Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 75 feet frontage by 100 feet 5 inches and 200 feet 10 inches in depth, on which there exists three outmoded buildings which are to be demolished, creating the open space, at grade level, for the proposed parking lot; that it is proposed to develop the site for a parking lot with its vehicular entrance from West 58th Street only, no vehicular entrances or exits to be provided on the West 57th Street frontage; that this 57th Street frontage will be protected by a face brick fence wall five feet high, with only a pedestrian gate in said wall for the convenience of the parking lot patrons seeking to reach 57th Street; that the site will be

surfaced as required and lighting will be provided with downward reflectors; that a woven wire fence will be provided on the lot line where no walls exist, and a frame attendant shelter will be provided at the entrance on West 58th Street—all as required for a modern parking facility; and

WHEREAS, the applicant contends that the critical need for off street parking facilities in this area is well known to all authorities; that this district is densely developed with many types of commercial enterprises, including department stores, a theatre and hospital; that there likewise exists several hotels in the immediate vicinity; that all of these uses are traffic generators, with little or no parking facilities available to accommodate their needs; and

WHEREAS, the applicant further contends that it is not the intent of the owner to permanently develop this site with a parking lot, but only use it for an interim period until the site is ready for development with a permanent building compatible with the other surrounding properties; that a similar parking lot exists at No. 35 West 58th Street, lot 12 in block 1274, which was granted by the Board; that it is located on the opposite side of the site and its limited capacity cannot possibly accommodate the demand on this street; and

WHEREAS, the applicant also contends that there are adequate special circumstances existing herein to warrant the granting of a temporary approval for the proposed use; that such a grant would do substantial justice, as it would permit the owner to make a beneficial use of its property without adversely affecting anyone, and at the same time, provide a much needed facility for the benefit of the public; and

WHEREAS, the applicant states that the present owner has held title to the property since October 20, 1958 and January 31, 1959; that the assessed valuation of land is \$525,000 and of the buildings \$105,000 making a total of \$630,000; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and applicant has filed a new plan showing an improved type of fence labeled, "Decorative Fence Wall"; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision h of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7h for a term of two years, to permit in a restricted retail use district, the maintenance of a parking lot for the parking and storage of more than five motor vehicles, *on condition* that all cars parked therein shall be of the pleasure-car type; that the ground shall be graded substantially to 58th Street; that any retaining walls required, can sustain surrounding property levels, shall be constructed by this owner; that along the 57th Street building line there shall be erected a fence as shown on plan filed with this application marked, "Received May 8, 1959," 1 sheet, with display cases containing nothing other than eleemosynary advertisements, posters or exhibits of art or cultural value; that no advertising of any nature may be permitted in these display cases; that one pedestrian door five feet wide may be permitted in the fence wall; that the wall shall be 7 feet high along the street line and shall be coped with concrete and paneled with aluminum tubing or other sections; that such fence shall rest on a concrete foundation and footing 4 feet below the grade, all as shown on the plan submitted herewith; that along the 25 feet of frontage on 58th Street there shall be a 4 foot high woven wire fence with a gate in the center opposite 17 foot curb cut; that the parking area shall be surfaced with clean steam cinders or gravel or bluestone chips mixed with an impervious binder; that there shall be 8 flood lights installed on pipe standards, enclosed in metal reflectors and directing all light within the boundaries of this lot and no light shall scatter beyond the limits of this lot; that the only signs permitted shall be a sign on the 58th Street fence as required by the Department of Licenses for the

MINUTES

rates charged; that vehicles shall be limited to the pleasure-car type only; that there shall be permitted at the 58th Street front adjacent to the gate a frame attendant's shelter, 10 feet long, 8 feet high and 6 feet wide; that bumpers shall be provided along all lot lines and inside the fences at a distance out to prevent the cars striking the fences or wall adjacent; that there shall be a masonry curb and wire fence 4 feet high along the rear lot line of Lot 56 which faces 58th Street; that in all other respects the lot shall comply with all laws, rules and regulations applicable thereto; and that all permits required, including a Certificate of Occupancy, shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

43-59-BZ

APPLICANT—Lama, Proskauer and Prober for Max Ackerman, owner.

SUBJECT—Application January 23, 1959—decision of the Borough Superintendent, under sections 7e and 21 of the Zoning Resolution, to permit in a retail and residence use, C area district, the erection of a class one building to be used as a factory and office with two loading berths, occupying more than the permitted area and with the omission of the required rear yard for a C area district.

PREMISES AFFECTED—76-96 Rochester Avenue, 1802-1812 Pacific Street southwest corner and 1793-1801 Dean Street, Block 1343, Lot 45, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: C. J. Cammarata, New York City Housing Authority.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Acting Chairman Kleinert, Commissioner Foley and Commissioner Sleeper..... 3

Negative: Commissioner Fox..... 1

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on April 14, 1959 after due notice by publication in the Bulletin; laid over to May 12, 1959, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site is in retail and residence use, C area, class 1 height districts; that as of July 25, 1916 the entire premises were in an unrestricted use district and received the present use designation on November 4, 1940; and

WHEREAS, the decision of the Borough Superintendent, dated January 5, 1959 acting on N. B. Applic. No. 2124-58, reads:

"1. The proposed construction of a bldg. partly within a retail and partly within a residence use district with curb cut within the residence use district for factory, office and two loading berths is contrary to the Zoning Res. Art. II Sect. 4-A and Sect. 3.

2. The proposed structure exceeds the area permitted in a "C" area district by the Zoning Res. Art. IV, Sect. 13.

3. A rear yard is required by the Zoning Res., Art. IV, Sect. 17, adjacent to the residence use district where the lot abuts the residence use district.

4. These premises were the subject of action by the Board of Standards and Appeals under resolution #69-50-BZ."

and

WHEREAS, the applicant states that the premises consist of a plot, 183 feet 5 inches frontage by 100 feet in depth, presently being used for parking and storage of motor vehicles; that it is proposed, for a temporary period of twenty years, to erect a modern one story building of class 1 construction, covering 100% of the lot, and proposed to

be occupied as a factory and office, with two loading berths; and

WHEREAS, the applicant states that the area of the lot is 27,003.50 square feet and the area of the proposed building is 27,003.50 square feet; that the permissible area covering is 16,952.10 square feet and therefore the proposal is 9,655.40 square feet in excess of the permissible coverage; and

WHEREAS, the applicant further states that Department of Buildings records indicate that use of parking and storage of motor vehicles was installed under Alt. Applic. No. 4239-49 and under Cal. No. 69-50-BZ for a temporary period expiring July 7, 1954; that on July 7, 1954 the Board granted an extension of the term of variance for an additional five years, to expire July 7, 1959; that no Certificate of Occupancy was issued on the last five year extension; and

WHEREAS, the applicant also states that the site is adjoined at the corner of Dean Street and Rochester Avenue—Lot 58—by a three story, loft building occupying 100% of the lot, and is also adjoined on the westerly lot lines by a one story junk shop, lot 44, and a one story loft building, lot 63, both occupying 100% of the lots; that it can therefore readily be seen that providing a 10 foot rear yard for that portion of the plot adjoining the residence use district and compliance with area coverage on a plot surrounded by buildings occupying 100% of their respective lots, would cause an unnecessary hardship upon the owner; and

WHEREAS, the applicant contends that within the affected area there are many non-conforming uses, so that the proposal would be in keeping at this point; that the land is high in assessed value, so that it is compulsory for the owner to develop this site in its entirety in order to receive an equitable return on his investment; that a grant of this application would be in complete harmony with the general intent and purpose of the Zoning Law; and

WHEREAS, the applicant states that the present owner has held title to the property since November 16, 1949 and that the assessed valuation of land is \$39,000; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board which recommended that the application be granted under certain conditions; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision e of the Zoning Resolution, as to use, and that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21, and is therefore entitled to relief, as to area, on the grounds of practical difficulty and unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use and area district regulation of the Zoning Resolution and that the application be and it hereby is granted under Sections 7e and 21 for a term of twenty years, to permit in retail and residence use, C area district, the erection of a Class One building for use as factory and office, with two loading berths, occupying more than the permitted area and with the omission of the rear yard required for a C area district, as shown on plans filed herewith marked "Received January 23, 1959", 6 sheets, *on condition* that along the rear lot line behind the buildings and houses on lots 41, 42 and 43 on Block 1343, for a distance of ten feet in the north and south directions by 51 feet east and west there shall remain an unoccupied rear yard to provide light and air for the homes on such lots; that in all other respects the building shall comply with all laws, rules and regulations applicable thereto; and that all permits required, including a certificate of occupancy, shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

Adjourned: 3:20 P. M.

JOSEPH J. DOYLE, *Chief Clerk*.

MINUTES

REGULAR MEETING

TUESDAY AFTERNOON, MAY 12, 1959, 2 P.M.

Present: Acting Chairman Kleinert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox.

1469-22-SA

APPLICANT—Wheelock Signals, Inc., owner.
SUBJECT—Application reopened February 25, 1959 for amendment of resolution as to change of corporate name—re Signal Single Stroke A. C. Bell; previously approved.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Resolution amended in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Acting Chairman Kleinert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox. 4
Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Calendar Number 1469-22-SA.

Subject: Amendment to resolution as to change of corporate name.

Wheelock Signals Inc., Long Branch, New Jersey, requested by filing an affidavit, dated February 2, 1959, stating that the corporate name had been changed from Signal Engineering and Manufacturing Co. to Wheelock Signals Inc., that the resolution adopted January 30, 1923 be amended to show a change of ownership. The application was reopened by a vote of the Board February 25, 1959.

Recommendation

On the basis of the data filed by the applicant, the Committee on Test recommends that the resolution adopted January 30, 1923 under Calendar Number 1469-22-SA be amended so as to show a change of corporate name; the original name being Signal Engineering and Manufacturing Co. and the present company now known as Wheelock Signals Inc. on condition that all requirements of the resolution adopted January 30, 1923 under Calendar Number 1469-22-SA be complied with.

(Sgd.) SAMUEL L. BECKER,
Director,
JOHN A. DARTS,
Asst. Engr.,
GEORGE F. SKLENARIK,
Asst. Engr.,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *amend* the above cited resolution in accordance with the above report.

617-23-SA

APPLICANT—Wheelock Signals, Inc., owner.
SUBJECT—Application reopened February 25, 1959 for amendment of resolution as to change of corporate name—re Direct and alternating current control boards for vibrating bells; previously approved.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Resolution amended in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Acting Chairman Kleinert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox. 4
Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Calendar Number 617-23-SA.

Subject: Amendment to resolution as to change of corporate name.

Wheelock Signals Inc., Long Branch, New Jersey, requested by filing an affidavit dated February 2, 1959, stating that the corporate name had been changed from Signal Engineering and Manufacturing Co. to Wheelock Signal Inc., that the resolution adopted July 17, 1923 under Calendar Number 617-23-SA be amended to show a change of ownership. The application was reopened by a vote of the Board February 25, 1959.

Recommendation

On the basis of the data filed by the applicant, the Committee on Test recommends that the resolution adopted July 17, 1923 under Calendar Number 617-23-SA be amended so as to show a change of corporate name, the original name being Signal Engineering and Manufacturing Co. and the present company now known as Wheelock Signal Inc. on condition that all requirements of the resolution adopted July 17, 1923 under Calendar Number 617-23-SA be complied with.

(Sgd.) SAMUEL L. BECKER,
Director,
JOHN A. DARTS,
Asst. Engr.,
GEORGE F. SKLENARIK,
Asst. Engr.,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *amend* the above cited resolution in accordance with the above report.

91-26-SA

APPLICANT—Wheelock Signals, Inc., owner.
SUBJECT—Application reopened February 25, 1959 for amendment of resolution as to change of corporate name—re Signal Standpipe Alarm Panel; previously approved.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Resolution amended in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Acting Chairman Kleinert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox. 4
Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Calendar Number 91-26-SA.

Subject: Amendment to resolution as to change of corporate name.

Wheelock Signals Inc., Long Branch, New Jersey, requested by filing an affidavit dated February 2, 1959, stating that the corporate name had been changed from Signal Engineering and Manufacturing Co. to Wheelock Signal Inc., that the resolution adopted October 18, 1927 under Calendar Number 91-26-SA be amended so as to show a change of ownership. The Application was reopened by a vote of the Board, February 25, 1959.

Recommendation

On the basis of the data filed by the applicant, the Committee on Test recommends that the resolution adopted October 18, 1927 under Calendar Number 91-26-SA be amended so as to show a change of corporate name, the original name being Signal Engineering & Manufacturing Co. and the present company, now known as Wheelock Signals Inc., on conditions that all requirements of the resolution adopted October 18, 1927 under Calendar Number 91-26-SA be complied with.

(Sgd.) SAMUEL L. BECKER,
Director,
JOHN A. DARTS,
Asst. Engr.,
GEORGE F. SKLENARIK,
Asst. Engr.,
Committee on Test.

MINUTES

Resolved, that the Board of Standards and Appeals does hereby *amend* the above cited resolution in accordance with the above report.

1093-41-SM

APPLICANT—American-Standard Plumbing & Heating Div., American-Radiator & Standard Sanitary Corporation, owner.

SUBJECT—Application reopened March 19, 1957 for amendment of resolution as to new model designations, namely R-3020 Water Closets—re American Radiator and Standard Sanitary Corporation Plate B-1942 Water Controller for Low Tank (water closets); previously approved.

APPEARANCES—

For Applicant: Ralph S. Bailey.

ACTION OF BOARD—Resolution amended in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Acting Chairman Kleinert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox. 4
Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Calendar Number 1093-41-SM.

Subject: Amendment to resolution as to new model designations.

American-Radiator & Standard Sanitary Corporation, Plumbing and Heating Division, requested by letter dated March 1, 1957, that the resolution adopted February 17, 1942, under Calendar Number 1093-41-SM be amended so as to include a new model designation. The application was reopened by a vote of the Board, March 19, 1957.

Recommendation

The Committee on Test recommends that the resolution adopted February 17, 1942 approving the American Radiator & Standard Sanitary Corporation Plate B-1942 Water Controller for low tank—for water closets—be amended so as to permit it to be marketed as the R-3020 Water Controller provided that the requirements of the resolution adopted February 17, 1942 under Calendar Number 1093-41-SM be complied with.

(Sgd.) SAMUEL L. BECKER,
Director,
JOHN A. DARTS,
Asst. Engr.,
GEORGE F. SKLENARIK,
Asst. Engr.,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *amend* the above cited resolution in accordance with the above report.

13-54-SA

APPLICANT—Thermospray Company, Inc., owner.

SUBJECT—Application reopened June 25, 1957 for amendment of resolution—re Thermo-Spray SPC-4 with Air Heater Type GL-3 (preheating lacquers, paints, etc.); previously approved.

APPEARANCES—

For Applicant: Mrs. Henry G. Knof.

ACTION OF BOARD—Resolution amended in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Acting Chairman Kleinert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox. 4
Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Calendar Number 13-54-SA.

Subject: Amendment to resolution.

Thermospray Company, Inc., 60 East 42nd Street, New York, requested by letter dated May 21, 1957 that the resolution adopted June 8, 1954 under Calendar Number 13-54-SA be amended so as to include an additional size air heater model GL-3/19. The application was reopened by a vote of the Board June 25, 1957.

Description

The GL-3/19 electric heating element is similar to the GL-3 heater used in the previously approved Thermo-Spray Type SPC-4 paint heater, except that it is rated at 1900 watts whereas the GL-3 is rated at 1400 watts.

The GL-3/19 has been tested and approved by the Underwriters' Laboratories, Application 56C4993.

The Committee on Test recommends that the resolution adopted June 8, 1954 under Calendar Number 13-54-SA be amended so as to permit the use of the GL-3/19 electric heating element in conjunction with the Thermo-Spray Type SPC-4 Paint heater on condition that the requirements of the resolution adopted June 8, 1954 under Calendar Number 13-54-SA be complied with.

(Sgd.) SAMUEL L. BECKER,
Director,
JOHN A. DARTS,
Asst. Engr.,
GEORGE F. SKLENARIK,
Asst. Engr.,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *amend* the above cited resolution in accordance with the above report.

298-55-SM

APPLICANT—W. J. Haertel & Company, owner.

SUBJECT—Application reopened May 21, 1957 for amendment of resolution as to size of pan section—re Securities Pan System (suspension system for acoustical ceilings); previously approved.

APPEARANCES—

For Applicant: Rolando T. Curtis.

ACTION OF BOARD—Resolution amended in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Acting Chairman Kleinert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox. 4
Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Calendar Number 298-55-SM.

Subject: Amendment to resolution as to size of pan section.

W. J. Haertel & Co., Chicago, Illinois, requested by letter dated April 5, 1957 that the resolution adopted June 21, 1955 under Calendar Number 298-55-SM be amended so as to include an additional size metal pan. The application was reopened by a vote of the Board May 21, 1957.

Purpose

The system is an incombustible suspended ceiling.

Description

The requested change is in the size of the pan and the change in shape of the top section of the pan to accommodate the steel clip. The size of exposed face has been reduced from 6 $\frac{3}{4}$ " to 2" and the top section has been lipped down in order to engage the steel clip, which is now a steel clip instead of a wire clip. The pans are .020" in thickness instead of 22 gauge.

MINUTES

Inspection and Test

Details of construction were examined by Ass't. Engr. J. A. Darts and the requested pan was compared with the approved.

Recommendation

The Committee on Test recommends that the resolution adopted June 21, 1955 under Calendar Number 298-55-SM be amended so as to include the 2 inch wide pan and the steel clip as herein described on condition that the requirements of the resolution adopted June 21, 1955 under Calendar Number 298-55-SM be complied with.

(Sgd.) SAMUEL L. BECKER,
Director,
JOHN A. DARTS,
Asst. Engr.,
GEORGE F. SKLENARIK,
Asst. Engr.,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *amend* the above cited resolution in accordance with the above report.

406-56-SA

APPLICANT—Bryant Division of Carrier Corp., for Bryant Industrial Products Corp., owner.

SUBJECT—Application May 22, 1956—Bryant Gas Conversion Burner, Model 1400, approval of.

APPEARANCES—

For Applicant: Donald Ferdon.

ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Acting Chairman Kleinert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox 4
Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Calendar Number 406-56-SA.

Subject: Bryant Gas Conversion Burner, Model 1400, approval of.

Bryant Industrial Products Corp., Cleveland, Ohio, filed May 22, 1956, an application with the Board of Standards and Appeals for approval of the Bryant Gas Conversion Burner, Model 1400, Article 12, Administrative Building Code.

Purpose

Gas Fired conversion burners for use in large residences, commercial or industrial buildings.

Description

The Bryant Model 1400 burners consists of a number of atmospheric type burner torches assembled in a compact housing. They are especially designed for ashpit installation in furnaces or boilers.

The burner torches are made up of a gas orifice and mixer tube and are manifolded together in groups of three to seven torches. Each burner assembly is equipped with a single pilot light for ignition and an electronic control for gas cut off in case of flame failure.

Gas is supplied to the burners through a main burner manual valve and pilot manual valve, a gas pressure regulator for main and pilot burners, a diaphragm valve and controller and pilot solenoid valve. An ignition transformer is provided for spark ignition of the pilot light.

The burner housing acts as a combustion air duct and is provided at the rear with a hinged air door. The door opening is controlled by a linkage secured to the diaphragm valve.

The Model 1400 Burners are made with 3, 4, 5, 6, 8, 10 or 12 burner torches with input capacities of 400,000 Btu per hour for the smallest size to 1,500,000 Btu per hour for the largest.

A barometric draft regulator is recommended for all installations and is necessary where draft exceeds 0.10" W.C.

Inspection and Test

All details of construction were examined by Ass't Engr. G. F. Sklenarik, Committee on Test.

Recommendation

On the basis of the examination and the data submitted by the applicant, the Committee on Test recommends the approval of the Bryant Gas Conversion Burner, Model 1400 for use in New York City when installed in accordance with this report and the provisions of Article 12, Administrative Building Code, provided that each burner shall bear a label, permanently affixed, reading "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 406-56-SA."

(Sgd.) SAMUEL L. BECKER,
Director,
JOHN A. DARTS,
Asst. Engr.,
GEORGE F. SKLENARIK,
Asst. Engr.,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

505-56-SM

APPLICANT — Acoustic Manufacturing Corporation, owner.

SUBJECT—Application reopened December 9, 1958 for amendment of resolution as to attachment of suspended ceiling—re Acoustic Mfg. Corp. A-M Metal Acoustical Tile, Sizes, 12 x 24, 12 x 36 and 18 x 36; previously approved.

APPEARANCES—

For Applicant: Gilbert L. Phillips, Jr.

ACTION OF BOARD—Resolution amended in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Acting Chairman Kleinert, Commissioner Foley, and Commissioner Sleeper 3
Negative: Commissioner Fox 1

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Calendar Number 505-56-SM.

Subject: Amendment to resolution as to attachment of suspended ceiling.

Acoustic Manufacturing Corp., Detroit, Michigan, requested by letter dated November 18, 1958 that the resolution adopted March 4, 1958 under Calendar Number 505-56-SM be amended so as to include an additional means of attachment of the acoustical metal panels. The application was reopened by a vote of the Board, December 9, 1958.

Purpose

The material is to be used as an incombustible acoustical tile.

Description

There has been no change in the tile; the only change being in the method of attachment. The proposed method is a combination of the Beehive Anchor System, approved by the Board under Calendar Number 369-57-SM; a 1/4 inch steel rod. The KCR Spring clip and the metal pan tee track, previously approved under Calendar Number 505-56-SM.

In construction, the slot is installed on the forms and the concrete floor is then poured; thus the slot is imbedded in the concrete floor or arch, the nut is then inserted in the slot and so positioned that the smaller edge of the wedged faced nut is at the open end of the slot, a 1/4 inch threaded steel rod is then screwed into the nut; finally the KCR clip

MINUTES

which holds the track is attached to the rod. The entire system weighs 2 lbs. per sq. ft.

Inspection and Test

The Beehive System was approved for a loading of 160 lbs. on each anchor under Calendar Number 369-57-SM and the spacing allowed was 5'-0" in one direction and 2'-0" in a direction perpendicular to the 5'-0" direction, so that each anchor carried 10'-0" sq. ft. of suspended ceiling. The steel clip was tested at Manhattan College and the average failure was 608 lbs. and all failures occurred by the suspender rod of clip ripping out of slot in bottom of the clip.

Recommendation

On the basis of the tests and the data submitted by the applicant the Committee on Test recommends that the resolution adopted March 4, 1958 under Calendar Number 505-56-SM be amended so as to permit Metal Acoustical Tile to be installed as herein described under the provisions of C26-191.0 as a method of construction of an acoustical ceiling on condition that the requirements of the resolution adopted March 4, 1958 under Calendar Number 505-56-SM are complied with except that the hangers may be spaced on 4'-0" centers in each direction, and further that system may be installed without the channels as required under C26-461.0 Administrative Building Code.

(Sgd.) SAMUEL L. BECKER,
Director,
JOHN A. DARTS,
Assistant Engineer,
GEORGE F. SKLENARIK,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *amend* the above cited resolution in accordance with the above report.

774-56-SM

APPLICANT—Speakman Co., owner.
SUBJECT—Application October 15, 1956—Speakman Back Syphon Preventer, Models K-9195-BSP; K-9196-BSP; K-9197-BSP; and K-9198-BSP, approval of.

APPEARANCES—
For Applicant: Myron Cohen.
ACTION OF BOARD—Material approved in accordance with the report of Committee on Test.

THE VOTE—
Affirmative: Acting Chairman Kleinert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox 4
Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Calendar Number 774-56-SM.

Subject: Speakman Back Syphon Preventer, Models K-9195-BSP; K-9196-BSP; K-9197-BSP; and K-9198-BSP.

The Speakman Co., Wilmington, Delaware, filed October 15, 1956, an application with the Board of Standards and Appeals for approval of Speakman Back Syphon Preventer, Models K-9195-BSP; K-9196-BSP; K-9197-BSP; and K-9198-BSP, for use in New York City under the provisions of C26-1277. o.h. of the Administrative Building Code.

Purpose

To prevent water being drawn back into supply line.

Description

The Speakman Back Syphon Preventer has a down feed supply and consists of a brass tube with air intake ports at the top. In this tube is a neoprene outward insert fitted over a plastic piston. These are designed to permit water to enter flush pipe and bowl, but to prevent water being drawn back into supply pipe. A pressure drop in the supply pipe,

combined with air pressure from outside air, cause the insert and piston to move into position to seal off the valve from flush pipe preventing back syphonage.

Inspection and Test

The Speakman Back Syphon Preventer, Model #K-9195-BSP, was subjected to performance and vacuum tests on the Test Bench at Flushing and Kent Avenues, Brooklyn, New York, and satisfactorily met the test requirements.

The complete report is on file with and is part of the record.

Recommendation

On the basis of the inspection and the data filed, the Committee on Test recommends the approval of material known as Speakman Back Syphon Preventer, Models K-9195-BSP; K-9196-BSP; K-9197-BSP; K-9198-BSP for use in New York City when installed in accordance with C26-1277-o.h. of the Administrative Building Code provided that each Back Syphon Preventer shall bear a label, permanently affixed, reading "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 774-56-SM".

(Sgd.) SAMUEL L. BECKER,
Director,
JOHN A. DARTS,
Asst. Engr.,
GEORGE F. SKLENARIK,
Asst. Engr.,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

894-57-SM

APPLICANT—Sloan Valve Co., owner.
SUBJECT—Application November 6, 1957—Sloan Vacuum Breaker, Model V-188-A, approval of.

APPEARANCES—
For Applicant: P. C. Platt.
ACTION OF BOARD—Material approved in accordance with the report of Committee on Test.

THE VOTE—
Affirmative: Acting Chairman Kleinert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox 4
Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Calendar Number 894-57-SM

Subject: Sloan Vacuum Breaker, Model V-188-A.

Sloan Valve Co., Chicago, Illinois, filed November 6, 1957, an application with the Board of Standards and Appeals for approval of the Sloan Vacuum Breaker, Model V-188-A under the provisions of C26-1277 o.h. Administrative Building Code.

Purpose

The material is to be used to prevent back syphonage.

Description

The vacuum breaker is a non-pressure down feed atmospheric type. The breaker consists of a chrome plated brass body into which is pressed a formed sheet brass shell, which carries the valve which is hinged at its upper end to the shell, so that it seats on an opening in the shell. The opening in the shell is at an angle with the vertical axis of the unit of about 30° of arc. The valve is made of Hycar compound rubber.

The shell is provided with an opening on the obverse side which permits entrance of air into the unit when it is under vacuum. The cover for the body of unit carries the air-relief ports and is screwed into the top of the body.

Inspection and Test

The vacuum breaker was tested at the Department of

MINUTES

Water Supply, Gas & Electricity Test Bench located at Flushing & Kent Avenues, Brooklyn, New York. The unit successfully met the vacuum tests. The complete report is on file with and is part of the record.

Recommendation

On the basis of the test and the data filed by the applicant, the Committee on Test recommends the approval of the Sloan Vacuum Breaker, Model V-188-A as herein described, for use in New York City under the provisions of C26-1277 o.h. Administrative Building Code on condition that the unit be stamped "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 894-57-SM".

(Sgd.) SAMUEL L. BECKER,
Director,
JOHN A. DARTS,
Asst. Engr.,
GEORGE F. SKLENARIK,
Asst. Engr.,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this material in accordance with the above report.

159-58-SM

APPLICANT—E. F. White for Weatherguard Service Inc., owner.

SUBJECT—Application March 20, 1958—Zinaloy Zinc Cavity Wall Tie, approval of.

APPEARANCES—

For Applicant: B. F. White.

ACTION OF BOARD—Material approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Acting Chairman Kleinert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox 4
Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Calendar Number 159-58-SM

Subject: Zinaloy Zinc Cavity Wall Tie.

Weatherguard Service, Inc., Bronx, N.Y., filed an application March 20, 1958 with the Board of Standards and Appeals for approval of Zinaloy Zinc Cavity Wall Tie for use in New York City under the provisions of C26-430.0.f of the Administrative Building Code.

Purpose

Wall Ties used to anchor the hollow wall tithes together (Cavity Wall).

Description

The wall ties of Zinaloy Zinc are made of special grade zinc alloyed with minimum of $\frac{3}{4}$ of 1% copper.

Zinaloy Zinc has the following properties:

Physical Properties

Specific Gravity	7.15
weight—lbs/cu.in.	.259
electrical conductivity % of copper.	28.

Mechanical Properties

Tensile Strength	
Parallel to Grain	29,000–33,000 lbs.
Across Grain	35,000–42,000 lbs.
Elongation (% in 2" with Grain) ..	41–52%
Elongation (% in 2" across Grain)	20–40%
Hardness (Rockwell 15 T scale).	61–70

Zinaloy Zinc wall ties are a minimum of $\frac{1}{4}$ " in diameter by 8" long, "Z" shaped with a center "Vee" drip.

Inspection and Test

Samples of the wall tie were inspected at the office of the Board as to the design and the non-corrosive features of the

tie by Ass't. J. A. Darts, Committee on Test.

Recommendation

On the basis of the inspection and the data filed by the applicant, the Committee on Test recommends the approval of the material known as Zinaloy Zinc Cavity Wall Tie when manufactured of material as herein described for use in New York City under the provisions of C26-430.0.f Administrative Building Code on condition that each bundle or container in which the ties are packed or marketed shall be tagged or stamped as follows. "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 159-58-SM".

(Sgd.) SAMUEL L. BECKER,
Director,
JOHN A. DARTS,
Asst. Engr.,
GEORGE F. SKLENARIK,
Asst. Engr.,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this material in accordance with the above report.

185-58-SA

APPLICANT—Washburn and Granger, owner.

SUBJECT—Application March 11, 1958—Dean Automatic Washer and Dean Manual Washer for Garbage and Waste Cans, Models CW-V and CWA-V, in 3 sizes, approval of.

APPEARANCES—

For Applicant: August F. Fleck.

ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Acting Chairman Kleinert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox 4
Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Calendar Number 185-58-SA.

Subject: Dean Automatic Washer and Dean Manual Washer for Garbage and Waste Cans, Models CWA and CW in three sizes, approval of.

Washburn and Granger Inc., Paterson, New Jersey, filed March 11, 1958 an application with the Board of Standards and Appeals for approval of the Dean Automatic Washer and Dean Manual Washer for Garbage and Waste Cans, Models CWA and CW in three sizes for use in New York City under the provisions of C26-191.0 Administrative Building Code and the Submerged Inlet Rules of the Board.

Purpose

Appliance for washing out garbage and waste cans.

Description

The Dean Automatic Washer is a cabinet type washer designed for washing garbage or waste cans by means of sprays of hot water with or without the addition of live steam. Hot and cold water are supplied through 1 inch pipe lines while steam if used, is supplied through a $\frac{1}{2}$ inch line. Hot water pressure should be at least 40 psi and steam pressure should not exceed 5 psi.

The cabinets are available in stainless steel or carbon steel painted or galvanized, 11 gauge in thickness except for a $\frac{3}{16}$ inch bottom plate. A 3 inch pipe connection is provided in the side of the cabinet near the bottom for drainage and the opening to this connection is covered with a metal screen made with $\frac{3}{8}$ inch holes to retain solid matter. The cabinet has a 1- $\frac{1}{2}$ inch pipe connection near the top for venting the interior.

In operation, one or two cans, depending on the size unit, are placed into the cabinet in an inverted position onto a turn table. The doors are closed and the water flow started

MINUTES

electrically through solenoid valves placed in each supply line. The cleaning cycle is automatically limited to 3 minutes. Water and steam lines are manifolded together after the solenoid valves and supply side nozzles that spray the outside of the cans and bottom spray nozzles that spray the inside of the cans. The flow of water through the bottom nozzles rotates the turn tables supporting the cans.

The automatic washers are designed so that if the doors are opened during the cleaning cycle the electric circuit would be opened and all solenoid valves would close.

The manual washers are similar except that the solenoid valves are replaced with manual valves. The steam valve when used, is designed to close with the opening of the cabinet door.

The Dean washers are made to accommodate 22 inch diameter cans, 26, 30 or 36 inches high.

All washers are to be installed with check valves and approved vacuum breaker valves in the water lines ahead of the solenoid or manual valves.

Inspection and Test

All details of construction were examined by Ass't. Engineer G. F. Sklenarik, Committee on Test. A two can washer was inspected at the Memorial Hospital, 410 East 68th Street, New York.

Recommendation

On the basis of the inspection and the data filed by the applicant, the Committee on Test recommends the approval of the Dean Automatic Washer and Dean Manual Washer, Models CWA and CW, for use in New York City when installed in accordance with this report and the Submerged Inlet Rules of the Board, provided that each washer shall bear a label, permanently affixed, reading, "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 185-58-SA".

(Sgd.) SAMUEL L. BECKER,
Director,
JOHN A. DARTS,
Asst. Engr.,
GEORGE F. SKLENARIK,
Asst. Engr.,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

224-58-SA

APPLICANT—National U. S. Radiator Corp., owner.
SUBJECT—Application February 21, 1958—National U. S. Mark III Packet Boiler, Gas-fired, Models GP-20-WE and GP-25-WE, approval of.

APPEARANCES—

For Applicant: Joseph Eugene Lindsay.

ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Tests.

THE VOTE—

Affirmative: Acting Chairman Kleinert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox. 4
Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Calendar Number 224-58-SA.

Subject: National-U. S. Mark III Packet Boiler, Gas Fired, Models GP-20-WE and GP-25-WE, approval of.

National-U. S. Radiator Corp., Johnstown, Pa., filed February 21, 1958 an application with the Board of Standards and Appeals for approval of the National-U. S. Mark III Packet Boiler, Gas fired, Models GP-20-WE and GP-25-

WE for use in New York City under the provisions of Article 12, Administrative Building Code.

Purpose

Gas fired boilers for forced hot water heating systems.

Description

The GP-20-WE and GP-25-WE are steel boilers designed in accordance with the ASME code for boiler construction and are encased in a white enameled steel cabinet insulated with a 1 inch layer of glass wool.

The top of each boiler has a space to act as an air cushion and has a large float type air vent to automatically eliminate excess air from the system. A water circulator is installed on the rear side of the boiler for forced circulation of hot water through the heating system. Domestic hot water is supplied from a tankless hot water heater installed below the water line in the top of the boiler.

The boiler is fired with a single upshot burner with flame spreader. Gas is supplied through a gas pressure regulator valve and automatic gas valve. Controls consist of a safety pilot for ignition and for automatic shut down in case of flame failure and a high water temperature limit control. Each boiler is provided with an A.S.M.E. relief valve.

Inspection and Test

All details of construction were examined by Ass't. Engr. G. F. Sklenarik, Committee on Test.

The Models GP-20-WE and GP-25-WE were tested and approved by the American Gas Association for inputs of 144000 Btu per hr. and 180,000 Btu per hr. respectively.

Recommendation

On the basis of the examination and the test and the data filed by the applicant, the Committee on Test recommends the approval of the National-U. S. Mark III Packet Boiler Models GP-20-WE and GP-25-WE for use in New York City under the provision of Article 12, Administrative Building Code with a minimum clearance of 6 inches from sides and rear of the jacket and draft hood to adjacent combustible building structure but adequate to permit servicing of the boiler unit and provided that each boiler shall bear a label, permanently affixed, reading "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 224-58-SA."

(Sgd.) SAMUEL L. BECKER,
Director,
JOHN A. DARTS,
Asst. Engr.,
GEORGE F. SKLENARIK,
Asst. Engr.,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

302-58-SM

APPLICANT—Interboro Incinerator Company, owner.
SUBJECT—Application reopened March 17, 1959 for amendment of resolution as to additional size—re Interboro Cast Iron One Hour, Incinerator Hopper Door, Model HD-1; previously approved.

APPEARANCES—

For Applicant: Robert Day.

ACTION OF BOARD—Resolution amended in accordance with the report of Committee on Tests.

THE VOTE—

Affirmative: Acting Chairman Kleinert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox. 4
Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

MINUTES

REPORT OF COMMITTEE ON TEST

Re: Calendar Number 302-58-SM.

Subject: Amendment to resolution as to additional size.

Interboro Incinerator Company, Brooklyn, New York requested by letter dated February 23, 1959 that the resolution adopted January 13, 1959 under Calendar Number 302-58-SM be amended so as to include hopper doors of additional size. The application was reopened by a vote of the Board March 17, 1959.

Purpose

The material is to be used as a one and one half hour fire resistive incinerator hopper door.

Description

The approved Model HD-1 was approved for an over all size of 14 inches by 20½ inches. The requested Models HD-2 has an over all size of 16 inches by 20½ inches and the Model HD-1113R has an over all size of 14 inches by 17 inches; in all other respects the doors are similar to the door approved January 13, 1959 under Calendar Number 302-58-SM.

Recommendation

The Committee on Test recommends that the resolution adopted January 13, 1959 under Calendar Number 302-58-SM be amended so as to include the hopper doors, Models HD-2 and HD-1113R as falling within the permissive variation as allowed under C26-610.0 Administrative Building Code and the Rules for Inspection of Opening Protective Assemblies on condition that the requirements of the resolution adopted January 13, 1959 under Calendar Number 302-58-SM are complied with.

(Sgd.) SAMUEL L. BECKER,
Director,
JOHN A. DARTS,
Asst. Engr.,
GEORGE F. SKLENARIK,
Asst. Engr.,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *amend* the above cited resolution in accordance with the above report.

473-58-SM

APPLICANT—Clyde H. Baird, for Federal Cement Tile Co., owner.

SUBJECT—Application July 28, 1958—Castlite Concrete Perlite Aggregate, approval of.

APPEARANCES—
For Applicant: None.

ACTION OF BOARD—Material approved in accordance with the report of Committee on Test.

THE VOTE—
Affirmative: Acting Chairman Kleinert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox 4
Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Calendar Number 473-58-SM.

Subject: Castlite (Precast Perlite Concrete Slab).

C. H. Baird for Federal Cement Tile Co., Chicago, Illinois, filed July 28, 1958 an application with the Board of Standards and Appeals for approval of the material known as Castlite (Precast Perlite Concrete Slab) under the provisions C26-618.0, C26-619 and C26-626.0 Administrative Building Code.

Purpose

The slab is used as an incombustible roof slab.

Description

The slabs are a reinforced perlite concrete slab made in sizes of 24 inches by 74 inches by 3 inches and 24 inches by 96 inches by 4 inches. The design mix is of a proprietary nature and the formulation has been retained in the Board's safe.

The reinforcing in the 3 inch thick slab consists of a mesh—#7 wire—2 inch centers longitudinal and #11 wires—6 inch centers plus 2½ inch rounds over the mesh in the tension face of the slab and 2½ inch rounds in the compression face of the slab.

The reinforcing in the 4 inch thick slab consists of the same mesh reinforcing as the 3 inch thick slab and 4½ inch rounds spaced equidistant over the mesh in the tension face and 2½ inch rounds in the compression face.

Inspection and Test

Samples of the two sizes were tested in accordance with the requirements of C26-626.0 Administrative Building Code by R. W. Hunt Co., Laboratory.

Results were as follows:

1. 3" Thick Slab—6'-2" Long—5'10" Clear span
Area under test = 12⅓ sq.ft.
Average Load of 3 slabs at failure = 2432 lbs.
Loads in lbs. per sq.ft. = 197 lbs/sq.ft.
Safe carrying capacity—Superimposed Load—Live & Dead = $197 \div 4 = 49$ lbs/sq.ft.
2. 4" Thick Slab—8'-0" Long—7'-8" clear span
Area under test = 16 sq.ft.
Average load of 3 slabs at failure = 3309 lbs.
Load in lbs. per sq.ft. = 207 lbs/sq.ft.
Safe carrying capacity—Superimposed Load—Live & Dead = $207 \div 4 = 51$ lbs/sq.ft.

The complete report is on file with and is part of the record.

Recommendation

On the basis of the tests and the data filed by the applicant, the Committee on Test recommends the approval of the material known as Castlite (Precast Perlite Concrete Slab) for use in New York City, when manufactured as herein described, as an incombustible roof slab as meeting the requirements of C26-88.0 and C26-626.0 Administrative Building Code, for use under C26-618.0 Administrative Building Code on condition that the compression face of the slab is so designated so that the plank shall be correctly installed and further that the plank shall be marked or tagged "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 473-58-SM."

(Sgd.) SAMUEL L. BECKER,
Director,
JOHN A. DARTS,
Assistant Engineer,
GEORGE F. SKLENARIK,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

480-58-SA

APPLICANT—Dunkirk Radiator Corporation, owner, Vandewater Associates, Inc., Agent.

SUBJECT—Application July 30, 1958—Blue Circle, Concord, Gas Boiler, Models 1D3, 4, 5, 6, 7, 8; 2D3, 4, 5, 6, 7, 8, approval of.

APPEARANCES—
For Applicant: Jack Reubens.

ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test.

MINUTES

THE VOTE—

Affirmative: Acting Chairman Kleinert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox 4
Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

RE: Calendar Number 480-58-SA.

Subject: Blue Circle Concord Gas Boiler, Models 1D-3, 4, 5, 6, 7, 8, 2D-3, 4, 5, 6, 7, 8.

Dunkirk Radiator Corp., Dunkirk, New York, filed July 30, 1958 an application with the Board of Standards and Appeals for approval of the appliance known as Blue Circle Concord Gas Boiler, Models 1D-3, 4, 5, 6, 7, 8, 2D-3, 4, 5, 6, 7 & 8 under the provisions of Article 12, Chapter 26, Administrative Building Code and permission to market the boiler under additional trade name.

Purpose

The appliance is a gas fired hot water and steam boiler.

Description

The 1-D Series is designed for hot water systems only, whereas the 2-D is designed for use with either steam or hot water. The 1D Series range from 50,000 to 160,000 BTU per hour and the 2D Series range from 100,000 to 290,000 BTU per hour.

The boilers are of cast iron sectional construction with six sizes in each series. The 1D are rated at 265 to 850 sq. ft. of hot water and the 2D is rated at 530 to 1545 sq. ft. of hot water or 330 to 965 sq. ft. of steam radiation. The boiler sections are designed on the wet base principle.

The gas burners are atmospheric type made of cast iron with raised drilled ports. The size of the burner head and number of ports varies with the length and capacity of the boiler. The burner orifices are of the fixed orifice type. Secondary air is admitted to the combustion area through openings between the sections at the bottom of the boiler.

The units are equipped with a combination flue collector and draft diverter which is built into the unit.

The controls used consist of an automatic gas control valve which operates according to the heat requirements of the thermostat and also by means of the temperature of the pressure limit control; this closes when the pilot is extinguished. A gas pressure regulator is also provided. In addition, a temperature limit control is used on water boilers to prevent excessive boiler water temperature within its adjustable range of 100° to 240° F.

On steam boilers a pressure limit control is installed to prevent excessive pressure within its adjustable range of 0 to 15 lbs. pressure. A low water cut-off is also supplied.

Inspection and Test

The details of construction were examined by Ass't. Engr. J. A. Darts, Committee on Tests.

The appliance has been approved by the American Gas Association for natural, manufactured and mixed gases and the boilers are designed in accordance with the ASME Code.

Recommendation

On the basis of the examination and the data filed by the applicant the Committee on Test recommends the approval of the Blue Circle Concord Gas Boiler, Models 1D-3, 4, 5, 6, 7, 8 and 2D-3, 4, 5, 6, 7, & 8 for use in New York City when installed in accordance with this report and the provisions of Article 12, Chapter 26, administrative Building Code and provided that each appliance bear a label, permanently affixed, reading as follows: Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 480-58-SA. The Committee further recommends that the appliance may be marketed under the following trade names by the following companies; Arco Mfg. Corp., Ranger Models 1G3, 1G4, 1G5, 1G6, 1G7, 1G8, 2G3, 2G4, 2G5, 2G6, 2G7 and 2G8. Utica Radi-

ator Corp., Constellation, Models 1G3, 1G4, 1G5, 1G6, 1G7, 1G8, 2G3, 2G4, 2G5, 2G6, 2G7 and 2G8; Delco Appliance, Division General Motors, Delco Models GSB-100, GSB-138, GSB-176, GSB-214, GSB-252 and GSB-290; Sears-Roebuck and Co., Homart 229.101, 229.102, 229.103, 229.104, 229.105, 229.106, 229.107, 229.108, 229.109, 229.110, 229.111 & 229.112; and Montgomery Ward Fairway Models 7151, 7152, 7153, 7154, 7155 & 7156.

(Sgd.) SAMUEL L. BECKER,

Director,

JOHN A. DARTS,

Assistant Engineer,

GEORGE F. SKLENARIK,

Assistant Engineer,

Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this appliance in accordance with the above report.

680-58-SM

APPLICANT—Mearl Chemical Corporation, owner.

SUBJECT—Application November 25, 1958—Mearlcrete Structural Roof Deck and Insulation Deck, approval of.

APPEARANCES—

For Applicant: Michael Siskin.

ACTION OF BOARD—Material approved in Accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Acting Chairman Kleinert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox. 4
Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Calendar Number 680-58-SM.

Subject. Mearlcrete Structural Roof Deck and Insulation Deck.

Mearl Chemical Corp., West Roselle Park, New Jersey, filed November 25, 1958 an application with the Board of Standards and Appeals for approval of the material known as Mearlcrete Structural Roof Deck and Insulation Deck under the provisions of C26-88.0, C26-191.0 and C26-626.0 Administrative Building Code.

Purpose

The material is to be used as an insulating roof deck.

Description

The insulating concrete shall consist of portland cement slurry with an admixture of protein foam. The mix is of a proprietary nature and is therefore not divulged.

The insulating concrete shall not be considered to be a structural concrete.

The weight of the concrete ranges from 4.5 lb. per sq. ft. for the 2 inch thick slab to 9.0 lbs. per sq. ft. for the 4 inch thick slab.

Inspection and Test

As the material is not to be used as a structural member, the only element considered was of incombustibility and the material successfully met the requirements of C26-88.0 Administrative Building Code.

Recommendation

On the basis of the inspection and the data filed by the applicant, the Committee on Test recommends the approval of the material known as Mearlcrete Insulation Deck for voluntary use in New York City under the provisions of C26-191.0 Administrative Building Code as an incombustible insulating roof deck on condition that the insulating roof deck shall not be considered as adding to the structural

MINUTES

strength of the roof and shall only be used as an insulating fill and further that the deck shall be covered with an approved roofing material and further that each container in which the material is marketed shall be stamped, tagged or labeled "Approved by the Board of Standard and Appeals for use in New York City under Calendar Number 680-58-SM."

(Sgd.) SAMUEL L. BECKER,
Director,
JOHN A. DARTS,
Asst. Engr.,
GEORGE F. SKLENARIK,
Asst. Engr.,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

133-51-SM

APPLICANT—National Gypsum Company, owner.
SUBJECT—Application for consideration—reopening for report as to additional uses—re Gold Bond Mill Mixed Perlite Plaster; previously approved.

APPEARANCES—

For Applicant: John A. Waters.

ACTION OF BOARD—Application reopened for test and report as to additional use.

THE VOTE—

Affirmative: Acting Chairman Kleinert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox. 4
Negative: 0

387-56-SA

APPLICANT—Lennox Industries Inc., owner.
SUBJECT—Application for consideration—reopening for amendment of resolution as to additional model—re Lennox Industrial Furnaces, Gas or Oil-fired Models OG2-500 OG2-750 up to and including OG3-1500; previously approved.

APPEARANCES—

For Applicant: George C. Cummings.

ACTION OF BOARD—Application reopened for report, and test, if necessary, as to additional models.

THE VOTE—

Affirmative: Acting Chairman Kleinert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox. 4
Negative: 0

463-54-SA

APPLICANT—Reznor Mfg. Company, new owner. Arthur A. Olson & Co., old owner.

SUBJECT—Application for consideration—reopening for amendment of resolution as to change of owner—Olson Gas-fired Space Heater, Model GU-300 through 2000; previously approved.

APPEARANCES—

For Applicant: B. C. Van Kampen and Henry C. Brown.

ACTION OF BOARD—Application reopened for report on amendment as to new owner and trademark.

THE VOTE—

Affirmative: Acting Chairman Kleinert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox. 4
Negative: 0

464-54-SA

APPLICANT—Reznor Mfg. Company, new owner. Arthur A. Olson & Co., old owner.

SUBJECT—Application for consideration—reopening for

amendment of resolution as to change of owner—re Olson Oil-fired Space Heaters, Models HOU-300, 400, 500, 600, 750, 1000, 1250, 1500, 1750 and 2000; previously approved.

APPEARANCES—

For Applicant: Henry C. Brown and B. C. Van Kampen.

ACTION OF BOARD—Application reopened for report on amendment as to new owner and trademark.

THE VOTE—

Affirmative: Acting Chairman Kleinert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox. 4
Negative: 0

465-54-SA

APPLICANT—Reznor Mfg. Company, new owner. Arthur A. Olson & Co., old owner.

SUBJECT—Application for consideration—reopening for amendment of resolution as to change of owner—re Olson Oil-fired Space Heaters, Models LOU-MOU 300, 400, 500, 600, 750, 1000, 1250, 1500, 1750 and 2000; previously approved.

APPEARANCES—

For Applicant: H. C. Brown and B. C. Van Kampen.

ACTION OF BOARD—Application reopened for report on amendment as to new owner and trademark.

THE VOTE—

Affirmative: Acting Chairman Kleinert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox. 4
Negative: 0

380-55-SM

APPLICANT—George E. Strehan, for Lally Column Co. of New York, Inc., owner.

SUBJECT—Application May 4, 1955—Lally Column Co. of New York, Inc. Heavy-Weight Lally Column and Reinforced Pipe Columns, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Laid over; date to be set; hearing previously closed.

436-57-SM

APPLICANT—David I. Jacobson, for Grand Haven Brass Foundry, owner.

SUBJECT—Application May 27, 1957—Grand Haven Brass Foundry Anti-Syphon Ballcock, Model G-730, approval of.

APPEARANCES—

For Applicant: David I. Jacobson.

ACTION OF BOARD—Laid over; date to be set.

545-42-A—Vol. II

APPLICANT—Samuel Rosenblum, for Bert-Len Realty Co., Inc., owner.

SUBJECT—Application reopened February 17, 1959 as Vol. II—Appeal from a decision of the Fire Commissioner re elevator in readiness.

PREMISES AFFECTED—313-315 West 35th Street, north side, 150 feet west of 8th Avenue, Block 759, Lot 31, Borough of Manhattan.

APPEARANCES—

For Applicant: Samuel Rosenblum.

For Administration: Lieut. John Manfredi, Fire Department.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Acting Chairman Kleinert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox. 4
Negative: 0

MINUTES

THE RESOLUTION—

WHEREAS, the decision of the Fire Commissioner dated January 22, 1959 reads:

"With reference to your inquiry relative to the requirements of Section C19-164.0 of the Administrative Code, concerning the necessity of keeping an elevator in readiness for use of the Fire Department at all times, day and night, Saturdays and Sundays and holidays included, you are hereby notified that this department is without power to grant your request, which is therefore hereby denied."

and

WHEREAS, the applicant states that the building is 14 stories, 164 feet 4 $\frac{3}{8}$ inches in height, 50 feet front by 98 feet 9 inches deep at 1st floor, 88 feet 9 inches deep at typical floor, of fireproof construction, erected in 1926 on a lot 50 feet front by 98 feet 9 inches in depth, now in an unrestricted use, B area, class 1 $\frac{1}{2}$ height district; used and occupied since 1923 for manufacturing; now used and occupied as follows: Cellar—storage and boiler room, 10 employees; 1st floor—store and sale of sewing machines, 25 persons; 2nd floor—sale of sewing machines, 25 persons; 3rd floor—manufacturing of belts, 20 persons; 4th floor—manufacturing of buttons, 20 persons; 5th floor—manufacturing of rhinestones, 12 persons; 6th floor—manufacturing of dresses, 50 persons; 7th floor—manufacturing of trimming and cording, 12 persons; 8th floor—manufacturing of pins and buttons, 10 persons; 9th floor—knitting, 8 persons; 10th floor front—buying service, one person; 10th floor rear—manufacturing trimmings, 5 persons; 11th floor—pleating and sewing, 12 persons; 12th floor—pleating, 12 persons; 14th floor—manufacturing trimmings, 4 persons; 15th floor—manufacturing buttons and trimmings, 5 persons; that no change in use or occupancy is now proposed; that the building is equipped with an approved standpipe and two source sprinkler systems throughout with central office connection and an approved interior fire alarm system and regular monthly fire drills are maintained; that there is one interior 44 inch wide fireproof stairs from roof bulkhead direct to street and one fire tower; and

WHEREAS, Certificate of Occupancy #12095 issued January 24, 1927 against N.B. Applic. 127/26 permits the following use and occupancy: Cellar—store and boiler room, 15 persons; 1st floor—store, 60 persons; 2nd to 14th floor—showrooms and factory, 90 persons each floor; and

WHEREAS, the applicant states that the owners of these premises have signed an agreement with the Quick Response Service, Inc., and will comply with the requirements of General Resolution 630-56-GR and all conditions stipulated by the Board; that exits comply with the requirements of the Labor Law; and

WHEREAS, the premises was inspected by a committee of the Board;

Resolved, that the decision of the Fire Commissioner dated January 22, 1959, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the owner of this building, Bert-Len Realty Co., Inc., their successors and assigns shall at all times subscribe to the Quick Response Service, Incorporated Agency or a similar approved agency, and at all times comply with the requirements of General Resolution 630-56 GR of this Board and all the conditions stipulated by the Board; and that the exits will comply with the requirements of the Labor Law.

70-59-A

APPLICANT—Samuel Rosenblum for L. F. & J. Salz, owners.

SUBJECT—Application February 3, 1959—Appeal from a decision of the Fire Commissioner re Section C19-164.0 of the Administrative Code.

PREMISES AFFECTED—44-50 West 28th Street, south side, 100 feet east of Sixth Avenue, Block 829, Lot 68, Borough of Manhattan.

APPEARANCES—

For Applicant: Samuel Rosenblum.

For Administration: Lieut. John Manfredi, Fire Dept.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Acting Chairman Kleinert, Commissioner

Foley, Commissioner Sleeper and Commissioner Fox 4

Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Fire Commissioner, dated January 22, 1959, reads:

"With reference to your inquiry relative to the requirements of Section C19-164.0 of the Administrative Code, concerning the necessity of keeping an elevator in readiness for use of the Fire Department at all times, day and night, Saturdays and Sundays and holidays included, you are hereby notified that this department is without power to grant your request, which is therefore hereby denied."

and

WHEREAS, the applicant states that the building is 16 stories, 221 feet in height, 99 feet front by 98 feet 9 inches deep at 1st floor, 99 feet front by 86 feet deep at typical floor, of fireproof construction, erected in 1913 on a lot 99 feet front by 98 feet 9 inches in depth, now in an unrestricted use, B area, class 1 $\frac{1}{2}$ height district; used and occupied since 1913 for manufacturing; now used and occupied as follows: cellar—flower market, storage and boiler room, 25 persons; 1st floor—wholesale flower market, 60 persons; 2nd floor—offices and engraving, 30 persons; 3rd floor—engraving, 55 persons; 4th floor—engraving, 30 persons; 5th floor—manufacturing heating pads, 35 persons; 6th floor—pleating, 75 persons; 7th floor—front 7th floor, pleating 25 persons and rear 7th floor, manufacturing of shirts, 6 persons; 8th floor—manufacturing of ties, 75 persons; 9th floor—manufacturing of belts, 75 persons; 10th floor—manufacturing shirts, 65 persons; 11th floor—manufacturing bedspreads, 40 persons; 12th floor—manufacturing kiddie's knitwear, 70 persons; 13th floor—manufacturing of brassieres, 75 persons; 14th floor—front 14th floor, offices of teachers association, 20 persons; rear 14th floor—dress manufacturing, 25 persons; 15th floor—manufacturing of raincoats, 75 persons; 16th floor—shirt manufacturing, 40 persons; that no change in use or occupancy is now proposed; that the building is equipped with approved standpipe and two-source sprinkler systems throughout; that there are two interior fireproof stairs, 3 feet 8 inches wide, from roof bulkhead direct to street; that there is one exterior iron stairs, 2 feet 9 inches wide, from roof to street; and

WHEREAS, the applicant states that the owners of these premises have signed an agreement with the Quick Response Service, Inc., and will comply with the requirements of General Resolution 630-56-GR and all conditions stipulated by the Board; that exits comply with the requirements of the Labor Law; and

WHEREAS, the premises was inspected by a committee of the Board.

Resolved, that the decision of the Fire Commissioner dated January 22, 1959, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the owners of this building, L. F. & J. Salz, their successors and assigns shall at all times subscribe to the Quick Response Service, Incorporated Agency or a similar approved agency, and at all times comply with the requirements of General Resolution 630-56-GR of this Board and all the conditions stipulated by the Board; and that the exits will comply with the requirements of the Labor Law.

47-33-A—Vol. II

APPLICANT—Bernard J. Sheftman, for Tryst Holding Corporation, owner.

SUBJECT—Application for consideration—reopening for

MINUTES

amendment of resolution—re Appeal from a decision of the Borough Superintendent—re change of exits; previously granted on condition.
PREMISES AFFECTED—434-442 East 166th Street south side, 196.23 feet west of Washington Avenue, Block 2387, Lot 27, Borough of The Bronx.
APPEARANCES—
 For Applicant: B. J. Sheftman.
ACTION OF BOARD—Appeal reopened as Cal. No. 47-33-A—Vol. II, and set for hearing on June 2nd at 2 P.M. and for inspection by Committee of the Board.
THE VOTE—
 Affirmative: Acting Chairman Kleinert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox 4
 Negative: 0

725-38-A—Vol. II

APPLICANT—Industrial Finishing Company, for Arren Realty Corp., owner.
SUBJECT—Application for consideration—reopening as Vol. II subject to regular procedure—re Appeal from an order and decision of the Fire Commissioner; previously granted on condition.
PREMISES AFFECTED—38-02 22nd Street, southwest corner of 38th Avenue, Block 391, Lot 18, Long Island City, Borough of Queens.
APPEARANCES—
 For Applicant: Richard H. Nappi.
ACTION OF BOARD—Appeal reopened as Vol. II subject to the regular procedure.
 Affirmative: Acting Chairman Kleinert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox 4
 Negative: 0

491-43-A—Vol. II

APPLICANT—Irving Adelsohn, for Veg Packaging Corp., owner.
SUBJECT—Application for consideration—reopening for extension of term of variance—re Appeal from a decision of the Borough Superintendent; previously granted on condition.
PREMISES AFFECTED—108-112 West 3rd Street, south side, 97 feet west of Sullivan Street, Block 540, Lot 17, Borough of Manhattan.
APPEARANCES—
 For Applicant: Irving Adelsohn.
ACTION OF BOARD—Appeal reopened as Cal. No. 491-43-A—Vol. II, and set for hearing on May 26, 1959, at 2 P.M. and for inspection by a Committee of the Board.
THE VOTE—
 Affirmative: Acting Chairman Kleinert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox 4
 Negative: 0

202-44-A—Vol. II

APPLICANT—Harry M. Prince, for Prescott Neighborhood House, owners.
SUBJECT—Application reopened February 25, 1959 as Volume II—appeal from a decision of the Borough Superintendent—proposed use of day care nursery, Class 3 Construction.
PREMISES AFFECTED—247 East 53rd Street, north side, 100 feet west of Second Avenue, third floor, Block 1327, Lot 20, Borough of Manhattan.
APPEARANCES—
 For Applicant: Harry M. Prince.
ACTION OF BOARD—Laid over to June 2, 1959, at 2 P. M. for inspection and decision; hearing closed.

829-56-A

APPLICANT—Lama, Proskauer and Prober, for Jenny Lazzaro, owner.
SUBJECT—Application November 26, 1956—Appeal from a decision of the Borough Superintendent—re egress.
PREMISES AFFECTED—84 University Place, west side, 48 feet north of East 11th Street, Block 569, Lot 26, Borough of Manhattan.
APPEARANCES—
 For Applicant: Alfred A. Lama.
ACTION OF BOARD—Laid over to May 26, 1959, at 2 P. M., for applicant to secure permission to use adjoining property as an exit from the foot of the fire escape; hearing previously closed.

410-58-A

APPLICANT—Norman Lederer and Leonard Joseph, for Hersey Lumber Distributors, owners; Crane and Clark Lumber Corp., lessee.
SUBJECT—Application July 7, 1958—Appeal from an order and decision of the Fire Commissioner—re Yard Hydrant System.
PREMISES AFFECTED—55-01 Grand Avenue, north side, 200 feet west of 57th Street, Block 2610, Lot 240, Maspeth, Borough of Queens.
APPEARANCES—
 For Applicant: Leonard Joseph.
 For Administration: Lieut. John Manfredi, Fire Dept.
ACTION OF BOARD—Laid over to June 2, 1959, at 2 P. M. for continued hearing and for inspection by a committee of the Board.

11-59-A

APPLICANT—Samuel Rosenblum for Mollie Perl binder Sunshine Nursery School, Incorporated, owner.
SUBJECT—Application January 7, 1959—appeal from decision of Borough Superintendent re certificate of occupancy.
PREMISES AFFECTED—1440 Bryant Avenue, east side, 125 feet south of Jenning Street, Block 2999, Lot 19, Borough of the Bronx.
APPEARANCES—
 For Applicant: Samuel Rosenblum, Mrs. S. Brenenson and Mrs. R. S. Bookman.
ACTION OF BOARD—Laid over to May 26, 1959, at 2 P. M. for inspection by committee of Board and for applicant to further develop the plans and produce a section showing where the heating plant is and what the doors and the stairway enclosure are constructed of.

793-20-BZ—Vol. II

APPLICANT—Irving P. Marks, for 6101 Realty Corporation, owner; The Great Atlantic and Pacific Tea Co., lessee.
SUBJECT—Application for consideration—reopening for amendment of resolution—re Application, decision of the Borough Superintendent; previously granted on condition, under section 7c of the Zoning Resolution, to permit partly in a business and partly in a residence use district, the change in use of a building from theatre to a self-service market, office and bowling alleys in place of dance hall and the erection of a one and two-story extension at the southerly side of the building.
PREMISES AFFECTED—720-730 Washington Avenue, west side, 32 feet, 6 inches south of Prosepect Place, Block 1160, Lot 37, Borough of Brooklyn.
APPEARANCES—
 For Applicant: Irving P. Marks.
ACTION OF BOARD—Application reopened and resolution amended.

MINUTES

THE VOTE—

Affirmative: Acting Chairman Kleinert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox. 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. II on December 16, 1958 on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on December 16, 1958, only insofar as it refers to:

"1. The closing in of the courtyard along the south side of the building at the second floor level; and

2. The closing off and eliminating the existing stairs near the building line at the northeasterly corner of the building, and substituting therefor an exterior concrete stairs enclosed in masonry at the northwesterly corner of the building leading from the second floor down into the courtyard along the north side of the old theatre directly to Washington Avenue, all as shown on plans marked "Received March 31, 1959," 3 sheets; that in all other respects the resolution cited above shall be complied with; and that all permits shall be obtained and all work completed and a certificate of occupancy issued within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution. (Alt. 1126/58)

528-31-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Jacob and Sophie Horr, owners.

SUBJECT—Application for consideration—reopening for extension of term of variance—re Application, decision of the Borough Superintendent; previously granted on condition, under sections 7f and 7i of the Zoning Resolution, permitting in a residence and local retail use district, the extension and reconstruction of existing gasoline service station, to include lubricatorium, auto laundry, motor vehicle repair shop, boiler room and office.

PREMISES AFFECTED—70-38 to 70-48 Kissena Boulevard and 153-11 to 153-19 70th Road, northwest corner, Block 6656, Lot 52, Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Acting Chairman Kleinert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox 4
Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. II on May 17, 1949 on certain conditions; and

WHEREAS, time to obtain permits and complete the work was last extended on June 5, 1951; and

WHEREAS, the applicant requested an extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on May 17, 1949 and thereafter amended through June 5, 1951 only so far as it refers to the term of variance, so that as amended this portion of the resolution shall read:

"... granted under Section 7, Subdivision f for a term of ten years from the date of this *amended* resolution, to permit; that other than as herein *amended* the resolution above cited shall be complied with in all respects; and that all permits, including a new Certificate of Occupancy, shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution." (Alt. App. 3001/48.)

21-33-BZ—Vol. II

APPLICANT—Samuel A. Goldstein, for Knapp Auto Bodies, Inc., owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which has expired February 11, 1957—re Application, decision of the Borough Superintendent; previously granted on condition, under sections 7e and 7A of the Zoning Resolution, permitting in a retail zone and partly in a residence zone, the increase in area of an existing non-conforming use for the purpose of a boiler room, storage garage, body and fender works, spraying, painting, welding, storage of paint and permitting the location of a business entrance within 75 feet of an abutting residence use district.

PREMISES AFFECTED—181-02 to 181-18 Hillside Avenue and 88-01 181st Street, southeast corner, Block 9917, Lot 43, Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Samuel A. Goldstein.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Acting Chairman Kleinert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox 4
Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. II on December 11, 1956 on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on December 17, 1957; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on December 17, 1957 only as to the time to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"... that in view of the statement by the applicant that as of December 17, 1958 the work was substantially completed, that all permits required, including a certificate of occupancy, shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution." (Alt. App. 564/55.)

50-42-BZ

APPLICANT—M. B. Rhine, for Marie Rusciano, owner; Harry Barkoff, lessee.

SUBJECT—Application for consideration—reopening for extension of term of variance which has expired May 7, 1959—re Application, decision of the Borough Superintendent; previously granted on condition, under section 7i of the Zoning Resolution, permitting in a business use district, for a term of years, the conversion of occupancy of an existing building to a motor vehicle repair shop.

PREMISES AFFECTED—1261 Jerome Avenue, west side, 70 ft. south of West 169th Street, Block 2855, Lot 28, Borough of The Bronx.

APPEARANCES—

For Applicant: Sydney H. Kitzler.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Acting Chairman Kleinert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox 4
Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on May 12, 1942 on certain conditions; and

WHEREAS, the term of variance was last extended on May 7, 1957; and

WHEREAS, the applicant requested a further extension of the term of variance.

MINUTES

Resolved, that the board of Standards and Appeals does hereby *amend* the resolution adopted on May 12, 1957 only so far as it refers to the term of variance, so that as *amended* this portion of the resolution shall read:

"... granted under Section 7, Subdivision i for a term of two years from the date of this *amended* resolution, to permit; that other than as herein *amended* the resolution above cited shall be complied with in all respects; and that all permits, including a new Certificate of Occupancy, shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution." (Alt. App. 1048-41 and 517-55.)

311-46-BZ—Vol. III

APPLICANT—Lama, Proskauer & Prober, for Socony-Mobil Oil Company, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which has expired April 21, 1959—re Application, decision of the Borough Superintendent; previously granted on condition, under section 7c of the Zoning Resolution, to permit in a business and residence use district, the maintenance of the existing gasoline service station, lubritorium, auto laundry, minor auto repairs, office and sale of accessories, boiler room, dealer training room and storage and heater room and to change the use of that portion of the premises occupied as a used car sales lot to a parking lot for the parking and storage of more than five (5) motor vehicles and to relocate the pump islands, install new pumps and add one additional curb cut.

PREMISES AFFECTED—165-01 to 165-17 (165-01 official) Hillside Avenue and 87-45 to 87-53 165 th Street, northeast corner, Block 9837, Lots 10 and 13, Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Acting Chairman Kleinert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox 4
Negative: 0

THE RESOLUTION—

WHEREAS, this application was amended by the Board as Vol. III on October 21, 1958 on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on October 21, 1958 and *amended* through January 27, 1959 only as to the time to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that all permits required, including a certificate of occupancy, shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution." (Alt. App. 302/58.)

427-49-BZ—Vol. II

APPLICANT—Arnold W. Lederer, for Joseph Moldau, owner; Weiss Bros., lessee.

SUBJECT—Application for consideration—reopening for extension of time to complete which has expired April 7, 1959—re Application, decision of the Borough Superintendent; previously granted on condition, under sections 21 and 7e of the Zoning Resolution, to permit in a residence use district, the change in occupancy from pumping station and storage to storage of office stationery and similar dry goods and loading and unloading and as later amended for storage and sale of new and used industrial equipment.

PREMISES AFFECTED—363-365 Dahill Road, eastside, 240 feet north of Cortelyou Road, Block 5369, Lot 52, Borough of Brooklyn.

APPEARANCES—

For Applicant: Arnold W. Lederer and Mr. Moldau.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Acting Chairman Kleinert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox. 4
Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on October 7, 1958 on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on October 7, 1958 only as to the time to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that all permits required, including a certificate of occupancy, shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution." (Alt. App. 2259/56)

286-54-BZ

APPLICANT—Max Horn, for Bernice Service Corporation, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance—re Application, decision of the Borough Superintendent; previously granted on condition, under section 7h of the Zoning Resolution, to permit in a residence use district, the parking and storage of motor vehicles.

PREMISES AFFECTED—41-16 Rockaway Beach Boulevard and 310 Beach 42nd Street, northeast corner, Block 365, Lot 6, Edgemere, Borough of Queens.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Acting Chairman Kleinert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox. 4
Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on July 27, 1954 on certain conditions; and

WHEREAS, the applicant requested an extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 27, 1954, only so far as it refers to the term of variance, so that as *amended* this portion of the resolution shall read:

"... granted under Section 7, Subdivision h for a term of five years from the date of this *amended* resolution, to permit; that other than as herein *amended* the resolution above cited shall be complied with in all respects; and that all permits, including a new Certificate of Occupancy, shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution." (Alt. App. 452/54.)

677-57-BZ

APPLICANT—Degenhardt, Miller and Lindberg, for A. J. Fritschy Corp., owner.

SUBJECT—Application for consideration—reopening for extension of time to complete—re Application, decision of the Borough Superintendent; previously granted on con-

MINUTES

dition, under section 21 of the Zoning Resolution, to permit in a "C" are district, the erection of a two-story building to be used in conjunction with the existing structural steel and ornamental iron fabrication shop, the proposed addition will occupy more than the permitted area coverage.

PREMISES AFFECTED—220 Dupont Street, 121-135 Provost Street, southwest corner and 237-251 Eagle Street, Block 2497, Lot 23, Borough of Brooklyn.

APPEARANCES—

For Applicant: Eugene Miller.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Acting Chairman Kleinert, Commissioner

Foley, Commissioner Sleeper and Commissioner Fox. 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on June 17, 1958 on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 17, 1958 only as to the time to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that plans have been approved by the Department of Buildings, that all permits required, including a certificate of occupancy, shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution." (Alt. App. 2417/57)

864-57-BZ

APPLICANT—Leonard F. Rothkrug, for Sovereign Homes Inc., owner.

SUBJECT—Application for consideration—reopening for amendment of resolution—re Application, decision of the Borough Superintendent; previously granted on condition, under sections 7e of the Zoning Resolution, to permit in a local retail use district, the erection and maintenance of a gasoline service station, car wash (non-automatic), lubricatorium, motor vehicle repair shop with hand tools only, office and sales all for a temporary term of 15 years.

PREMISES AFFECTED—2-8 Bay 49th Street and 2356-2366 Stillwell Avenue, northwest corner, Block 6903, Lot 47, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Acting Chairman Kleinert, Commissioner

Foley, Commissioner Sleeper and Commissioner Fox. 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on June 10, 1958 on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 10, 1958, in the following respects:

"1. That the accessory building may be decreased in size from three bays to two bays; and from 55 ft. by 30 ft. to a V-shaped building 40 ft. and 24 ft. 6 in. along the rear lines and 28 ft. and 11 ft. 6 in. and 28 ft. 6 in. along the front lot lines and 30 ft. in depth;

2. That the curb cuts may be increased in width from 25 ft. to 30 ft., in accordance with drawing field with this request for amendment marked "Received March 20, 1959", one sheet, and "April 20, 1959", one sheet; and that in all other respects the resolution cited above shall be complied with." (N. B. 2109/57)

291-58-BZ

APPLICANT—Leonard F. Rothkrug and Herbst and Rusciano; Robert Lyle Realty Corp., owner; Downstairs Restaurant, Inc., lessee.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired April 15, 1959—re Application, decision of the Borough Superintendent; previously granted on condition, under section 7e of the Zoning Resolution, to permit in a restricted retail use district, in an existing five story and cellar building, the change in occupancy from restaurant, bar and apartments to restaurant, bar cabaret and apartments, the cabaret to occupy the second floor.

PREMISES AFFECTED—37 West 56th Street, north side, 300.7 feet east of 6th Avenue, Block 1272, Lot 15, Borough of Manhattan.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Acting Chairman Kleinert, Commissioner

Foley, Commissioner Sleeper and Commissioner Fox 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on October 15, 1958, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on October 15, 1958 only as to the time to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that all permits required, including a certificate of occupancy, shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution." (Alt. App. 1923/45).

191-29-BZ—Vol. II

APPLICANT—Ivan Pinsker, for Gussie Furst, owner; Marks Petroleum Prods. Corp., lessee.

SUBJECT—Application for consideration—reopening as Vol. II subject to regular procedure—re Application, decision of the Borough Superintendent; previously granted on condition, under section 21 of the Zoning Resolution, to permit in a business district the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—1656-64 St. Marks Avenue, and 1713-23 Eastern Parkway, southwest, Block 1460, Lot 32, Borough of Brooklyn.

APPEARANCES—

For Applicant: Ivan Pinsker.

ACTION OF BOARD—Application reopened as Vol. II subject to the regular procedure.

THE VOTE—

Affirmative: Acting Chairman Kleinert, Commissioner

Foley, Commissioner Sleeper and Commissioner Fox 4

Negative: 0

25-45-BZ—Vol. II

APPLICANT—Sidney H. Kitzler, for Berlin Beverage Service, Inc., owner; Abbott Chair & Party Supply Co., Inc.

SUBJECT—Application for consideration—reopening as Vol. II subject to regular procedure—re Application, decision of the Borough Superintendent; previously granted on condition, under 7e of the Zoning Resolution, permitting in a residence use district, for a term of years, the change in occupancy of existing building, from garage, milk distribution station and office, to private garage for not more than eight (8) cars and for the storage of building materials and offices and indoor loading platform.

MINUTES

PREMISES AFFECTED—211-213 (205-213 displayed), Highland Place, east side, 260 feet, north of Atlantic Avenue, Block 3959, Lot 7, Borough of Brooklyn.

APPEARANCES—

For Applicant: Sydney H. Kitzler.

ACTION OF BOARD—Application reopened as Vol. II subject to the regular procedure.

THE VOTE—

Affirmative: Acting Chairman Kleinert, Commissioner

Foley, Commissioner Sleeper and Commissioner Fox 4

Negative: 0

150-50-BZ

APPLICANT—Henry Nordheim, for Wiljay Realty Company, owner.

SUBJECT—Application for consideration—reopening as Vol. II subject to regular procedure—re Application, decision of the Borough Superintendent; previously granted on condition, under section 7c of the Zoning Resolution, to permit in a retail use district, the reconstruction and extension to accessory building of existing gasoline service station.

PREMISES AFFECTED—1413 Williamsbridge Road and 2733 East Tremont Avenue northwest corner, Block 4076, Lot 1, Borough of The Bronx.

APPEARANCES—

For Applicant: Joseph A. O'Mara.

ACTION OF BOARD—Application reopened as Vol. II subject to the regular procedure, for a proposed new gasoline service station.

THE VOTE—

Affirmative: Acting Chairman Kleinert, Commissioner

Foley, Commissioner Sleeper and Commissioner Fox 4

Negative: 0

584-58-BZ

APPLICANT—Lama, Proskauer and Prober, for Menora Caterers Inc., owner.

SUBJECT—Application for consideration—reopening and rehearing—re Application, decision of the Borough Superintendent; previously denied, under section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot for the parking of patron's cars in conjunction with the Masonic Temple located on the corner plot.

PREMISES AFFECTED—1362-1364 50th Street, south side, 140 feet west of 14th Avenue, Block 5649, Lots 32 and 33, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

ACTION OF BOARD—Application reopened as Vol. II subject to the regular procedure, except that photographs, radius diagram and such other material as the engineer may determine proper from the first case may be used in the second; however, notice to the surrounding property owners shall be served in the regular manner.

THE VOTE—

Affirmative: Acting Chairman Kleinert, Commissioner

Foley, Commissioner Sleeper and Commissioner Fox 4

Negative: 0

499-31-BZ—Vol. III

APPLICANT—Redleaf & Ain, for Ernest Reiss, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired April 27, 1959—re Application, decision of the Borough Superintendent; previously granted on condition, under section 7f of the Zoning Resolution, to permit in a retail use district, the installation of two new islands (one containing two pumps and one containing three pumps), two additional 550 gallon buried gasoline tanks (capacity of 1100 gallons), relocate the existing fence 40 feet westerly and extend the present use to include minor repairs with hand tools and parking of cars awaiting service.

PREMISES AFFECTED—262-12 to 262-20 Hillside Avenue and 84-01 263rd Street, southwest corner, Block 8792, Lot 29, Floral Park, Borough of Queens.

APPEARANCES—

For Applicant: Theodore Ain.

ACTION OF BOARD—Laid over to June 2, 1959, at 2 P. M. Special Order Cal. for decision after inspection as to any changes in the neighborhood and as to compliance with the original resolution.

THE VOTE—

Affirmative: Acting Chairman Kleinert, Commissioner

Foley, Commissioner Sleeper and Commissioner Fox 4

Negative: 0

Adjourned: 5:15 P. M.

JOSEPH J. DOYLE, *Chief Clerk.*

*CORRECTION

The minutes of the meeting of the Board of Standards and Appeals held on March 31, 1959, as they appeared in Bulletin No. 14, Vol. 44, hereby corrected to read as follows:

421-37-BZ—Vol. III

APPLICANT—Henry Nordheim, for Anthony Moccia, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired March 5, 1959—re Application, decision of the Borough Superintendent; previously granted on condition, under section 7h of the Zoning Resolution, to permit in a residence use district, the extension of an existing parking lot by the addition of two adjoining lots.

PREMISES AFFECTED—1110 East 216th Street and 3585 Wilson Avenue, southwest corner, Block 4710, Lots 24 and 26, Borough of The Bronx.

APPEARANCES—

For Applicant: Henry Nordheim.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Klein-

ert, Commissioner Foley, Commissioner Sleeper and

Commissioner Fox 5

Negative: 0

THE RESOLUTION—

WHEREAS, this application was amended by the Board under Vol. II on March 5, 1957, as to Lots 22 and 23; and

WHEREAS, this application was amended under Vol. III on March 11, 1958, as to Lots 24 and 26; and

WHEREAS, the applicant requested an extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on March 8, 1955 as thereafter amended by resolutions adopted through March 11, 1958 under Volumes II and III, only so far as it refers to the term of variance, so that as amended this portion of the resolution shall read:

"... granted under Section 7, Subdivision h for a term of two years from the date of this amended resolution, to permit; that other than as herein amended the resolution above cited shall be complied within all respects; and that all permits, including a new Certificate of Occupancy, shall be obtained and all work completed within six months from the date of this amended resolution." (Alt. App 634-54 and Alt. App. 1105-56)

* Correction—The first and second whereas paragraphs corrected relative to the dates of certain actions and the lot number involved, as indicated in italics and to combine this last action under Volume III.

PUBLIC HEARING

Proposed Revision of Rules of Procedure

(89-27-SR)

NOTICE IS HEREBY GIVEN that a public hearing will be held by the Board of Standards and Appeals on *Friday morning* May 22, 1959 at 10 A. M., at 80 Lafayette Street, 9th floor, Manhattan, on the Proposed Revision of the Rules of Procedure.

ARTICLE I—PUBLIC HEARINGS

1. Regular sessions designated as public hearings of the Board of Standards and Appeals shall be held on Tuesday of each week at 10 A. M. and 2 P. M., and such additional sessions on days to be set by the Board and as may be deemed necessary to facilitate the work of the Board.

2. Sessions shall be devoted to hearings on applications for variances of the Zoning Resolution; appeals from administrative orders or decisions; applications for variances of the Labor Law, Multiple Dwelling Law or Multiple Dwelling Code; applications pursuant to the General City Law; applications for approval of appliances, materials and methods of construction and consideration of rules and such other matters coming before the Board. Such sessions shall be published in the Bulletin of the Board of Standards and Appeals.

3. Special sessions may be called by the Chairman or at the request of three Commissioners, provided that notice is given to each Commissioner at least twenty-four hours before the time set for such session.

4. All hearing sessions shall be open to the public.

5. A quorum of the Board of Standards and Appeals shall consist of three Commissioners.

6. The Commissioners of the Board shall attend sessions in person, except that, during absence or disability, a substitute may act as provided by law.

ARTICLE II—CASES BEFORE THE BOARD

1. Every application under the Zoning Resolution, every administrative appeal, every application pursuant to General City Law, Multiple Dwelling Law or Multiple Dwelling Code or Labor Law, and every application for approval of any materials, appliances or methods of construction shall be made to the Board on the forms provided, and shall include the data required in such forms as to supply all information necessary for a clear understanding by the Board, the Director and the staff. The statements of essential information made by the applicant and the determination of the Board in each case will be incorporated in a resolution formally adopted and published in the Bulletin of the Board. Officials, who are charged with the enforcement of the laws, ordinances and rules relating to buildings in the City of New York shall be bound by resolutions and, before granting a permit or taking any other action, shall see that there are no misstatements as to facts and that the conditions of the resolution are observed. Any administrative official discovering any misstatement of essential information is requested to notify the Board, in order that it may take such actions as the circumstances require. All approvals or actions shall remain valid only as long as the information and the conditions on which the resolution are based are maintained.

2. Any communication purporting to be an application or appeal shall be regarded as a mere notice of intention to seek relief and shall have no force or effect until it is made in the form required, except as provided in Article VI.

3. Upon receipt of any such communication, the writer shall be supplied with the proper forms for presenting his application or appeal and shall file the proper form and furnish all necessary data within thirty (30) days of the date of the order or decision appealed from, except as provided in

Article VI. Before such appeal or application is docketed and Calendar number assigned, he shall pay the prescribed fee.

4. A duplicate copy of each application or appeal required by this article shall be forwarded by the applicant, immediately upon compliance with Subdivision 3 of this article, to the administrative official from whose order or determination the appeal is made. When such application is filed pursuant to the General City Law, a copy of each application and plans relative thereto shall simultaneously be served on the President of the Borough in which the premises are located. Proof of such service shall be filed with the Board.

5. At the public hearing of a case before the Board, the applicant shall first present the argument in support of the case and those in objection shall follow. To maintain orderly procedure, each side shall proceed without interruption by the other.

6. Every person before the rostrum shall abide by the order and direction of the Chairman. Discourteous or disorderly conduct shall be regarded as a breach of his privileges and shall be dealt with as the Chairman deems proper. Subject to the direction of the Board, the Director shall enforce these rules and supervise the Sergeant at Arms in maintaining order and decorum in the hearing room and lobbies during all public hearings.

7. Commissioners shall not proceed to question or discuss an issue, put a motion or offer a resolution until they shall have addressed the Chairman and shall have been recognized by him. During the progress of the roll call, no Commissioner shall interrupt or leave his seat.

ARTICLE III—THE CALENDAR

1. Each case filed in the proper form, with the required data, shall be numbered serially except that, when a new case is filed for the same premises as a disposed-of case and the Board so directs, the original calendar number may be used and, in addition, the case shall be termed Volume I, II, or III, etc., as the case may be.

The Calendar numbers shall begin anew on January 1st of each year, and shall be hyphenated with the number of the year and the initials indicating the character of the case.

2. As soon as a case is filed and fee is paid, it shall receive a calendar number, be placed on the docket and referred to the examiners for review. When the examiners find that the applicant has properly completed his application or appeal, the applicant shall be notified of the date on which his case will be set for public hearing.

3. Each case, other than the Special Order cases, shall be listed by Calendar number and premises in the Hearing Calendar printed in the Bulletin of the Board, under the title of the respective proceedings and the date for which such case has been set.

4. The Special Order cases shall consist of applications for any extension of the time to complete the work, for any extensions of the term of the variance, for the restoration of a case to the docket, for any amendment to the resolution or for any other action in any matter coming before the Board.

ARTICLE IV—DISPOSITION OF CASES

1. The final determination of any application or appeal before the Board shall be in the form of a resolution either reversing, varying or modifying the order, requirement, decision or determination appealed from, granting the application or appeal or affirming the order or decision and denying the application or appeal, or dismissing the application or appeal for lack of jurisdiction or prosecution. The concurring vote of three Commissioners shall be necessary to a decision. If a resolution fails to receive three votes in favor of the applicant, the action will be deemed equivalent

PUBLIC HEARING

to a denial and a resolution denying such application or appeal shall be formally entered on the record unless there be a Commissioner absent at the roll call and the vote of the absentee added to the number of votes for the applicant would be equal to three, in which case the matter will be laid over for consideration and final determination.

2. With the consent of the Board, any applicant may withdraw his application or appeal at any time prior to action thereon, but, if a motion has been made, and be pending, such motion shall have precedence.

3. No application or appeal which has been dismissed or denied can be considered again except on a motion adopted to reconsider the vote or to restore to the Calendar.

4. No request for a re-hearing will be granted unless substantial new evidence is submitted. If, on motion of a Commissioner, adopted by three affirmative votes, the request is granted, the case shall be put on the docket and calendared for rehearing.

In all cases the request for rehearing shall be in writing, reciting the reasons for the request, and shall be accompanied by the necessary data and diagrams. Such request shall be filed with the Director who may then set a date when the request for restoration to the Calendar shall be submitted to the Board, of which date the person making the request shall be notified.

5. The Board may, on the motion of any Commissioner, review any decision that it has made and may reverse or modify such decision, but no such review shall prejudice the rights of any person who has in good faith acted thereon before it is reversed or modified.

ARTICLE V—ZONING APPLICATIONS

1. No application for a variance or modification of the provisions of the Zoning Resolution shall be entertained by the Board except in a specific case, and from an order, requirement, decision or determination made by the Commissioner of Buildings or any Borough Superintendent of the Department of Buildings, on the ground that the proposed plan or use violates the Zoning Resolution, except when the Board has original jurisdiction.

2. No such application shall be entertained unless the application is filed within thirty (30) days from the date of the action of the Commissioner of Buildings or any Borough Superintendent of the Department of Buildings.

3. Every application shall be made on Form BZ and shall be accompanied by all the data required by such forms, and shall be considered subject to such rules as the Board has adopted or may adopt under the Zoning Resolution.

4. As soon as any application is completed by the filing of the data required in Form BZ and payment of the prescribed fee, the case shall receive a calendar number. After a review of the application by the Examiner, the applicant shall be notified by the Director on Form 6CC of the date set for the Public Hearing, which shall be at least thirty (30) days after the mailing of said notice. With this notice, the applicant shall be supplied with an official copy of Form 7NO, which he is required to send, **NOT LESS THAN TWENTY (20) DAYS PRIOR TO THE DATE OF SUCH HEARING**, to every property owner entitled to notice of the application. Within *five* (5) days of such hearing date, the applicant must file a verified statement that he has so notified each such property owner either by personal service or by registered or certified mail. Not less than fourteen (14) days notice of the said hearing shall be given by publication in the Bulletin of the Board.

5. On the date set for the Public Hearing, the applicant, owner, his architect, engineer, agent or attorney shall state his case; then the opposition shall be heard, and both shall have an opportunity for rebuttal.

6. Any application that has been denied after a Public Hearing cannot be reheard except on new material facts or under a different section of the Zoning Resolution.

7. Property owners in the affected area of the zoning application may appear at the Public Hearing and voice their objections in person, or by agent or attorney. Each person shall give his or her name after being recognized by the Chairman, the block and lot of the property owned by him or her and then briefly state his or her objections. In lieu of a personal appearance, or by an agent or attorney, he may file his or her views in writing on Form 9C, which is obtainable at the offices of the Board. Briefs will be accepted only if filed at least three (3) days before the Public Hearing. "Printed Instructions to Objectors", adopted by the Board, shall be available to such property owners free of charge, as a guide in filing their opposition to the application for a zoning variance.

ARTICLE VI—APPEALS

1. No appeal from any order, requirement, decision or determination of the Commissioner of Buildings, or any Borough Superintendent of the Department of Buildings or the Fire Commissioner or from any rule or regulation relating to the construction, alteration, demolition, structural changes, equipment, occupancy or use of any building or structure or premises under the Charter or the General City Law or any other law under which the Board has jurisdiction shall be entertained unless such appeal is filed on Form A with all the data required in such form, within thirty (30) days from the date of the order, requirement, decision or determination, appealed from, except that minor appeals from orders or decisions may be filed on Form A accompanied by a written description of the premises and a copy of the order or decision. What constitutes minor appeals from orders or decisions shall be determined by the Board.

NEW ARTICLE VII—LABOR LAW VARIANCES

1. No application for a variance of the Labor Law, or of any rule adopted thereunder, affecting the demolition, construction or alteration of buildings, exits therefrom, the installation of fixtures or apparatus, as authorized by Section 666 of Chapter 27 of the New York City Charter, shall be entertained unless it is made on Form A, with all the data required on such form within thirty (30) days of the date of the administrative order.

ARTICLE VIII—MATERIALS, APPLIANCES AND METHODS OF CONSTRUCTION

1. No application for and approval of a material, appliance or method of construction shall be entertained unless it is filed on Form SA/SM, with all the data required.

ARTICLE IX—ADOPTION OF RULES

1. No application for the adoption or amendment to any of the rules of the Board shall be entertained unless the application is made in writing.

2. No proposed rule or regulation or amendment thereto, originating with the Board or submitted to the Board for adoption, shall be published in the Bulletin, until such publication is authorized by at least three (3) Commissioners.

3. No resolution of the Board of Standards and Appeals adopting or amending any rule or regulation under Section 666 of the Charter or any other law shall be adopted unless such proposed rule or regulation shall have been published in the Bulletin of the Board for at least ten days prior to a public hearing thereon. Three (3) affirmative votes of the Board shall be necessary for the adoption of such resolution. No such rule shall become effective until twenty (20) days after publication in the Bulletin.

ARTICLE X—ADOPTION OF OTHER RESOLUTIONS

1. Every resolution of the Board of Standards and Appeals suggesting changes or amendments to the law and every resolution not otherwise provided for, shall require at least three (3) affirmative votes for its adoption.

PUBLIC HEARING

ARTICLE XI—INSPECTIONS

1. In any case in which the Board may deem it necessary, inspection of the premises in question may be ordered by the Board. Such inspection shall be made by a Committee of not less than two (2) Commissioners and they shall report their findings to the Board at any executive session, prior to the public hearing at which the vote will be cast. The committee may include the Director and/or a staff engineer as designated by the Board. Any Commissioner of the Board shall be included in the Committee, upon his request.

ARTICLE XII—TESTS

1. The five (5) Commissioners of the Board shall constitute the Supervisory Committee on materials, appliances and methods of construction. In any case in which a test is required, the Director shall order such test of any material, appliance or method of construction. Such tests shall be conducted according to the rules adopted by the Board, or directives of the Supervisory Committee, and in accordance with the requirements of law for the use of such material, appliance or method of construction. Tests shall be conducted in the presence of such member of the engineering staff as the Director may designate. In lieu of the above, tests made of the material, appliance or method of construction, by a recognized standard testing laboratory, City or State department, may be acceptable, but the Board reserves the right to be represented at tests by a member of the Engineering Staff or Board or any other person designated by the Supervisory Committee. The complete report of such tests shall be made to the Board in writing.

2. All expenses, including laboratory and traveling expenses, of such tests shall be borne by the applicant and no cost of such tests shall be borne by the Board.

3. Three (3) affirmative votes of the Board shall be necessary for the approval of such material, appliance or method of construction.

ARTICLE XIII—RECORDS

1. All applications and appeals shall be on the required forms, and all communications, reports, etc., relating thereto shall be on sheets approximately 8½ inches by 11 inches in size. Plans shall be on sheets 8½ inches by 11 inches or double thereof unless otherwise accepted by the Director. After final disposition, all applications and appeals and other papers appertaining thereto shall be suitably bound and indexed and filed numerically in cabinets. All applications and appeals, shall upon application to the clerk in charge, be accessible to the public at all reasonable hours.

2. All drawings shall be properly titled, numbered, dimensioned, dated, and otherwise shall conform with the instruction sheet. No drawings shall be accepted unless they bear the seal of a registered architect or licensed professional engineer.

ARTICLE XIV—THE BULLETIN

1. The Bulletin of the Board of Standards and Appeals shall be published each week except during recess. It shall contain:

- (1) Directory of the Board.
- (2) Docket of cases filed since the last publication of the Bulletin.
- (3) The Hearing Calendar.
- (4) Notice of Hearing on proposed rules or the amendment of rules.
- (5) An abstract of the minutes of each meeting, including a brief statement of the action in each case, with the roll call thereon and the full text of the resolutions adopted.
- (6) Index of rules adopted.
- (7) Such other information as may be of value to the public and within the scope of the work of the Board.

2. The preparation and editing of material for the Bulletin shall be in charge of such members of the staff as shall be designated by the Director.

3. The Bulletin of the Board of Standards and Appeals is the official publication of the Board in accordance with Section 665 of the New York City Charter. Notice of hearings published in such Bulletin constitutes required legal notice.

ARTICLE XV—OFFICERS

1. The Chairman, or in his absence, the Vice-Chairman shall preside at all sessions. The Chairman, or in his absence, the Vice Chairman, may designate another Commissioner of the Board to preside and perform the duties of the Chair at public sessions or hearings. If the Chairman and Vice Chairman are absent and a quorum is present, they shall choose a presiding officer from among their number.

2. The Chairman, subject to these rules, shall decide all points of order or procedure, at public hearings, unless otherwise directed by a majority of the Board in session at that time.

3. The Chairman shall, subject to these rules, designate the Commissioners of the Board to make inspections and, unless otherwise directed by the vote of three (3) Commissioners of the Board, shall appoint any committee that may be deemed necessary, except as otherwise provided in Article XI.

4. The Chairman, any Commissioner and the Director shall report at executive sessions all pertinent official transactions that do not otherwise come to the attention of the Board.

5. Administrative authority is vested in the Director, who shall, subject to these rules, transact all administrative business of the Board, engage the necessary employees and direct the work of the office. Official correspondence relating to administrative matters shall be signed by the Director. All official correspondence relating to any matters pending before the Board on the Hearing Calendar shall be signed by the Chairman or a member of the Board or staff designated by him. Copies of all incoming official correspondence may be sent to the Chairman, the Commissioners and/or Director.

6. Subject to these rules and the supervision of the Director, the Chief Clerk shall have charge of all accounts and shall see that the files and indices are kept in proper order and up to date and generally supervise the clerical work of the office force.

7. Subject to these rules and the supervision of the Director, the Engineering Staff shall examine and report on all applications and appeals, prepare proposed rules or revised rules assigned to them by the Director, and shall report on the desirability, reasons and necessity for action. They shall supervise and witness the tests conducted under the auspices of the Board.

8. A complete stenographic record of the transactions at public sessions shall be made for the files, and there shall be prepared after each meeting for publication in the Bulletin the abstract of the minutes which are to appear in such Bulletin. Verbatim transcripts of the record or any part thereof may be made as directed by the Chairman or the Director.

ARTICLE XVI—RULES OF PROCEDURE

1. Amendments to these Rules of Procedure may be made by the Board of Standards and Appeals at any public hearing, provided notice of such amendment has been given to each Commissioner of the Board at least three (3) days prior to such session, either in writing or by publication in the Bulletin. Any Rule of Procedure may be suspended at any session by the concurring vote of three (3) Commissioners.

PUBLIC HEARING

NOTICE OF PUBLIC HEARING

CAL. NO. 217-21-SR

NOTICE IS HEREBY GIVEN that a public hearing will be held by the Board of Standards and Appeals *Wednesday* May 27, 1959 at 10 A.M. in Room 909, at 80 Lafayette Street, Manhattan, on the following proposed amendments to the rules covering the installation and use of oil burning equipment and the storage of oils used in construction therewith. New matter in italics, old matter in brackets [] to be omitted.

- 2.5 *CERTIFICATE OF OPERATION: a certificate of operation as provided for in section B26-58.0 of the administrative code shall mean the operating certificate or certificate of operation issued when required by the Department of Air Pollution Control upon completion of the installation of new or remodeled or reconstructed oil burning equipment.*
- 2.6 [2.5] COMMERCIAL INSTALLATIONS: Oil burner installations in buildings, other than dwellings when used for heating and/or generation of power for use on premises.
- 2.7 [2.6] CONTROLS: Such electrical or mechanical devices as are installed for the purpose of providing safe and continuous or intermittent operation.
- 2.8 [2.7] DISCHARGE LINE: That portion of the line between the discharge outlet of the pump and the burner oil inlet connection.
- 2.9 [2.8] DOMESTIC INSTALLATIONS: Oil burner installations installed in dwellings as defined in these rules.
- 2.10 [2.9] DWELLINGS: Buildings used exclusively for dwelling purposes and occupied by one or two families, including convents, rectories, and monasteries.
- 2.11 [2.10] ELECTRICALLY GROUNDED: For protection against lightning shall mean storage tanks set directly in or on the ground and/or with underground piping connections. Where storage tanks without underground piping connections are built on bases above the surface of the earth outside of buildings, such storage tanks shall be grounded at two (2) points 180° (degrees) apart as follows:
- 2.11.1 [2.10.1] The conductor from tank to ground connection shall be of copper not smaller than No. 6 (.162") A.W.G. wire, or pipe not less than one-half inch (1/2") in diameter.
- 2.11.2 [2.10.2] One end of conductor shall be permanently and electrically bonded to tank. The other end shall be bonded to a ground connection consisting of a water pipe or a rod, pipe or plate having a surface area of not less than one hundred and ninety (190) square inches, buried in moist earth not less than two feet (2') below the surface of the earth.
- 2.12 [2.11] FILL PIPE: That portion of the line between the fill pipe terminal and the fill pipe connection in the storage tank.
- 2.13 [2.12] FIRE RETARDING MATERIALS:
- 2.13.1 [2.12.1] One-half (1/2) inch plaster boards, or asbestos boards, or three-eighths (3/8) inch gypsum wall boards weighing not less than 16 pounds per square yard with pointed joints covered with No. 26 U.S. gauge sheet metal with one (1) inch lapped seams nailed to the wood beams when spaced not more than sixteen (16) inches on centers, or nailed to furring strips when the floor beams are spaced more than sixteen (16) inches on centers, or
- 2.13.2 [2.12.2] Two thicknesses of one-quarter (1/4) inch asbestos boards laid with tight staggered joints and nailed to the beams, when spaced not more than sixteen (16) inches on centers, or nailed to furring strips when the floor beams are more than sixteen (16) inches on centers, or
- 2.13.3 [2.12.3] Metal lath weighing not less than three pounds per square yard, attached to furring strips and plastered with Portland cement mortar at least three-quarters (3/4) inch thick.
- 2.13.4 [2.12.4] Note—All fire retardant material to be applied as required in rules for fire retardant material of the Board of Standards and Appeals.
- 2.14 [2.13] GROUND: An electrical conductor having capacity to absorb current.
- 2.15 [2.14] INDUSTRIAL INSTALLATIONS: Oil burner installations for industrial purposes under same requirements as for Commercial Installations.
- 2.16 [2.15] OIL: Any liquid mixture, substance or compound derived from petroleum, including kerosene and fuel oil as defined in section [C19-2.0] B26-47.0 (4) of the Administrative Code and Rule 3.
- 2.17 [2.16] OIL BURNING EQUIPMENT: Any device including burners, oil burning heaters, internal combustion engines used for heating, power or other purposes designed for and/or using oil as defined in these rules.
- 2.18 [2.17] OIL LEVEL INDICATING DEVICE: A means by which the level of the oil in a storage tank may be indicated.
- 2.19 [2.18] OVERFLOW PIPE: A pipe which conveys, by gravity, the oil from the maximum level of an auxiliary tank to the storage tank or from the pump to the storage tank.

PUBLIC HEARING

2.20 [2.19] **PERMANENT DEFORMATION:** Wherever phrase, "without permanent deformation," is used in these rules it shall mean that the tanks or containers shall, after release of test pressure, resume their original size and shape.

2.21 [2.20] **PERMIT:** Shall mean permit for storage of oil.

2.22 [2.21] **PORTLAND CEMENT CONCRETE:** Shall mean a mixture of one (1) part cement and not more than two and one-half (2½) parts sand and five (5) parts of coarse aggregate and complying in all other respects with the requirements of C26-311.0 of the Administrative Building Code.

2.23 [2.22] **PREHEATER:** A device designed for heating oil for the purpose of decreasing the viscosity.

2.24 [2.23] **RELIEF VALVE:** A valve held shut by a spring or other means of automatically relieving pressure in excess of its setting.

2.25 [2.24] **RELIEF LINE:** That portion of the line between the by-pass connection of the relief valve and the supply line or storage tank.

2.26 [2.25] **REMOTE CONTROL:** A hand, electric, or mechanically-operated device to shut off the oil supply. A thermostat is not acceptable as a remote control.

2.27 [2.26] **SCAVERING SCAVENGING LINE:** A line installed to permit the removal of water or foreign matter from a storage tank.

2.28 [2.27] **SHOP FABRICATED:** Shall mean completely built in the shop of the tank manufacturer.

2.29 [2.28] **SHUT-OFF VALVE:** A device that can be actuated to prevent the flow of liquid in a line of pipe.

2.30 [2.29] **STORAGE CONTAINER:** Any container for oil connected to a burner or oil-burning heater and having a capacity of six (6) gallons or less.

2.31 [2.30] **STORAGE TANK:** Any tank for oil having the capacity of two hundred and seventy-five (275) gallons or more, having a fill line and vent line connected thereto.

2.32 [2.31] **STORAGE TANK, AUXILIARY:** Any container for oil having a capacity of not over 60 gallons and used as an intermediary tank for gravity feed and equipped with an automatic or manually operated pump.

2.33 [2.32] **SUPPLY LINE:** That portion of the line between the storage tank and the pump oil inlet connection or hand valve. Where a pump is not used, it shall be that portion of the line between storage tank and burner and burner oil inlet connection or hand valve.

2.34 [2.33] **TEST WELL:** An opening in the top of the storage tank or a straight pipe connected to such opening through which a gauge stick may be inserted into the storage tank.

2.35 [2.34] **TRANSFER PUMP:** An oil pump that is not an integral part of the burner and which is installed between storage tank and burner.

2.36 [2.35] **VENT PIPE:** That portion of the line between vent pipe terminal and vent pipe connection in the storage tank.

6.5 Tanks located along line of Subways.

6.5.2 *For the purpose of this rule a subway shall be deemed to be any covered subsurface railroad or rapid transit roadbed.*

10.1.1 No oil burner installation of more than six (6)

gallons capacity shall be operated until after a *Certificate of Approval* has been issued by the *Commissioner of Buildings* and a permit for the storage of fuel oil has been issued by the Fire Commissioner, *except that temporary operation shall be permitted upon the filing by the licensed oil burner installer of a certified statement that such equipment conforms with the approved application for a work permit and plan submitted therewith, and with applicable provisions of law.*

10.1.2

Application for *Fire Department* permit for the storage of fuel oil shall be made [and fee covering the permit as per rule 10.4.1 to be paid] within ten days after the completion of the installation by the installer who holds a *Certificate of License* issued by the [Fire] *Commissioner of Buildings* on forms furnished by the [Fire] *Commissioner of Buildings* which shall include the location of the building in which the installation has been made, [name and address of owner and/or occupant] name and address of installer, [make and approval number of burners, pumps and other devices, capacity, number and location of storage tanks, together with approval of such installation by the Borough Superintendent of Buildings when required under Rule 10.2] *quantity of fuel oil to be stored and signature of the owner.*

10.1.3

No *certificate or approval* shall be issued by the *Commissioner of Buildings* and no fuel oil storage permit shall be issued by the Fire Commissioner until the installer has furnished [an affidavit] *a certified statement to the Commissioner of Buildings* that the installation complies with all requirements, and that the CO₂ content of the flue gas by actual test of the completed installation is not less than 8 percent without smoking.

10.2.1

The installer shall file with the [Borough Superintendent] *Commissioner of Buildings* plans showing the size and location of all storage tanks having a capacity greater than 275 gallons where such tanks are to be installed either inside of buildings in or below the lowest floor level or outside of buildings below ground. Plans, however, shall be filed where 275 gallon tanks are to be buried and for all places of public assembly. [All plans as in this Section required, shall be certified to the Fire Commissioner by the Borough Superintendent of Buildings before any work is started.] All such plans shall show compliance with all structural requirements and shall show all salient features of the installation. Plans shall also be approved by the [Board of Transportation] *New York City Transit Authority within the limitation in Rule 6.5.1* for all tanks located in or outside of buildings along the line of subways [under the limitation in Rule 6.5.1] *under its jurisdiction.*

10.3.1

All fuel storage tanks and piping installed, as required to be tested by these Oil Burner Rules, shall after installation, except as indicated in this section, be tested by the installer in the manner and the pressures set forth in this section, and proved tight before any fuel oil system shall be placed in operation. A [sworn] *certified statement* by the installer [in proper affidavit form] attesting to such installation and test shall be filed with the [Fire] *Commissioner of Buildings.*

10.4.1

When application for permit for the storage of fuel oil is made, as provided for in Rule 10.1,

3
University of Illinois Library
Serials Dept.
Urbana, Ill.

PUBLIC HEARING

a fee covering the permit shall be paid to the Fire Department in accordance with the schedule given in the Administrative Code.

- 10.5 *Each oil burning installation shall be inspected by a representative of the Department of Buildings and if upon such inspection, it is determined that the installation complies with the requirements of the administrative code, the rules of the Board of Standards and Appeals and all laws and regulations applicable thereto, a certificate of approval shall be issued by the Commissioner of Buildings.*

- 12.2 [Adequate ventilation at least equivalent to area of the smoke pipe at the point where it enters the flue, shall be provided in all rooms in which burners are installed, except that in commercial installations the area for natural fixed ventilation shall be at least equivalent to eight (8) square inches for each gallon of oil for which the fuel burning equipment is rated. Where the fixed ventilation is supplied mechanically and electrically interlocked with the burner, at least the equivalent of two (2) square inches for each gallon of oil for which the fuel burn-equipment is rated, shall be provided.] *Adequate ventilation, at least 15 square inches per gallon of oil per hour, required to fire the equipment to gross output shall be provided in all rooms in which burners are installed. If the fixed ventilation is supplied mechanically, it shall be electrically interlocked with the burner, and it shall be capable of supplying at least 36 CFM of air per gallon oil per hour, required to fire the equipment to gross output. It shall also be capable of maintaining an air pressure in the boiler room when the burner is in operation, no less than the outdoor atmospheric pressure at the same time and elevation.*

- 15.2.1 The provisions of Rule 15.2 shall not apply to heating systems in residential occupancies

where the building or the building units are contiguous on a site or plot under common ownership, and when such systems are equipped with approved, fully automatic, self-checking electrical safety controls which will shut down the system or systems within five (5) seconds following oil flame failure. The collective number of such heating systems, which in operation, shall be under the care and supervision of one person holding a certificate of fitness issued by the Fire Commissioner and who regularly employed on full time, and resides on the premises, and whose employment has as one of its purposes the operating and maintenance of the oil burner, except that a person holding a certificate of fitness as a licensed engineer or as a licensed fireman issued after May 1, 1941 under the provision of C-26-213.0 of the Administrative Building Code, or a person with such license issued prior to May 1, 1941 carrying an endorsement reading "Oil Burner" shall not be required to obtain such certificate. The safety controls shall be reset for burner operation only by the person holding the certificate of fitness or license referred to in this section, or by an installer holding a certificate of license issued by the (Fire) Commissioner of Buildings for the installation of such oil burning equipment.

(Continued from Front Page)

At Special Term, Supreme Court, Mr. Justice Kusnetz held, as follows:

"Motion by the petitioners to restrain the issuance of any permits and/or certificate of occupancy to Freda K. Berger, her agents or assigns, the successful applicant who received a variance from the Board of Standards and Appeals, denied. The motion is granted in so far as petitioners seek to join said Freda K. Berger as a party to this proceeding and to amend the petition in accordance. Submit order." (N. Y. Law Journal, January 20, 1959, page 14.)

In Supreme Court, Queens County, the above entitled proceeding was discontinued by stipulation on April 14, 1959.

352.03
NEW
287

BULLETIN

OF THE

BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

Issued under authority of Chapter 27, Section 665 of the Charter of the City of New York
Published weekly by the Board of Standards and Appeals at its office, 80 Lafayette Street, 9th Floor, Manhattan,
New York 13, N. Y.

Vol. XLIV

Subscription
\$15.00 a year

May 26, 1959

Single Copies, 25 cents
By Mail, 30 cents

No. 21

DIRECTORY

BOARD OF STANDARDS AND APPEALS

EDWIN W. KLEINERT, Acting Chairman

MAX H. FOLEY

HAROLD R. SLEEPER

HUGH P. FOX

SAMUEL L. BECKER, Director

JOSEPH J. DOYLE, Chief Clerk

OFFICE—80 Lafayette Street, 9th Floor, Manhattan, New
York 13, N. Y.

TELEPHONE—WHitehall 3-3600, Extensions 2600-2609, 2769-
2770 and 3020-3024.

CONTENTS

Docket.

Notice of Hearing Calendar.

Minutes of Regular Meeting, Tuesday Morning, May 19,
1959, Affecting Calendar Numbers 192-24-BZ—Vol. II,
289-36-BZ—Vol. II, 149-57-BZ—Vol. II, 150-57-A—
Vol. II, 135-58-BZ, 665-58-A, 750-58-BZ, 760-58-BZ,
85-59-BZ, 86-59-A, 96-59-BZ, 125-59-BZ, 126-59-A,
150-59-BZ, 328-32-BZ—Vol. III, 124-49-BZ—Vol. II,
325-52-BZ—Vol. II, 701-52-BZ—Vol. III, 280-55-BZ,
200-58-BZ—Vol. II, 577-58-BZ, 746-58-BZ, 756-58-BZ
and 773-58-BZ.

Minutes of Regular Meeting, Tuesday Afternoon, May
19, 1959, Affecting Calendar Numbers 175-49-SM,
539-53-SM, 160-56-SA, 1022-57-SA, 328-58-SM, 362-
58-SM, 548-58-SM, 641-58-SA, 16-59-SM, 133-59-SA,
110-36-SA, 487-42-SM, 831-47-SA, 846-55-SA, 487-56-
SA, 488-56-SA, 673-57-SA, 581-53-SM, 39-59-SM,
140-54-A, 655-58-A, 656-58-A, 738-58-A, 106-59-A,
159-59-A, 617-58-A, 4-29-BZ—Vol. II, 282-35-BZ—
Vol. III, 293-36-BZ, 42-37-BZ, 972-41-BZ, 581-42-BZ—
Vol. II, 919-46-BZ—Vol. III, 339-47-BZ, 961-48-BZ—
Vol. II, 166-55-BZ—Vol. II, 250-55-BZ, 671-56-BZ,
641-57-BZ, 717-57-BZ, 95-28-BZ—Vol. IV, 30-30-BZ—
Vol. II, 63-49-BZ, 933-54-BZ—Vol. II, 800-56-BZ and
463-55-BZ—Vol. II.

Special Meeting, Friday Morning, May 22, 1959, Affecting
Calendar Number 89-27-SR.

Corrections Affecting Calendar Numbers 1283-18-BZ—
Vol. II.

Notice of Public Hearing of Proposed Amendments to
Oil Burner Rules.

NOTICE TO APPELLANTS AND APPLICANTS

No appeal or application will be entertained in connection
with which court proceedings are pending or in progress,
unless exception is granted by the chairman, nor accepted
which is not filed within thirty days from the date of the
action of the Administrative Official.

Any communication purporting to be an appeal or appli-
cation shall be regarded as a mere notice of intention to seek
relief until it is filed on the form required by the rules of
this board.

Upon receipt of any such communication the writer will
be supplied with the official forms for presenting his appeal
or application.

At the time of filing an appeal or application, the appel-
lant or applicant shall forward a signed notice of appeal
addressed to the Administrative Official either Borough
Superintendent of Buildings or Fire Commissioner and file
with this board a duplicate of said notice.

Appellants and applicants are advised that their plans must
indicate the points of the compass so as to establish the true
location and position of the property, the subject of the
appeal or application.

Appeals and applications will be simplified and disposition
of same expedited by conforming to these directions.

EDWIN W. KLEINERT, *Acting Chairman.*

HOURS OF CONSULTATION

10 A.M. to 1 P.M.

Any person desiring to consult the Chairman, the Com-
missioners, Director or the Engineers, pertaining to the
work of the board, will be seen only between the hours of
ten in the morning and one in the afternoon—Saturdays ex-
cepted.

PUBLIC HEARINGS

Tuesdays at 10 a.m. and 2 p.m.

Special meetings as published in this Bulletin.

All hearings are held at 80 Lafayette Street, 9th Floor,
Borough of Manhattan.

CALENDAR

DOCKET

New Cases filed up to May 19, 1959

Cal. No. Dept. Premises Affected

328-59-A—B.Q.—115-05 178th Place, northeast corner of Linden Boulevard, cellar and 1st floor, Block 10313, Lot 35, St. Albans, Borough of Queens, Alt. 253-59—re nursery school in a frame building.

329-59-BZ—B.M.—910-924 9th Avenue, east side, 1-17 Columbus Avenue, 339-363 West 58th Street and 22-44 West 60th Street, entire block, Block 1049, Lot 1 (formerly Lots 1, 5-12½ inclusive, 52, 54-61 inclusive, Lots 1-13 inclusive and Lots 52-64 inclusive, Borough of Manhattan, Alt. 590-59—re transient parking as accessory to Class A Multiple Dwellings—residence use district.

330-59-SA—Turbo-Ring Forcerd Draft Burner, Models R6 and R8, gas, gas-oil and oil, manufactured by Gordon and Piatt, Inc., Appliance.

331-59-A—B.B.—7307-7321 18th Avenue, northeast corner of 74th Street, Block 6205, Lot 1, Borough of Brooklyn, B.N. 472-59—re marquee.

332-59-A—F.D.—121 Greene Street, west side, 80 feet north of Prince Street, Block 514, Lot 33, Borough of Manhattan, Decision re Order No. 884-9—re storage of magnesium rods.

333-59-A—F.D.—80 Ainslie Street, northwest corner of Union Avenue, Block 2375, Lot 10, Borough of Brooklyn, Decision—re annealing oven to be of approved type; dissociator to be installed in accordance with resolution.

334-59-A—B.B.—7715-7725 New Utrecht Avenue, northeast corner of 78th Street, Block 6274, Lot 60, Borough of Brooklyn, B.N. 1384-58—re marquee.

335-59-BZ—B.B.—315 Nicholas Avenue, northwest corner of Atlantic Avenue, Block 4151, Lot 1, Borough of Brooklyn, N.B.—re sales of used cars with accessory office building—residence use district.

336-59-BZ—B.B.—838-844 Fulton Street and 489-493 Vanderbilt Avenue, southeast corner, Block 3010, Lots 25, 27 and 28, Borough of Brooklyn, N.B. 1315-59—re gasoline service station, lubritorium, minor auto repairs, car washing, parking and storage of motor vehicles, etc.—business use district.

337-59-BZ—B.M.—422 West 49th Street, south side, 275.6 feet west of 9th Avenue, Block 1058, Lot 44, Borough of Manhattan, Alt. 518-59—re parking lot—residence use district.

338-59-BZ—B.M.—428 West 49th Street, south side, 350 feet west of 9th Avenue, Block 1058, Lot 47, Borough of Manhattan, Alt. 517-59—re parking lot—residence use district.

Restored to Docket

846-55—SA—Perfection Infra-Red Gas Heater, Models J-500-LN, J-510-L, J-524, J-524D, J-524M, J-524N, J-522, J-522D, J-522M, J-522N, J-523, J-523-D, J-523M, J-523N, J-500L, J-502M, J-502N, J-502L, J-400L, J-400M and

J-400N, manufactured by Perfection Industries, Inc.; reopened for test and report as to additional use in garages, Appliance.

831-47-SA—A. O. Smithway Gasoline Dispensing Pump, Models L-1, L-1S, H-1, H-1S and L3-D, manufactured by A. O. Smith Corp.; reopened for test and report as to additional models, Appliance.

487-42-SM—Havestraw Trap Rock—Concrete Aggregate, manufactured by New York Trap Rock Corp.; reopened for test and report as to additional quarry, Material.

110-36-SA—Mohawk Oil Burner, Models SB2, MS2, MS3 and MS8, manufactured by American Mohawk Co., Inc.; reopened for report as to additional trade name, Appliance.

673-57-SA—Temco Gas-fired Wall Heater, Models 208-1, 208-e and 308-3, manufactured by Temco Inc.; reopened for report as to additional trade name and new model designation, Appliance.

488-56-SA—Temco Vented Gas-fired Circulator Room Type Gas Heater, Models 705-1, 142-4, 202-4, 302-4, 452-4, 602-4, manufactured by Temco, Inc.; reopened for test and report as to additional models, Appliance.

487-56-SA—Temco Radiant Gas-fired Circulator Room Type Heater, Models 304-4, 454-4, 604-4 and 754-4, manufactured by Temco Corp.; reopened for test and report as to additional models, Appliance.

95-28-BZ—Vol. IV—B.B.—1714 (1706 displayed) Avenue P, southwest corner of East 18th Street, Block 6780, Lots 3, 4 and 6, Borough of Brooklyn, N.B. 757-59—re area excessive, etc.—residence use district.

30-30-BZ—Vol. II—B.B.—1977-1983 Ocean Avenue and 2001-2013 Avenue O, northeast corner, Block 7674, Lot 1, Borough of Brooklyn, Alt. 408-59—re gasoline service station, auto washing, lubrication, parking and storage of motor vehicles, etc.—residence use district.

63-49-BZ—B.Q.—117-01 to 117-11 Springfield Boulevard and 216-02 to 216-10 Linden Boulevard, southeast corner, Block 12734, Lot 8, St. Albans, Borough of Queens, N.B. 6806-48—reopened for consideration as to extension of term of variance—re gasoline service station, lubritorium, etc.—local retail and retail use district.

933-54-BZ—Vol. II—B.M.—144-146 East 39th Street, south side, 175 feet west of 3rd Avenue, Block 894, Lots 55 and 56, Borough of Manhattan, Amendment to Alt. 1055-58—re commercial use on 3rd, 4th and 5th floors, etc.—residence use district.

800-56-BZ—B.Q.—96-28 to 96-46 South Conduit Avenue, 154-02 to 154-14 Cohancy Street, southwest corner and 154-01 to 154-13 Bridgeton Street, Block 11582, Lot 42, Howard Beach, Borough of Queens, N.B. 3916-56—reopened for consideration as to extension of time to complete—re gasoline service station, lubritorium, auto washing—non automatic, parking of more than five cars, etc.—residence use district.

CALENDAR

463-55-BZ—Vol. II — B.Q.—208-20 Northern Boulevard, south side, 125 feet west of Oceania Street and 206-63 45th Road, Block 7305, Lot 29, Bayside, Borough of Queens, Alt. 419-59—re body and fender repairs, welding, painting and spraying, parking of cars awaiting service in open lot, etc.—business and residence use district.

DESIGNATIONS: B.—Department of Buildings; B.B.—Department of Buildings, Brooklyn; B.M.—Department of Buildings, Manhattan; B.Q.—Department of Buildings, Queens; B.R.—Department of Buildings, Richmond; B.Bx.—Department of Buildings, Bronx; H.D.—Health Department; F.D.—Fire Department, and M. and A.—Dept. of Marine and Aviation.

RULES

Last Publication

Arc and Gas Welding and Oxygen Cutting	Nov. 27, 1956.
Carbon Dioxide Liquefier, Rules..	Mar. 18, 1947—Vol. 32, No. 11
Cements, Air Entraining Portland, Rules for Approval and Use of.	April 12, 1955.
Cements, Blended, Rules for Testing and Use of	Mar. 15, 1955—Vol. 40, No. 11
Certificate of Occupancy, approved form	Dec. 28, 1943—Vol. 28, No. 52A
Concrete Flat Slabs, Rules	July 13, 1937—Vol. 22, No. 28
Concrete Masonry Units, Rules for Manufacture, Testing and Use of	April 24, 1951—Vol. 36, No. 7A
Dry Cleaning Establishments, Rules Covering	Sept. 15, 1955.
Concrete Rules (Hydrated Lime) ..	Aug. 3, 1937—Vol. 22, No. 31
Elevator Rules	Mar. 3, 1936—Vol. 21, No. 9
Erection, Alteration, Repair, Excavation for and Demolition of Buildings	Feb. 1, 1956.
Exit Rules (Revolving Doors) ...	June 15, 1937—Vol. 22, No. 24
Exterior Veneering Materials, Rules for	Mar. 11, 1952—Vol. 37, No. 11A
Factory Exit Rules	Feb. 22, 1955.
Fire Alarm Rules (Interior)	April 15, 1958.
Fire Drill Rules	April 15, 1958.
Fire Resistive, Flameproof Materials, etc., Rules for Testing of Fire Retarding Rules for Garages, Motor Vehicle Repair Shops and Oil Selling Stations	Jan. 8, 1957.
Fireproof Wood, Testing of	Apr. 22, 1952—Vol. 37, No. 17
Gas Shut-Off Rules	Apr. 13, 1937—Vol. 22, No. 15
Hatchway Protection	Apr. 7, 1925—Vol. 10, No. 14
Insulating Fibre Board Rules	June 5, 1928—Vol. 13, No. 23
Methyl Chloride Rules for Class B and C Refrigerating Systems ..	Mar. 25, 1952—Vol. 37, No. 13A
Oil Burner Rules	Feb. 11, 1947—Vol. 32, No. 6
Opening Protective Assemblies, Rules for Inspection of	Nov. 20, 1956.
Parking and Storage of Motor Vehicles—Rules of Commissioner of Housing and Buildings	May 27, 1954.
Plumbing Rules	Sept. 7, 1948—Vol. 33, No. 36
Plumbing Rules (Submerged Inlets; Protective Methods to Prevent Contamination of Water Supply)	Aug. 3, 1937—Vol. 22, No. 31
Procedure, Rules of	Nov. 13, 1956.
Smoking in Factories, Rules for..	Sept. 7, 1937—Vol. 22, No. 36
Spraying and Drying of Paints, Varnishes, Lacquers, etc.	April 15, 1958.
Sprinkler, Rules	Mar. 4, 1958.
Standpipe Fireline Rules	June 29, 1937—Vol. 22, No. 26
Structural Alterations, Reporting.	June 8, 1937—Vol. 22, No. 23
Wire Glass Rules (Amendment to Rule 505 of Industrial Code) ..	June 7, 1932—Vol. 17, No. 23
	Sept. 3, 1946—Vol. 31, No. 36

Zoning Resolution, Rule to Supplement Section 19-A—July 11, 1958.

Section I, List of Approved Gas Fired Heating Equipment, Gas Burner and Heater Accessories. Oil Fired Heating Equipment and Oil Burner and Heater Accessories, issued June 1, 1955, listing all approvals through May 24, 1955.

Section II, List of Approved Concrete and Clay Products, issued June 27, 1958, listing all approvals through July 2, 1957.

These pamphlets may be purchased at 80 Lafayette Street, Manhattan. Single Copies \$1.25; By Mail—\$1.50.

Further Sections will be published, containing other approved materials and appliances.

MAY 26, 1959, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, May 26, 1959, at 10 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:

1050-38-BZ—Vol. II

APPLICANT—Leonard F. Rothkrug for Sovereign Homes, Inc., owner.

SUBJECT—Application reopened June 3, 1958 as Vol. II—decision of the Borough Superintendent, under sections 7e and 21 of the Zoning Resolution, to permit in a local retail and residence use district the erection of a gasoline service station with accessory motor vehicle repair shop with hand tools only, auto laundry—non automatic and lubritorium without the required rear yard all for a temporary term of 15 years.

PREMISES AFFECTED—1301-1319 65th Street and 6411-6423 13th Avenue, northeast corner, Block 5747, Lot 1, Borough of Brooklyn.

Laid over from May 5, 1959, to May 26, 1959, for hearing at request of the applicant, objectors concurring.

676-42-BZ—Vol. IV

APPLICANT—Irving G. Kay, for Sarah Koenig, owner.

SUBJECT—Application reopened February 25, 1959 as Volume IV—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district the change of occupancy from stable for more than five horses to storage of electrical equipment previously granted under Vol. III, which term has expired, to office and storage of stationery and corrugated paper.

PREMISES AFFECTED—357 West 17th Street, north side, 100 feet east of 9th Avenue, Block 741, Lot 5, Borough of Manhattan.

164-46-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Joseph P. Clavin, owner.

SUBJECT—Application reopened March 3, 1959 for consideration as to extension of time to complete, expired October 8, 1958—decision of the Borough Superintendent, previously granted on condition, under section 7e of the Zoning Resolution, permitting in a residence used district, the proposed enlargement of undertaker's establishment and proposed extension of business use in excess of that granted by the Board.

PREMISES AFFECTED—7722-7736 4th Avenue and 375-379 78th Street, northwest corner, Block 5960, Lot 50, Borough of Brooklyn.

447-48-BZ—Vol. II

APPLICANT—Fredeick A. Ketcher, for Hamax Holding Corp., owner; Rayco Auto Seat Covers Inc., lessee.

SUBJECT—Application reopened April 7, 1959 for consideration as to amendment of resolution—re Application, decision of the Borough Superintendent; previously granted on condition, under sections 7c, 7i and 7h of the Zoning Resolution, permitting in a local retail and residence use district, a one-story extension to an existing one-story building used for sales, display, storage and installation of auto seat covers, the extension to be used for minor motor vehicle repairs limited to the installation and service of mufflers and to use the unbuilt upon portion of the premises for patron parking.

PREMISES AFFECTED—233-20 Northern Boulevard, southwest corner of 234th Street, Block 8166, Lot 25, Douglaston, Borough of Queens.

871-46-BZ—Vol. II

APPLICANT—Reginald S. Hardy for Boulevard Leasing Corporation, owner.

SUBJECT—Application reopened January 13, 1959 as Vol. II—decision of the Borough Superintendent, under sections

CALENDAR

7c, 19A (J) and 21 of the Zoning Resolution, to permit in a business and residence use C and D area and class 1 height district, the erection of a twelve story office building with non-storage garage and loading berth, the proposed building exceed the permitted area coverage encroaches on the required side yards, exceed the permitted height and has curb cuts located in the residence portion of the premises.

PREMISES AFFECTED—97-45 Queens Boulevard, northwest corner of 64th Road, Block 2091, Lot 1, Rego Park, Borough of Queens.

Laid over from April 21, 1959, to May 5, 1959, for hearing at the request of objector; no further requests for adjournments; then to May 26, 1959, for inspection and decision; applicant to file amended plan eliminating roof parking and substitute a story below ground, also for elimination of ramp; hearing closed.

870-55-BZ—Vol. II

APPLICANT—Lama, Proskauer & Prober, for Joseph Stumer, owner.

SUBJECT—Application reopened March 10, 1959 as Volume II—decision of the Borough Superintendent, under sections 7f, 7i, and 7e of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of an auto showroom, gasoline service station, lubritorium, car wash, minor auto repairs, hand tools only, office and sales, storage room, parking and storage of motor vehicles.

PREMISES AFFECTED—5402-5412 Church Avenue and 261-271 East 54th Street, southeast corner, Block 4702, Lot 1, Borough of Brooklyn.

Laid over from April 28, 1959, to May 5, 1959, for hearing at the request of objectors; then to May 26, 1959, for inspection and decision; hearing closed.

696-58-BZ

APPLICANT—Frederick A. Ketcher, for Maria De Palma, owner.

SUBJECT—Application December 1, 1958—decision of the Borough Superintendent, under sections 7e and 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of the premises for the sale of new and used cars with a frame office and for the parking of more than 5 motor vehicles.

PREMISES AFFECTED—964-970 65th Street, south side, 100 feet west of 10th Avenue, Block 5750, Lot 47, Borough of Brooklyn.

Laid over from May 5, 1959, to May 26, 1959, for inspection and decision; application to file statement to show definitely that the owner is not connected with the corner piece of property; hearing closed.

762-58-BZ

APPLICANT—Leonard F. Rothkrug for John R. Doody, owner.

SUBJECT—Application December 29, 1958—decision of the Borough Superintendent under section 21 of the Zoning Resolution, to permit in a D area district the erection of a retail store occupying more than the permitted area.

PREMISES AFFECTED—1514-1516 Avenue Z, south side, 50 feet west of East 16th Street, Block 7460, Lot 6, Borough of Brooklyn.

Laid over from May 5, 1959, to May 26, 1959, for inspection and decision; hearing closed.

33-59-BZ

APPLICANT—Maxfield Blaubeux for Frank Dellasala, owner; Great Atlantic and Pacific Tea Company, lessee.

SUBJECT—Application January 16, 1959—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a business, local retail and residence use district, on a plot presently occupied with a one story building used as a retail supermarket with patron and employee parking confined to the business and local retail portions, the extension of the parking of cars into the residence use portion of the premises.

PREMISES AFFECTED—406-428 Crescent Street, west side, from Liberty Avenue to Hill Street, 1031-1041 Liberty Avenue and 46-62 Hill Street, Block 4166, Lot 18, Borough of Brooklyn.

Laid over from May 5, 1959, to May 26, 1959, for inspection and decision; hearing closed.

924-17-BZ—Vol. II

APPLICANT—Herman Kron, for L. B. Auto Sales, Inc., owner.

SUBJECT—Application reopened November 25, 1958 as Vol. II—decision of the Borough Superintendent, under sections 7c and 7h of the Zoning Resolution, to permit in a manufacturing and residence use district, on a plot presently occupied with a public garage, auto laundry, auto repair shop and gasoline service station, the reconstruction of the lubritorium and office portion of the building and the use of the adjoining vacant lot for the parking and storage of more than five (5) motor vehicles.

PREMISES AFFECTED—396-418 Coney Island Avenue, southwest corner of Caton Avenue, Block 5331, Lots 15, 22 and 28, Borough of Brooklyn.

Laid over from May 5, 1959, to May 26, 1959, for inspection and decision; hearing closed.

420-58-BZ

APPLICANT—S. W. Gage, for Irving and Sam Robins, owners.

SUBJECT—Application July 11, 1958—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a residence use district, the extension of the existing laundry facilities by the erection of a two story and cellar structure on the adjoining vacant lot which connects with the existing building on the cellar and second floor.

PREMISES AFFECTED—335-337 East 75th Street, north side, 125 feet west of 1st Avenue, Block 1450, part of Lot 20, Borough of Manhattan.

Laid over from May 5, 1959, to May 26, 1959, for inspection and decision; hearing closed.

701-58-BZ

APPLICANT—Maxfield Blaubeux, for Joseph Angelone, owner; Great Atlantic and Pacific Tea Co., lessee.

SUBJECT—Application December 2, 1958—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a local retail and residence use district, the erection of a one story and cellar building for use as a retail store and to provide accessory parking on the unbuilt upon portion of the premises with more than two curb cuts on the same street.

PREMISES AFFECTED—55-08 to 55-34 Metropolitan Avenue, 62-01 to 62-09 and 62-29 to 62-37 Tonsor Street, southeast corner, Block 3365, Lot 7, Ridgewood, Borough of Queens.

Laid over from May 5, 1959, to May 26, 1959, for applicant to file amended plan showing where the zone line is between the local retail and residence districts and also to indicate the disposition of vehicles in the residence district portion and the number accommodated in such portion and for inspection and decision; hearing closed.

178-59-A

APPLICANT—Maxfield Blaubeux, for Joseph Angelone, owner; Great Atlantic & Pacific Tea Company, lessee.

SUBJECT—Application March 19, 1959—filed pursuant to Section 35, General City Law—re proposed utilization of the portion of lot in bed of mapped street.

PREMISES AFFECTED—55-08 to 55-34 Metropolitan Avenue, 62-01 to 62-09 and 62-29 to 62-37 Tonsor Street, southeast corner, Block 3365, Lot 7, Ridgewood, Borough of Queens.

668-46-BZ—Vol. II

APPLICANT—Larry Meltzer for M.J.F. Realty Corporation, owner.

CALENDAR

SUBJECT—Application reopened June 3, 1958 as Vol. II—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a business and residence use district, in an existing three story and basement building the change in occupancy from manufacturing (previously granted by the Board) to showroom, retail store and parking and storage for more than five (5) pleasure type motor vehicles for customers and employees only.

PREMISES AFFECTED—94-19 to 94-29 82nd Street and 82-01 to 82-15 Rockaway Boulevard, northeast corner, 82-13 to 82-19 95th Avenue, 94-20 to 94-40 83rd Street. Block 9011, Lot 14, Ozone Park, Borough of Queens.

Laid over from May 5, 1959, to May 26, 1959, for applicant to amend plans to indicate sign and state permit number under which sign was approved and for inspection and decision; hearing closed.

7-59-BZ

APPLICANT—Gilbert Lazerus for Sterling Mortgage Company, Incorporated, owner.

SUBJECT—Application January 5, 1959—decision of the Borough Superintendent, under sections 7c and 21 of the Zoning Resolution, to permit in a business and residence use, C and D area district, the extension of a one story and cellar store building into the residence portion of the plot and occupying more than the permitted area.

PREMISES AFFECTED—101-19 to 101-21 Queens Boulevard, east side, 44.97 feet north of 67th Drive, Block 2135, Lot 3, Rego Park, Borough of Queens.

Laid over from May 12, 1959, to May 26, 1959, for inspection and decision; applicant to correct present plans so that they coincide with the actual facts; hearing closed.

280-58-BZ

APPLICANT—James E. Vassalotti, for L. L. F. Realty Co., Inc., owner.

SUBJECT—Application May 5, 1958—decision of the Borough Superintendent, under sections 7e and 7h of the Zoning Resolution, to permit in a residence use district, the erection of two (2) one-story buildings to be used as public market and stores with loading and unloading and the parking of patrons cars—no fee to be charged.

PREMISES AFFECTED—1555-1581 Rockaway Parkway, east side, 379 feet south of Flatlands Avenue and 1162-1174 East 98th Street, Block 8205, Lot 11, Borough of Brooklyn.

Laid over from December 9, 1958, to January 20, 1959, for inspection and decision; hearing closed; then to March 3, 1959, for further consideration after applicant advises the Board as to the proposed tenant who shall have signed an agreement to occupy the premises; then to April 21, 1959, applicant to furnish Board with information as to road crossing the property; then to May 12, 1959, for applicant to file plan of lanes crossing property; then to May 26, 1959, for decision; applicant to file new plot plan showing Truklemans (Trochelmans) Lane along the west lot line of his property or other evidence that the owners of houses on lots 58, 61, 62 and 63 do not have right of way over any part of his property.

455-58-BZ

APPLICANT—Kenneth W. Milnes, for Gaetano Trubia, owner.

SUBJECT—Application July 24, 1958—decision of the Borough Superintendent, under sections 7c and 7A of the Zoning Resolution, to permit in a local retail use district, the reconstruction and rehabilitation of an existing gasoline service station, accessory building for a lubritorium, car wash, auto repairs—mainly with hand tools and to install one new pump, relocate the existing pumps and install three additional tanks and provide a business entrance within 75 feet of a residence use district.

PREMISES AFFECTED—194 Brighton Avenue, southwest corner of Sumner Place, Block 117, Lot 20, New Brighton, Borough of Richmond.

Laid over from January 6, 1959, to February 10, 1959, for inspection and decision; hearing closed; then laid over for inspection and decision; date for decision to be determined; then set for April 14, 1959; then to April 28, 1959 for hearing at request of the applicant, to revise application based on new lessee's requirements; then to May 12, 1959, for applicant to prepare amended application, to file new plans showing the removal of the present gas station and complete rebuilding instead of rehabilitation; then to May 26, 1959, for decision; applicant to file new plans showing construction of the canopy and the elimination of the curb cuts and with fences or walls along the lot lines.

149-57-BZ—Vol. II

APPLICANT—Jerome W. Perlstein for Butcher Knitting Mills, Inc., owner.

SUBJECT—Application reopened October 28, 1958 as Vol. II—decision of the Borough Superintendent, under sections 7c and 21 of the Zoning Resolution, to permit in a business and residence use, D area district, the erection of a one and two story structure occupying more than the permitted area and used for the manufacture of knitwear, retail sales, office and parking of employees and customers cars.

PREMISES AFFECTED—71-45 Metropolitan Avenue, north side, 69.74 feet west of Pleasantview Street, Block 3055, Lot 16, Middle Village, Borough of Queens.

Laid over from April 7, 1959, to April 28, 1959, at the request of the objector; no further adjournments and no notices sent out; then to May 19, 1959, applicant to file new plans and new decision of the Borough Superintendent and for determination as to necessity for new hearing; then to May 26, 1959 at the request of the engineer.

150-57-A—Vol. II

APPLICANT—Jerome W. Perlstein, for Butcher Knitting Mills, Inc., owner.

SUBJECT—Application reopened October 28, 1958 as Vol. II—filed pursuant to section 35, General City Law re proposed parking lot in bed of mapped street—proposed widening of Metropolitan Avenue.

PREMISES AFFECTED—71-45 Metropolitan Avenue, north side, 69.74 feet west of Pleasantview Street, Block 3055, Lot 16, Middle Village, Borough of Queens.

125-59-BZ

APPLICANT—Julius S. Rapson for The Society of St. Vincent de Paul in the Diocese of Brooklyn, owner.

SUBJECT—Application February 27, 1959—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a business and residence use district, the change in occupancy from an existing moving picture theatre to a retail store, office for the retail sales of used furniture and clothing, light manufacturing for repair work and storage of five trucks and open parking area for more than five cars for patrons use, for that part of the plot that is in a residential district.

PREMISES AFFECTED—100-20 Northern Boulevard, southwest corner of 101st Street, Block 1715, Lot 10, Corona, Borough of Queens.

Laid over from April 28, 1959, to May 19, 1959, for inspection and decision and for applicant to file revised plans showing the unloading space within the business use district and clearly indicating how the space now in the residence use district will be used and entered, and as to the parking area proposed in the rear, showing the existing garage and who uses it and the space for not over four additional cars shown on the plans; hearing closed; then to May 26, 1959, for inspection and decision; applicant to file revised plans showing proposed arrangement inside the premises and of the parking lot in rear.

126-59-A

APPLICANT—Julius S. Rapson for The Society of St. Vincent de Paul, owner.

SUBJECT—Application February 27, 1959—filed pursuant

CALENDAR

to Section 35, General City Law re alteration of building partially in the bed of a mapped street—proposed widening of 101st Street.

PREMISES AFFECTED—100-20 Northern Boulevard, southwest corner of 101st Street, Block 1715, Lot 10, Corona, Borough of Queens.

EDWIN W. KLEINERT, *Acting Chairman.*

MAY 26, 1959, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon*, May 26, 1959, at 2 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:

757-57-SM

APPLICANT—Riverton Lime & Stone Company, owner.
SUBJECT—Application October 8, 1957—Flamingo Masonry Cement, approval of.

758-57-SM

APPLICANT—Riverton Lime & Stone Company, owner.
SUBJECT—Application October 8, 1957—Flamingo Brand Hydraulic Lime, Type "A", approval of.

101-58-SA

APPLICANT—The Alstrom Corporation, owner.
SUBJECT—Application March 5, 1958—Alstrom "Film-wall" Oil Preheater, Model "FW" Oil Preheater non-contaminating, approval of.

157-58-SA

APPLICANT—Shampaine Electric Company, owner.
SUBJECT—Application March 21, 1958—Shampaine Electric Company Automatic Sterilizers, approval of.

210-58-SM

APPLICANT—Wilfred F. Cole, for Litecraft Manufacturing Corp., owner.
SUBJECT—Application April 8, 1958—Litecraft Lumerama, approval of.

241-58-SA

APPLICANT—Janitrol Division of Surface Combustion Corporation, owner.
SUBJECT—Application April 18, 1958—Janitrol Gas-Fired Winter Air Conditioners, Series FVS and CVC, approval of.

406-58-SM

Applicant—G & W. H. Corson, Inc., owner.
SUBJECT—Application June 25, 1958—Corson Masonry Cement, approval of.

661-58-SA

APPLICANT—Cincinnati Cleaning & Finishing Machinery Co., owner. J. Upton, Agent.
SUBJECT—Application November 18, 1958—Cincinnati Gas-Fired Paint Bake Oven, approval of.

128-41-SA

APPLICANT—Abrahams & Hertzberg, for American Furnace Company, owner.
SUBJECT—Application reopened February 10, 1959 for amendment of resolution—re AFCCO Ceiling Mounted, oil-fired air conditioning unit, Models 12-OC, 23-OC, 28-OC and 33-OC; previously approved.

552-50-SA—Vol. III

APPLICANT—Bowser, Inc., owner.
SUBJECT—Application reopened March 3, 1959 for amendment of resolution as to additional gasoline dispensing pumps, namely 4800 series—re Bowser Self-Contained Gasoline Pumps, Models 520-A, 521, 525, 530, 575-A, 585,

595, 596, with or without suffix K, KR and R, Models 1100, 1100R, 1101R, 1102 and 1500 series; previously approved.

105-55-SA—Vols. I & II

APPLICANT—Thatcher Furnace Company, owner.
SUBJECT—Application reopened April 7, 1959 for amendment of resolution—re Thatcher Oil Burner, Models 532-70, 532-100, 532-140, 532-187 for heating homes, filling stations or similar spaces; previously approved.

841-56-SA

APPLICANT—American Radiator & Standard Sanitary Corp., owner.
SUBJECT—Application reopened March 31, 1959 for amendment of resolution as to housing on approved oil burner—re Arcoflame Conversion Oil Burner, Model PH and DH; previously approved.

369-57-SM

APPLICANT—Gateway Engineering Company, owner.
SUBJECT—Application reopened November 18, 1958 for amendment of resolution as to use with concrete aggregates approved by the Board—re Beehive Anchoring System and Accessories, Bee Claws, Bee Clips, Bee-Nut with Spring, Bee-Nut (plain) and Bee-Nut with Loop; previously approved.

951-57-SA

APPLICANT—Ducane Heating Corporation, owner.
SUBJECT—Application reopened March 3, 1959 for amendment of resolution as to additional trade names, use and new model furnace LB-250—re Ducane Oil-fired Forced Warm Air Furnace, Models HS-84, CS-95, CS-110, S-140, S-250, C-84, HB-95, MB-110, LB-95, LB-110, LB-150 and LB-180; previously approved.

829-56-A

APPLICANT—Lama, Proskauer and Prober, for Jenny Lazzaro, owner.
SUBJECT—Application November 26, 1956—Appeal from a decision of the Borough Superintendent—re egress.
PREMISES AFFECTED—84 University Place, west side, 48 feet north of East 11th Street, Block 569, Lot 26, Borough of Manhattan.

11-59-A

APPLICANT—Samuel Rosenblum for Mollie Perl binder Sunshine Nursery School, Incorporated, owner.
SUBJECT—Application January 7, 1959—appeal from decision of Borough Superintendent re certificate of occupancy.
PREMISES AFFECTED—1440 Bryant Avenue, east side, 125 feet south of Jennings Street, Block 2999, Lot 19, Borough of the Bronx.

491-43-A—Vol. II

APPLICANT—Irving Adelsohn, for Veg Packaging Corp., owner.
SUBJECT—Application reopened May 12, 1959 for consideration as to extension of term of variance—expires June 8, 1959—decision of the Borough Superintendent—re stairs and egress, etc.
PREMISES AFFECTED—108-112 West 3rd Street, south side, 97 feet west of Sullivan Street, Block 540, Lot 17, Borough of Manhattan.

974-47-A—Vol. II

APPLICANT—Leonard F. Rothkrug, for Felix Felipe and Maria Cruz, owners.
SUBJECT—Application reopened October 28, 1958, as Vol. II—Appeal from a decision of the Borough Superintendent, Commercial use, frame construction.
PREMISES AFFECTED—454 Lafayette Avenue, south side, 58 feet, 4 inches east of Franklin Avenue, Block 1950, Lot 10, Borough of Brooklyn.

CALENDAR

636-58-A

APPLICANT—Lama, Proskauer and Prober, for Samed Realty Corp., owner.

SUBJECT—Application November 6, 1958—Appeal from a decision of the Borough Superintendent, re marquee, factory building.

PREMISES AFFECTED—747 Broadway, northeast corner of Flushing Avenue, Block 3127, Lot 1, Borough of Brooklyn.

EDWIN W. KLEINERT, *Acting Chairman*.

MAY 27, 1959, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Wednesday Morning*, May 27, 1959 at 10 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matter:

217-21-SR

Proposed Amendments to the Oil Burner Rules.

EDWIN W. KLEINERT, *Acting Chairman*.

JUNE 2, 1959, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning*, June 2, 1959, at 10 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:

191-53-BZ—Vol. II

APPLICANT—Lama, Proskauer & Prober for Socony Mobil Company, owners.

SUBJECT—Application reopened March 3, 1959 as Volume II—decision of the Borough Superintendent, under sections 7c and 7a of the Zoning Resolution, to permit in a retail and residence use district, the reconstruction of the present gasoline service station with its accessory uses of lubricatorium, minor auto repairs with hand tools only, car washing, utility room and store and parking and storage of more than five (5) motor vehicles with curb cuts within 75 feet of a residence use district and the elimination of the present garage, auto showroom and sale of motor vehicles, reception room and auto upholstering shop.

PREMISES AFFECTED—42-02 42-18 Queens Boulevard, south side, from 42nd Street, to 43rd Street, 45-01 to 45-09 42nd Street and 45-02 to 45-10 43rd Street, Block 169, Lot 22, Sunnyside, Borough of Queens.

384-50-BZ—Vol. II

APPLICANT—Tito di Vincenzo, for Edward Wilson and Catherine Kennedy, owners; J & J Perry's Drug Store, Lessee.

SUBJECT—Application reopened November 12, 1958 as Vol. II—decision of the Borough Superintendent under sections 7e and 21 of the Zoning Resolution, to permit in a residence use, B area district in an existing one story building used for wholesale drug storage the erection of an extension to the first floor and a new second story. The proposed building will exceed the permitted area coverage.

PREMISES AFFECTED—9 Hillside Avenue, south side, 102 feet 2 inches east of Broadway, Block 2170, Lot 104, Borough of Manhattan.

814-55-BZ—Vol. II

APPLICANT—Fred C. Dahlem, for Jack Starr, owner.

SUBJECT—Application reopened January 20, 1959 as Volume II—decision of the Borough Superintendent, under sections 7f and 7i of the Zoning Resolution, to permit in a business and residence use district, the erection and maintenance of a gasoline service station, on the business portion of the plot, with accessory uses of lubricatorium, office, minor motor vehicle repairs with hand tools, car wash and ground sign.

PREMISES AFFECTED—295-299 East 165th Street, northeast corner of College Avenue, Block 2433, Lot 1 and 6, Borough of The Bronx.

246-58-BZ—Vol. II

APPLICANT—Victor G. Madonia, for Dominick Iandoli, owner.

SUBJECT—Application reopened April 28th, 1959 as Volume II—decision of the Borough Superintendent, under sections 7e, 7h, 21 of the Zoning Resolution, to permit the erection and maintenance of a building for a period of 25 years on a plot partly in a local retail and partly in a residence use district. This building will be used as a bowling center with a bar, restaurant, lounge and parking facilities on the unbuilt portion of the plot for patrons and employees (no fees to be charged). The proposed building will occupy more than the permitted area and will encroach on the front setback and rear yard requirements.

PREMISES AFFECTED—44-21 227th Street, southeast corner of Northern Boulevard, Block 7480, Lot 50, Douglaston, Borough of Queens.

911-47-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Jewel Plumbing and Heating Co., Inc.

SUBJECT—Application reopened March 3, 1959 as Vol. II—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a residence use district, to continue the present uses of garage for more than five (5) trucks, storage of plumbing supplies, plumbing and heating shop, cutting and pipe threading and offices on first floor, boiler room in cellar with the addition of offices on a proposed second floor.

PREMISES AFFECTED—474 Hemlock Street, west side, 125 feet south of Liberty Avenue, Block 4198, Lot 17, Borough of Brooklyn.

138-59-A

APPLICANT—Lama, Proskauer and Prober for Jewel Plumbing and Heating Company, Incorporated, owner.

SUBJECT—Application February 17, 1959—Appeal from a decision of the Borough Superintendent re 2-story building, Class 3 construction.

PREMISES AFFECTED—474 Hemlock Street, west side, 125 feet south of Liberty Avenue, Block 4198, Lot 17, Borough of Brooklyn.

24-59-BZ

APPLICANT—Reginald S. Hardy for Bohack Realty Corporation, owner.

SUBJECT—Application January 13, 1959—decision of the Borough Superintendent, under sections 7c and 21 of the Zoning Resolution, to permit in a local retail and residence use, D area district, the erection of a one story and cellar structure for use as a retail supermarket with accessory parking extending into the residence portion of the premises, the proposed business sign extends above the first floor ceiling and the proposed building encroaches on the required rear yard.

PREMISES AFFECTED—298 West 231st Street, southeast corner of Tibbett Avenue, Block 3406, Lots 14, 29, 35, Borough of The Bronx.

203-59-A

APPLICANT—Reginald S. Hardy, for Bohack Realty Corporation, owner.

SUBJECT—Application March 31, 1959—Appeal from a decision of the Borough Superintendent, re parapet wall.

PREMISES AFFECTED—298 West 231st Street, southeast corner of Tibbett Avenue, Block 3406, Lots 14, 29, 35, 36 and 37, Borough of The Bronx.

958-27-BZ—Vol. II

APPLICANT—Larry Meltzer, for Edith Wayne, owner; Gany Brothers Service Station, lessee.

SUBJECT—Application reopened April 28, 1959 for con-

CALENDAR

sideration as to extension of time to complete—expired June 17, 1958—decision of the Borough Superintendent, previously granted on condition, under sections 7e and 7i of the Zoning Resolution, permitting in a business use district, the change of use of the premises from gasoline selling station, garage, accessory store and office to gasoline selling station, garage for the parking and storage of more than 5 motor vehicles, repair shop, accessory store and office.

PREMISES AFFECTED—285-295 Driggs Avenue and 503-509 Leonard Street, southwest corner, Block 2697, Lot 16, Borough of Brooklyn.

72-30-BZ—Vol. II

APPLICANT—Herman Kron, for L. B. Oil Company Inc., owner.

SUBJECT—Application reopened April 21, 1959—decision of the Borough Superintendent, under section 7f of the Zoning Resolution, to permit in a business use district, the reconstruction of the present gasoline service station and extend the use to include lubritorium, motor vehicle repair shop, parking and storage of more than five (5) cars and the sale of used cars.

PREMISES AFFECTED—3491-3507 Fort Hamilton Parkway, south side, 264.5 feet east of 36th Street, Block 5302, Lot 21, Borough of Brooklyn.

585-56-BZ

APPLICANT—Leonard F. Rothkrug, for Lucille Kritikos, doing business as Krit Lumber Co., owner.

SUBJECT—Application reopened April 21, 1959—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the change of use of an existing two story building from bottling works and a caretaker's apartment, to a wood-working shop using power saws and offices and dwelling for two families.

PREMISES AFFECTED—98-100 Luqueer Street (102 displayed), south side, 197 feet, 6 inches east of Clinton Street, Block 376, Lot 21, Borough of Brooklyn.

608-40-BZ—Vol. II

APPLICANT—Martyn Weston, For Garon Realty Corp., owner; The Great Atlantic and Pacific Tea Co., lessee.

SUBJECT—Application reopened April 28, 1959 for consideration as to extension of term of variance—expired May 1, 1956—decision of the Borough Superintendent, previously granted on condition, under sections 7h and 7A of the Zoning Resolution, permitting in a residence and business use district, the parking of patrons' automobiles for a term of five (5) years, with entrances beyond permitted distance from intersection.

PREMISES AFFECTED—47-35 41st Street, east side, 125.43 feet north of Greenpoint Avenue, Block 196, Lot 7 and part of Lot 42, Sunnyside, Borough of Queens.

729-58-BZ

APPLICANT—Louis B. Santangelo for Ralph G. Ortiz, owner.

SUBJECT—Application December 12, 1958—decision of the Borough Superintendent, under sections 7c, 7h and 21 of the Zoning Resolution, to permit in a residence and local retail use district, the erection of a funeral parlor and caretaker's apartment with parking and storage of motor vehicles of the employees and patrons only to be at the rear of the lot by means of ramp of the west end of building.

PREMISES AFFECTED—135-141 East 103rd Street, north side, 79 feet west of Lexington Avenue, Block 1631, Lots 111, 112 and 113, Borough of Manhattan.

Laid over from May 5, 1959, to June 2, 1959, for applicant to make a search as to the Certificates of Occupancy of the buildings adjacent; applicant to file a new decision of the Borough Superintendent as to "undertaking" and for inspection and decision; hearing closed.

63-59-BZ

APPLICANT—Goldwater and Flynn for Huntington Hartford doing business as Huntington Hartford Enterprises, owner.

SUBJECT—Application January 29, 1959—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a residence use district the change in use of the present building from factory and showroom to offices.

PREMISES AFFECTED—214 East 52nd Street, south side, 180 feet east of 3rd Avenue, Block 1325, Lot 45, Borough of Manhattan.

Laid over from May 5, 1959, to June 2, 1959, for inspection and decision; hearing closed.

878-52-BZ—Vol. II

APPLICANT—Fred C. Dahlem, for Jack Starr, owner.

SUBJECT—Application reopened February 17, 1959 as Volume II—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot with suitable bumpers for the parking and storage of more than five (5) motor vehicles for the passenger car type.

PREMISES AFFECTED—1563-1565 Longfellow Avenue, west side, 75 feet south of East 173rd Street, Block 3001, Lots 28, 29 and 30, Borough of The Bronx.

Laid over from May 12, 1959, to June 2, 1959, for inspection and decision; hearing closed.

350-58-BZ

APPLICANT—Harry Mandell for Prescott Realty Corp., owner.

SUBJECT—Application May 23, 1958, decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the change in use of the present store building from stores and bakery to include hat factory.

PREMISES AFFECTED—1731 to 1739 East 172nd Street, and 1305 to 1313 Rosedale Avenue, northwest corner, Block 3873, Lot 1, Borough of The Bronx.

Laid over from May 12, 1959, to June 2, 1959, for inspection and decision; applicant to file a letter stating the exact date when the present tenant took possession; hearing closed.

1-59-BZ

APPLICANT—Ingram S. Carner, for Shell Oil Company, owner.

SUBJECT—Application January 2, 1959—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a business use district, on a plot presently occupied with a public garage and gasoline service station, the reconstruction for use as gasoline service station, lubritorium, car washing—non automatic, auto repairs with hand tools only, office, sales and storage of auto accessories and the parking of more than five (5) motor vehicles waiting to be serviced.

PREMISES AFFECTED—112 Flatbush Avenue Extension, southwest corner of Tillary Street, Block 132, Lot 14, Borough of Brooklyn.

Laid over from May 12, 1959, to June 2, 1959, for inspection and decision; hearing closed.

63-44-BZ—Vol. II

APPLICANT—Casale and Newell, for Bavasi Realty Corp., owners.

SUBJECT—Application reopened February 25, 1959 as Volume II—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the change in use of an existing three story building of class 1 construction from storage and factory to storage of electrical, electronic and radio parts and equipment, offices and garage.

PREMISES AFFECTED—236-246 West 17th Street, south side, 256 feet 9 inches east of Eighth Avenue, Block 766, Lot 65, Borough of Manhattan.

CALENDAR

Laid over from May 12, 1959 to June 2, 1959, for inspection and decision; applicant to correct his papers to show exactly what is proposed as to signs and to eliminate from the application the request for building to revert to its original use as a garage; hearing closed.

28-59-BZ

APPLICANT—Henry J. Nurick for the 160 3rd Avenue Corporation, owner.

SUBJECT—Application January 15, 1959—decision of the Borough Superintendent under section 7h of the Zoning Resolution, to permit in a business use and local retail use district, the maintenance of a parking lot for the parking and storage of more than five (5) motor vehicles.

PREMISES AFFECTED—156-160 Third Avenue, west side, 25 feet 6 inches south of East 16th Street, Block 871, Lots 44 and 45, Borough of Manhattan.

Laid over from May 12, 1959, to June 2, 1959, for inspection and decision; applicant to file corrected plans showing construction taken place within the area since application was filed; hearing closed.

EDWIN W. KLEINERT, *Acting Chairman.*

JUNE 2, 1959, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, June 2, 1959, at 2 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:

34-56-SA

APPLICANT—Caloric Appliance Corporation, owner.

SUBJECT—Application December 23, 1955—Caloric Domestic and Commercial Gas-fired Clothes Dryer, Models 100, 150 and 125X, approval of.

79-56-SM

APPLICANT—Phoenix Building Products, Inc., owner.

SUBJECT—Application January 23, 1956—Phoenix Types A and B Cop-R-Flash, (flashing material), approval of.

862-57-SM

APPLICANT—Stanley G. Flagg & Company, Inc., owner.

SUBJECT—Application November 21, 1957—Flagg Galvanized Mushroom Type Vent, Fig. S-800, approval of.

34-58-SM

APPLICANT—J. Platzker, for Dow Chemical Company, owner.

SUBJECT—Application January 29, 1958—Saraloy-400, flashing material, approval of.

51-58-SM

APPLICANT—Signal Chemical Manufacturing Company, Inc., owner.

SUBJECT—Application January 27, 1958—Duronite-200, approval of.

97-58-SM

APPLICANT—United Chemical Co., Div. of United Laboratories, Inc., owner.

SUBJECT—Application January 27, 1958—ChemCon Concrete Conditioner, approval of.

255-58-SM

APPLICANT—The Deeptex Plastic Corporation, owner.

SUBJECT—Application April 22, 1958—Deeptex Plastic Corporation Vinyl Wall Covering, approval of.

387-58-SM

APPLICANT—Fentron Industries, Inc., owner.

SUBJECT—Application June 20, 1958—Fentron Super-Bar #200 Steel Detention and Security Windows, approval of.

465-58-SM

APPLICANT—J. Platzker, for Colonial Blue Diamond Mortar Corp., owner.

SUBJECT—Application July 30, 1958—Zinc Oxide as Retarder for Brick Mortar, approval of.

500-58-SA

APPLICANT—Lynn Products Company, owner.

SUBJECT—Application August 25, 1958—Lynn Oil Burner, Model 55, approval of.

601-58-SA

APPLICANT—Cribben & Sexton Company, owner.

SUBJECT—Application October 20, 1958—Universal Gas Space Heaters, Models 30, S30, M30, 45, S45, M45, 65, S65, M65 and supplements to M30 and M45, approval of.

72-59-SM

APPLICANT—M. A. Gensler, for Armstrong Cork Company, owner.

SUBJECT—Application February 6, 1959—Armstrong Acoustical Fire Guard, approval of.

241-59-SM

APPLICANT—The Bar-Bell Metal Products, Inc., owner.

SUBJECT—Application April 17, 1959—Chemo Safe, storage Cabinet for flammable liquids, approval of.

688-39-SA—Vol. II

APPLICANT—Metallizing Engineering Company, Inc., owner.

SUBJECT—Application reopened October 8, 1957 for amendment of resolution as to additional model "P", metal spraying blowpipe—re The Metco Metallizing Gun, Type E, previously approved.

707-40-SM—Vol. II

APPLICANT—The W. S. Tyler Company, owner.

SUBJECT—Application reopened March 31, 1959 for amendment of resolution as to additional thickness of door—re Tyler One & One-half Hour Hollow Metal Fire Door, thickness up to 2½ inches; previously approved.

799-47-SM

APPLICANT—Kohler Company, owner.

SUBJECT—Application reopened March 3, 1959 for amendment of resolution as to additional models K-7782 Rockford, K-7794 Edgewater and K-7430 Bancroft, sink and lavatory fitting—re Kohler Company, sink and lavatory fittings, Models K-8605 and K8245; previously approved.

619-48-SM

APPLICANT—American Rock Wool Corporation, owner.

SUBJECT—Application reopened January 13, 1959 for amendment of resolution as to additional thickness of wool—re Homart, Wards, Red Top, Barrett, Carey & Celotex Granulated Mineral Wool and Mineral Wool Batts; previously approved.

644-51-SM

APPLICANT—Seelye Stevenson Value & Knecht, for Granco Steel Products Co., owner.

SUBJECT—Application reopened December 6, 1955 for amendment of resolution as to additional use of Cofar Floor and Roof Construction—re Cofar Concrete Floor and Roof Construction; previously approved.

364-55-SM

APPLICANT—Fullerton Manufacturing Company, owner.

SUBJECT—Application reopened March 3, 1959 for amendment as to additional trade name—Flur-O-Lux Luminous Ceilings, plastic light diffuser; previously approved.

132-59-SA

APPLICANT—Charles Abrahams, for American Furnace Company, owner.

CALENDAR

SUBJECT—Application March 6, 1959—Afco Gas-fired Air Conditioning Units, Models SH-75, SH-90, SH-105, SH-135, 12-GC-2, 23-GC-1, 28-GC, 33-GC, 50-UH, 100-UH, 160-UH and 250-UH, approval of.

202-44-A—Vol. II

APPLICANT—Harry M. Prince, for Prescott Neighborhood House, owners.

SUBJECT—Application reopened February 25, 1959 as Volume II—appeal from a decision of the Borough Superintendent—proposed use of day care nursery, Class 3 Construction.

PREMISES AFFECTED—247 East 53rd Street, north side, 100 feet west of Second Avenue, third floor, Block 1327, Lot 20, Borough of Manhattan.

410-58-A

APPLICANT—Norman Lederer and Leonard Joseph, for Hersey Lumber Distributors, owners; Crane and Clark Lumber Corporation, lessee.

SUBJECT—Application July 7, 1958—Appeal from an order and decision of the Fire Department re: Yard Hydrant System.

PREMISES AFFECTED—55-01 Grand Avenue, north side, 200 feet west of 57th Street, Block 2610, Lot 240, Maspeth, Borough of Queens.

47-33-A—Vol. II

APPLICANT—Bernard J. Sheftman, for Tryst Holding Corp., owner.

SUBJECT—Application reopened May 12, 1959 for consideration as to amendment of resolution—Appeal from a decision of the Fire Commissioner—re standpipe system.

PREMISES AFFECTED—434-442 East 166th Street, south side, 196.23 feet west of Washington Avenue, Block 2387, Lot 27, Borough of The Bronx.

120-57-A—Vol. II

APPLICANT—Julius S. Rapson, for Vito Cusamano, owner.

SUBJECT—Application reopened March 31, 1959 as Volume II—filed pursuant to section 35 General City Law, re part of premises located in bed of mapped street.

PREMISES AFFECTED—140-01 243rd Street, east side, 237.84 feet south of Conduit Avenue, Block 13599, Lot 16, Rosedale, Borough of Queens.

121-57-A—Vol. II

APPLICANT—Julius S. Rapson, for Vito Cusamano, owner.

SUBJECT—Application reopened March 31, 1959 as Volume II—filed pursuant to section 35 General City Law, re part of premises located in bed of mapped street.

PREMISES AFFECTED—139-23 243rd Street, east side, 198.74 feet south of Conduit Avenue, Block 13599, Lot 18, Rosedale, Borough of Queens.

8-59-A

APPLICANT—Samuel Rosenblum, for The Bennington Corp., owner.

SUBJECT—Application January 6, 1959—Appeal from a decision of the Borough Superintendent—re egress and live load.

PREMISES AFFECTED—31 West 37th Street, north side, 485 feet, 6 inches west of 5th Avenue, Block 839, Lot 22, Borough of Manhattan.

69-59-A

APPLICANT—Samuel Rosenblum for 1038 Corporation, owner.

SUBJECT—Application February 2, 1959—Appeal from a decision of the Borough Superintendent re review of Borough Superintendent's decision of zoning matter and re fire tower.

PREMISES AFFECTED—10-12 East 38th Street, south side, 200 feet east of Fifth Avenue, Block 867, Lot 64, Borough of Manhattan.

93-59-A

APPLICANT—De Rose and Cavalieri for Gerosa-Paladino Holding Corporation, owner; The White Motor Company, lessee.

SUBJECT—Application February 17, 1959—Appeal from a decision of the Borough Superintendent—re egress.

PREMISES AFFECTED—646-662 11th Avenue, east side, from West 47th Street to West 48th Street, 543 W. 47th Street and 556-558 West 48th Street, Block 1076, Lot 1, Borough of Manhattan.

99-59-A

APPLICANT—Ludwig P. Bono for 125 East Broadway Realty, owner.

SUBJECT—Application February 18, 1959—filed pursuant to Section 310 of the Multiple Dwelling Law for variation of Section 27, subdivision 2b re egress; width of yard inadequate.

PREMISES AFFECTED—9-11 Pike Street and 121-125 East Broadway, southeast corner, Block 283, Lots 43 and 44, Borough of Manhattan.

173-59-A

APPLICANT—Julius S. Rapson, for Vito Cusamano, owner.

SUBJECT—Application March 20, 1959—Appeal from a decision of the Borough Superintendent—re Class 4 construction.

PREMISES AFFECTED—139-23 243rd Street, east side, 198.74 feet south of South Conduit Avenue, Block 13599, Lot 18, Rosedale, Borough of Queens.

174-59-A

APPLICANT—Julius S. Rapson, for Vito Cusamano, owner.

SUBJECT—Application March 20, 1959—Appeal from a decision of the Borough Superintendent, re Class 4 construction.

PREMISES AFFECTED—140-01 243rd Street, east side, 238.74 feet south of South Conduit Avenue, Block 13599, Lot 16, Rosedale, Borough of Queens.

EDWIN W. KLEINERT, *Acting Chairman.*

JUNE 9, 1959, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning*, June 9, 1959, at 10 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:

726-27-BZ—Vol. III

APPLICANT—Herman Kron, for Rock Oil Company, Incorporated, owner.

SUBJECT—Application reopened November 18, 1958 as Vol. III—decision of the Borough Superintendent, under sections 7e and 7i of the Zoning Resolution, to permit in a business use district at an existing gasoline service station, previously granted by the Board, the extension of the uses to include auto repairs and car wash, sale of used cars and the parking and storage of more than 5 motor vehicles and to extend the term of the existing variance.

PREMISES AFFECTED—74-21 Queens Boulevard, north side, 24.41 feet west of 47th Avenue, Block 1529, Lot 6, Elmhurst, Borough of Queens.

61-59-BZ

APPLICANT—Leonard F. Rothkrug for Hammersley Restaurant Corporation, owner, doing business as Ernie's Corner.

SUBJECT—Application February 3, 1959—decision of the Borough Superintendent, under sections 7c and 21 of the Zoning Resolution, to permit in a residence use, D-1 area district the extension of an existing restaurant and bar into an existing two car garage thereby exceeding the permitted area.

CALENDAR

PREMISES AFFECTED—1768 Hammersley Avenue, southwest corner of Wickham Avenue, Block 4774, Lot 9, Borough of The Bronx.

302-29-BZ—Vol. V

APPLICANT—Reginald S. Hardy, for Max Mintz, owner.
SUBJECT—Application reopened April 7, 1959 as Volume V—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a business and residence use district, the change in use of an existing building from garage to food market.

PREMISES AFFECTED—146-156 East 98th Street and 1159-1171 Winthrop Street, Block 4616, Lot 38, Borough of Brooklyn, northwest corner.

231-28-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Socony Mobil Oil Co., owners.

SUBJECT—Application reopened February 17, 1959 as Volume II—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a business use district, the rehabilitation of an existing gasoline station including lubritorinm, minor auto repairs with hand tools only, car washing—non automatic, utility room and store, and parking and storage of motor vehicles.

PREMISES AFFECTED—146-01 to 146-09 Liberty Avenue and 97-44 Sutphin Boulevard, northwest corner and 97-25 to 97-45 146th Street, Block 10031, Lot 25, Jamaica, Borough of Queens.

100-59-A

APPLICANT—Lama, Proskauer and Prober for Socony Mobil Oil Company, Incorporated, owner.

SUBJECT—Application January 30, 1959—filed pursuant to Section 35 General City Laws re premises which is partly in bed of a mapped street.

PREMISES AFFECTED—97-44 Sutphin Boulevard, 146-01 to 146-09 Liberty Avenue, northwest corner and 97-25 to 97-45 146th Street, Block 10031, Lot 25, Jamaica, Borough of Queens.

135-59-BZ

APPLICANT—Charles M. Spindler for National Life Insurance Company, owner.

SUBJECT—Application March 6, 1959—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a business and residence use district, the reconstruction of an existing gasoline service station and the elimination of the present store, office and sales room for monuments.

PREMISES AFFECTED—20-32 Caton Avenue and 282-286 McDonald Avenue, southwest corner, Block 5323, Lots 5 and 6, Borough of Brooklyn.

145-56-BZ—Vol. II

APPLICANT—Jacob Radzivil, for Raymond Feiden and Anne Eisenberg, owners; Hall Oldsmobile, Inc., lessee.

SUBJECT—Application reopened September 23, 1958 as Vol. II—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence and unrestricted use district, the maintenance of a parking lot to be used in conjunction with the existing parking lot on the adjoining plot, previously granted by the Board.

PREMISES AFFECTED—1266-1276 East 17th Street, 1619-1623 Chestnut Avenue, northwest corner and 1611-1613 Chestnut Avenue, north side, 53 feet, 4 $\frac{1}{8}$ inches west of East 17th Street, Block 6736, Lots 34 and 82, Borough of Brooklyn

761-58-BZ

APPLICANT—Leonard F. Rothkrug, Herbst and Rusciano for George J. Dannenfelser, Jr. and George J. Dannenfelser, Sr. doing business as The Mablecraft Company, owner.

SUBJECT—Application December 29, 1958—decision of the Borough Superintendent, under sections 7e and 21 of the

Zoning Resolution, to permit in a residence use, D-1 area district the extension of a marble factory occupying more than the permitted area for a temporary term of ten (10) years.

PREMISES AFFECTED—2954-2958 Bruner Avenue, east side, 100 feet south of Adeo Avenue, Block 4791, Lots 4 and 52, Borough of The Bronx.

672-56-BZ—Vol. II

APPLICANT—Charles M. Spindler for Volckening, Inc., owner.

SUBJECT—Application reopened March 31, 1959, as Volume II, decision of the Borough Superintendent, under sections 7c, 7h and 21 of the Zoning Resolution, to permit in a retail and residence use, C area district, the erection of a two story extension to the present one story factory building and used as an office building in conjunction with the factory, occupying more than the permitted area and the parking of more than five (5) motor vehicles for employees and patrons.

PREMISES AFFECTED—6702-6706 Third Avenue, west side, from 274-284 67th Street to 257-293 Senator Street, Block 5849, Lot 37, 45 and 47, Borough of Brooklyn.

1478-39-BZ—Vol. II

APPLICANT—James T. Bredin, for Hillside Jamaica Home Building Corp., owner; Parkage Inc., lessee.

SUBJECT—Application reopened November 5, 1958 as Vol. II—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a business and residence use district, the extension of the existing parking lot into the residence portion of the premises, the capacity of the proposed lot will exceed 150 cars.

PREMISES AFFECTED—175-01 to 175-65 Hillside Avenue, northwest corner of Edgerton Boulevard, Block 9835, Lots 16, 18 and 61, Jamaica, Borough of Queens.

123-59-BZ

APPLICANT—Lama, Proskauer and Prober for Sidney Tannenbaum, owner.

SUBJECT—Application March 2, 1959—decision of the Borough Superintendent, under sections 7i and 7e of the Zoning Resolution, to permit in a retail use district, the use of an existing building for an automobile repair shop, body and fender work, painting and spraying and welding for a stated term of ten (10) years.

PREMISES AFFECTED—2004 Fulton Street, south side, 220 feet east of Howard Avenue, Block 1549, Lot 12, Borough of Brooklyn.

348-58-BZ

APPLICANT—Mario Lubic for Mario and Edward Lubic, owners.

SUBJECT—Application May 28, 1958—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a business and residence use district, in an existing three-story, 12 family multiple dwelling, the conversion of one ground floor apartment for use as a restaurant.

PREMISES AFFECTED—1703 East 14th Street, east side, 92 feet, 3 $\frac{3}{4}$ inches south of Kings Highway, Block 6797, Lot 1, Borough of Brooklyn.

898-56-BZ—Vol. II

APPLICANT—Robert J. Crinnion, for Bruckner Funland, Inc., owner.

SUBJECT—Application reopened February 25, 1959 as Volume II—decision of the Borough Superintendent, under sections 7e and 21 of the Zoning Resolution, to permit in a residence use district, the erection of a one story building for use as a bowling alley and recreation center without providing the required setbacks and customers parking on the unbuilt upon portion of the plot, for a term of 15 years.

PREMISES AFFECTED—950 Pugsley Avenue, east side, from Quimby Avenue to Bruckner Boulevard, Block 3682.

CALENDAR

Lots 1, 10, 15, 23, 28, 70, 75, 78 and 79, Borough of The Bronx.

122-39-BZ—Vol. III

APPLICANT—Haus & Bresin, for The Cord Meyer Company, owner.

SUBJECT—Application reopened February 17, 1959 as Volume III—decision of the Borough Superintendent, under sections 7f and 7i of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station for a temporary term of fifteen (15) years.

PREMISES AFFECTED—88-20 Roosevelt Avenue, south side, 97.05 feet west of Case Street, Block 1510, Lot 1, Elmhurst, Borough of Queens.

Laid over from May 12, 1959, to June 9, 1959, for continued hearing; applicant to send out proper notices.

562-58-BZ

APPLICANT—Manes, Sturim, Donovan and Laufer, for Henry Bender and Jacob Cohen, owners.

SUBJECT—Application filed September 26, 1958—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a residence use district, the reconstruction and extension in area of an existing gasoline service station for use as car wash—non automatic, office and accessory sales, minor repairs with hand tools only and parking and storage of motor vehicles.

PREMISES AFFECTED—70-02 to 70-20 (70-06 official) Eliot Avenue, south side, from 70th to 71st Streets, 61-01 to 61-13 70th Street and 61-02 to 61-14 71st Street, Block 2927, Lot 1, Elmhurst, Borough of Queens.

Laid over from May 12, 1959, to June 9, 1959, for further hearing; applicant to submit new plan showing subdivision of lots on Blocks 2925, 2926, 2927, 2928 and 2929 and list of owners of same who are to be notified of this adjourned hearing; applicant to discuss with owner the question of eliminating the parking of trucks on this station.

144-19-BZ—Vol. IV

APPLICANT—Justin A. Rothstein, for David E. Meltzer and Alvin Greenstein, owners; Windowcraft Display Installation, lessee.

SUBJECT—Application reopened December 4, 1956 as Vol. IV—re decision of the Borough Superintendent, under Sections 7e and 21 of the Zoning Resolution to permit in a residence use district, the manufacture of display cards and posters in an existing building.

PREMISES AFFECTED—23-69 to 23-71 38th Street, east side, 162.21 feet north of Astoria Boulevard (Triboro Bridge Plaza), Block 803, Lot 13, Long Island City, Borough of Queens.

Laid over from March 10, 1959, to April 7, 1959, for inspection and decision; hearing closed; then to May 5, 1959, at recommendation of the Committee on Inspection and for reinspection by such committee and for continuation of the roll call to June 9, 1959, for decision; applicant to file revised plan showing exit from rear across neighbor's property and consent in writing for use of such exit.

618-58-BZ

APPLICANT—Michael A. Cardo, for Gasper Guzzetta, owner.

SUBJECT—Application October 28, 1958—decision of the Borough Superintendent, under sections 7c and 21 of the Zoning Resolution, to permit in a retail use district, the erection of a second floor addition to an existing one story building for use as a factory using a greater floor area for manufacturing than permitted.

PREMISES AFFECTED—582 East 188th Street and 2429-2431 Arthur Avenue, southwest corner, Block 3066, Lot 18, Borough of The Bronx.

Laid over from March 17, 1959, to April 14, 1959, for inspection and decision and study of the record; hearing closed; then to April 21, 1959, for decision; applicant to file

plans of the first and second floors; then to May 12, 1959, for applicant to file revised plans and new decision of the Borough Superintendent; then to June 9, 1959, for decision; applicant to file new plans showing second floor set back to follow the line of the wall on the first floor, leaving same side court or side yard; and, if necessary, to file a new decision of the Borough Superintendent.

85-59-BZ

APPLICANT—Lama, Proskauer and Prober for William Teman and Bernard Tancer, owners.

SUBJECT—Application February 13, 1959—decision of the Borough Superintendent, under sections 7f, 7i and 7e of the Zoning Resolution, to permit in a local retail and residence use district, to erect and maintain a gasoline service station, car wash, minor auto repairs, lubritorium, storage and office and salesroom, parking and storage of motor vehicles for a term of fifteen (15) years.

PREMISES AFFECTED—242-30 Northern Boulevard, south side, from Douglaston Parkway to 243rd Street, 45-01—45-13 Douglaston Parkway and 45-02—45-14 243rd Street, Block 8179, Lots 1 and 44, Bayside, Borough of Queens.

Laid over from May 19, 1959, to June 9, 1959, for inspection and decision; applicant to file revised plans showing split sapling fence on building lines and the physical carrying out of the proposed widening as it affects this property; hearing closed.

86-59-A

APPLICANT—Lama, Proskauer and Prober for William Teman and Bernard Tancer, owners.

SUBJECT—Application February 13, 1959—filed pursuant to Section 35 General City Laws re utilization of portion of the lot which is in the bed of a mapped street—Douglaston Parkway.

PREMISES AFFECTED—242-30 Northern Boulevard, south side, from Douglaston Parkway to 243rd Street, 45-01—45-13 Douglaston Parkway and 45-02—45-14 243rd Street, Block 8179, Lots 1 and 44, Bayside, Borough of Queens.

96-59-BZ

APPLICANT—Larry Meltzer for 3711 Nostrand Avenue Corporation, owner.

SUBJECT—Application February 17, 1959—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a local retail use, D area district, the erection of a one story building for retail stores occupying more than the permitted area.

PREMISES AFFECTED—3707-3711 Nostrand Avenue, east side, 100 feet south of Avenue X, Block 7422, Lot 73, Borough of Brooklyn.

Laid over from May 19, 1959, to June 9, 1959, for inspection and decision; applicant to file new plans showing reduced height of building; hearing closed.

760-58-BZ

APPLICANT—Victor E. Block and Robert E. Healey for Ogden Parking Corporation, owner.

SUBJECT—Application December 29, 1958—decision of the Borough Superintendent under section 7h of the Zoning Resolution, to permit in a local retail use district, the maintenance of a parking lot for the parking and storage of more than five (5) motor vehicles.

PREMISES AFFECTED—1332-1340 Ogden Avenue, east side, 138.80 feet south of West 170th Street, Block 2522, Lot 12, 13, 14 and 15, Borough of The Bronx.

Laid over from May 5, 1959, to May 19, 1959, for inspection and decision; hearing closed; then to June 9, 1959, for decision; applicant to file new plans showing grades of lot where ramp is, what the drainage will be and a reasonable design of a retaining wall, etc.

EDWIN W. KLEINERT, *Acting Chairman.*

CALENDAR

JUNE 9, 1959, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, June 9, 1959, at 2 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:

414-31-A—Vol. II

APPLICANT—McDowell Sprinkler Corp., for Spear Box Co., Inc., owner.

SUBJECT—Application reopened December 9, 1958 as Vol. II—Appeal from an order and a decision of the Fire Commissioner re—standpipe system.

PREMISES AFFECTED—262-278 11th Avenue and 554-556 West 28th Street, southeast corner, Block 699, Lot 1, Borough of Manhattan.

255-43-A—Vol. IV

APPLICANT—Holtzman, Sharf, Mackell & Hellenbrand, for Highview Realty Co., Inc., owner; Bayside Country School, Inc., Lessee.

SUBJECT—Application reopened March 31, 1959 as Volume IV—Appeal from a decision of the Borough Superintendent re: proposed change in occupancy from Nursing Home to Nursery School, Day care Agency and Private Non-profit country club—Class IV Construction.

PREMISES AFFECTED—28-53 216th Street, northeast corner of 29th Avenue, Block 6019, Lot 1, Bayside, Borough of Queens.

798-53-A—Vol. III

APPLICANT—Peter Ley for Jamaica Water Supply Co., owner.

SUBJECT—Application reopened February 25, 1959 as Volume III—Appeal from a decision of the Borough Superintendent—re construction of tank.

PREMISES AFFECTED—107-17 178th Street, east side, 152.48 feet south of 107th Avenue, Jamaica, Borough of Queens.

303-55-A

APPLICANT—Lama, Proskauer and Prober, for Mildred Kramer, owner.

SUBJECT—Application April 6, 1955—Appeal from a decision re an order of the Fire Commissioner—re dry cleaning equipment.

PREMISES AFFECTED—1573-1575 McDonald Avenue, east side, 140 feet north of Avenue N, Block 6564, Lot 58, Borough of Brooklyn.

279-59-A

APPLICANT—Herbst and Rusciano, for Anthony La Vecchia and Edward Stachnik, owners.

SUBJECT—Application April 28, 1959—Appeal from a decision of the Borough Superintendent re proposed Bowling Alleys, local retail district, permit revoked—issued in error.

PREMISES AFFECTED—1630-1640 Gun Hill Road, southeast corner of Kingsland Avenue, Block 4538, Lots 9, 13, 14, 15, 20, 22 and 24, Borough of The Bronx.

EDWIN W. KLEINERT, *Acting Chairman.*

JUNE 16, 1959, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, June 16, 1959, at 10 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:

613-54-BZ—Vol. II

APPLICANT—Tufari Realty Corp., owners.

SUBJECT—Application reopened March 3, 1959 as Volume II—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot for

the parking and mortgage of more than five (5) motor vehicles.

PREMISES AFFECTED—111-04 41st Avenue and 41-10 111th Street, southeast corner, Block 2014, Lot 5, Corona, Borough of Queens.

320-59-BZ

APPLICANT—J. Clarence Davies for Department of Real Estate, City of New York, owner; The New York City Transit Authority, lessee.

SUBJECT—Application May 11, 1959—decision of the Borough Superintendent, under sections 7a, 7b, 7c, 7A and 21 of the Zoning Resolution, to permit in a unrestricted and residence use, B area and class 1½ height district, the erection and maintenance of an extension to the present electric power generating station extending into the residence portion of the plot, exceeding the permitted height and having loading entrances and business entrances exceeding three feet, six inches (3'-6") in width within 75 feet of the residence use district.

PREMISES AFFECTED—506 East 75th Street, south side, 98 feet east of York Avenue and 507 East 74th Street, Block 1486, Lot 5, Borough of Manhattan.

842-26-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Max Roth, Helen B. Nixon, and James D. Bennett, owners.

SUBJECT—Application reopened April 14, 1959 as Volume II—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a residence use, E-1 area district, the erection of a multiple dwelling, six stories in height exceed the permitted coverage and total floor area.

PREMISES AFFECTED—1525 Avenue H, north side, 160 feet west of East 17th Street, Block 6691, Lots 54, 57 and 60, Borough of Brooklyn.

32-59-BZ

APPLICANT—Leonard F. Rothkrug for Shield Oil Company, Incorporated and Morris Miller, owners.

SUBJECT—Application January 16, 1959—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station with accessory motor vehicle repairs, lubritorium, car washing, non-automatic, office, sales of auto accessories and parking of cars awaiting service all for a temporary term of fifteen (15) years.

PREMISES AFFECTED—8211 Flatlands Avenue, northwest corner of East 83rd Street, Block 8003, Lots 1, 3, 5 and 7, Borough of Brooklyn.

194-59-BZ

APPLICANT—Samuel S. Schiffer, for L. M. T. Corporation, owners.

SUBJECT—Application March 30, 1959—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a C area district the erection of a one story extension to a present one story building, occupying the remaining portion of the plot and being in excess of the permitted area coverage.

PREMISES AFFECTED—1461-1471 38th Street, north side, 100 feet west of 15th Avenue, Block 5348, Lot 49, Borough of Brooklyn.

271-48-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Herbert Kramer, owner.

SUBJECT—Application reopened April 21, 1959 as Volume III—decision of the Borough Superintendent, under sections 7f, 7i and 7e of the Zoning Resolution, to permit in a local retail use, district, the erection and maintenance of an auto showroom, store, storage room, gasoline service station, lubritorium, minor auto repairs, inspection station and parking of cars awaiting service for a term of fifteen (15) years.

CALENDAR

PREMISES AFFECTED—20-20 Francis Lewis Boulevard and 160-02 to 160-12 Willets Point Boulevard, southwest corner; and 160--11 to 160-15 20th Road and 20-19 160th Street, Block 4876, Lot 1, Whitestone, Borough of Queens.

57-59-BZ

APPLICANT—Leonard F. Rothkrug for 864 Pennsylvania Avenue Corporation, owner, doing business as Superior Woodworking Company.

SUBJECT—Application January 29, 1959—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a business use district the extension of building and use for manufacturing of kitchen cabinets, using low horsepower saws, with accessory storage, showroom, spray painting and office.

PREMISES AFFECTED—864-880 Pennsylvania Avenue, west side, 95 feet south of Stanley Avenue, Block 4368, Lot 11, Borough of Brooklyn.

623-58-BZ

APPLICANT—Carl H. Salminen, for Frank Reis, owner; Bari Construction Co., Inc., owner under contract.

SUBJECT—Application October 31, 1958—decision of the Borough Superintendent, under sections 7e and 21 of the Zoning Resolution, to permit in a residence use district, the erection of a one-story structure of Class 3 construction to be used for light manufacturing as permitted in a business use district, office, loading and unloading and parking of trucks used in conjunction with business, the structure to occupy more than the permitted area.

PREMISES AFFECTED—33-04 23rd Street and 21-04 33rd Avenue, southwest corner, Block 556, Lots 34-39 inclusive, Astoria, Borough of Queens.

Laid over from February 3, 1959, to March 3, 1959, for inspection and decision; hearing closed; then to April 7, 1959, for inspection and decision: for applicant to file revised plan as to entrances from 33rd Avenue, and for name and business of tenant; then to May 5, 1959, for decision; at the request of the applicant who desires additional time to locate a tenant, then to June 16, 1959, for decision; applicant to file name and type of business of proposed tenant; hearing previously closed.

767-58-BZ

APPLICANT—Elliot Saltzman for Roclou Realty Corp., owner.

SUBJECT—Application December 30, 1958—decision of the Borough Superintendent, under sections 7c, 7i and 7A of the Zoning Resolution, to permit in a retail use district, at an existing gasoline service station, the erection of a one story extension to the store and auto accessory building and to extend the uses to include lubricatorium, minor auto repairs with hand tools, office and the parking and storage of more than five (5) motor vehicles; it is also proposed to add additional gasoline tanks and new curb cuts and business signs within 75 feet of the residence use district.

PREMISES AFFECTED—4102-4110 Avenue U and 2201-2211 Coleman Street, southeast corner, Block 8558, Lot 36, Borough of Brooklyn.

Laid over from April 21, 1959, to May 12, 1959, for inspection and decision; hearing closed; then to June 16, 1959, for inspection and decision; applicant to file new amended plans eliminating the existing barn and showing a fence wall or some other proper type of fence along the interior lot line, and a new decision from the Borough Superintendent.

962-28-BZ—Vol. II

APPLICANT—Unger and Unger, for Sinclair Refining Co., owner.

SUBJECT—Application reopened October 7, 1958—as Vol. II—decision of the Borough Superintendent, under sections 7c, 7i and 21 of the Zoning Resolution, to permit in a business and residence use district, at an existing gasoline service station with office, grease pits and auto laundry

the extension of the uses to include sale of accessories, minor auto repairs and the parking and storage of motor vehicles and to have the present pump islands remain in their present location.

PREMISES AFFECTED—714 Jamaica Avenue, southwest corner of Richmond Street, Block 4102, Lot 27, Borough of Brooklyn.

Laid over from March 17, 1959, to April 14, 1959, for inspection and decision; hearing closed; then to May 5, 1959, for decision; applicant to file revised plan showing accessory building with enlargement toward Jamaica Avenue and rear not beyond present rear of the building and relocation of pumps with none nearer than 15 feet to a street building line and to show fences on side and rear lot lines of the station; that space to the south of use district line should remain vacant, but protected with hedge and fences; also to show new lift, with no open pit widening and a new front; then to May 12, 1959, for further consideration or proposed revisions which have been submitted by the applicant; then to June 16, 1959, for decision; applicant to file new plans showing entire new front on the accessory building; exterior lifts to be removed and placed inside the extended accessory building.

EDWIN W. KLEINERT, *Acting Chairman.*

JUNE 16, 1959, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, June 16, 1959, at 2 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:*

288-59-A

APPLICANT—Julius S. Rapson, for Del-Hi Homes Incorporated, owner.

SUBJECT—Application May 5, 1959—decision of the Borough Superintendent, re: Frame construction, fire limits.

PREMISES AFFECTED—259-59 147th Drive, northwest corner of Francis Lewis Boulevard, Block 13683, Lot 9, Rosedale, Borough of Queens.

289-59-A

APPLICANT—Julius S. Rapson, for Del-Hi Homes Incorporated, owner.

SUBJECT—Application May 5, 1959—decision of the Borough Superintendent, re: Frame construction, fire limits.

PREMISES AFFECTED—259-55 147th Drive, north side, 111.15 feet west of Francis Lewis Boulevard, Block 13683, Lot 13, Rosedale, Borough of Queens.

290-59-A

APPLICANT—Julius S. Rapson, for Del-Hi Homes Incorporated, owner.

SUBJECT—Application May 5, 1959—decision of the Borough Superintendent, re: Frame construction, fire limits.

PREMISES AFFECTED—259-51 157th Drive, north side, 146.65 feet west of Francis Lewis Boulevard, Block 13683, Lot 14, Rosedale, Borough of Queens.

291-59-A

APPLICANT—Julius S. Rapson, for Del-Hi Homes Incorporated, owner.

SUBJECT—Application May 5, 1959—decision of the Borough Superintendent, re: Frame construction, fire limits.

PREMISES AFFECTED—259-52 147th Road, southwest corner of Francis Lewis Boulevard, Block 13683, Lot 1, Rosedale, Borough of Queens.

292-59-A

APPLICANT—Julius S. Rapson, for Del-Hi Homes Incorporated, owner.

SUBJECT—Application May 5, 1959—decision of the Borough Superintendent, re: Frame construction, fire limits.

PREMISES AFFECTED—259-48 147th Road, south side, 47.34 feet west of Francis Lewis Boulevard, Block 13683, Lot 64, Rosedale, Borough of Queens.

CALENDAR

293-59-A

APPLICANT—Julius S. Rapson, for Del-Hi Homes Incorporated, owner.

SUBJECT—Application May 5, 1959—decision of the Borough Superintendent, re: Frame construction, fire limits.

PREMISES AFFECTED—259-44 147th Road, south side, 82.84 feet west of Francis Lewis Boulevard, Block 13683, Lot 62, Rosedale, Borough of Queens.

294-59-A

APPLICANT—Julius S. Rapson, for Del-Hi Homes Incorporated, owner.

SUBJECT—Application May 5, 1959—decision of the Borough Superintendent, re: Garage below street grade.

PREMISES AFFECTED—259-47 147th Drive, north side, 182.15 feet west of Francis Lewis Boulevard, Block 13683, Lot 16, Rosedale, Borough of Queens.

295-59-A

APPLICANT—Julius S. Rapson, for Del-Hi Homes Incorporated, owner.

SUBJECT—Application May 5, 1959—decision of the Borough Superintendent, re: Garage below street grade.

PREMISES AFFECTED—259-43 147th Drive, north side, 217.65 feet west of Francis Lewis Boulevard, Block 13683, Lot 18, Rosedale, Borough of Queens.

296-59-A

APPLICANT—Julius S. Rapson, for Del-Hi Homes Incorporated, owner.

SUBJECT—Application May 5, 1959—decision of the Borough Superintendent, re: Garage below street grade.

PREMISES AFFECTED—259-39 147th Drive, north side, 253.15 feet west of Francis Lewis Boulevard, Block 13683, Lot 19, Rosedale, Borough of Queens.

297-59-A

APPLICANT—Julius S. Rapson, for Del-Hi Homes Incorporated, owner.

SUBJECT—Application May 5, 1959—decision of the Borough Superintendent, re: Garage below street grade.

PREMISES AFFECTED—259-35 147th Drive, north side, 288.65 feet west of Francis Lewis Boulevard, Block 13683, Lot 21, Rosedale, Borough of Queens.

298-59-A

APPLICANT—Julius S. Rapson, for Del-Hi Homes Incorporated, owner.

SUBJECT—Application May 5, 1959—decision of the Borough Superintendent, re: Garage below street grade.

PREMISES AFFECTED—259-31 147th Drive, north side, 286.5 feet east of 259th Street, Block 13683, Lot 22, Rosedale, Borough of Queens.

299-59-A

APPLICANT—Julius S. Rapson, for Del-Hi Homes Incorporated, owner.

SUBJECT—Application May 5, 1959—decision of the Borough Superintendent, re: Garage below street grade.

PREMISES AFFECTED—259-27 147th Drive, north side, 251 feet east of 259th Street, Block 13683, Lot 24, Rosedale, Borough of Queens.

300-59-A

APPLICANT—Julius S. Rapson, for Del-Hi Homes Incorporated, owner.

SUBJECT—Application May 5, 1959—decision of the Borough Superintendent, re: Garage below street grade.

PREMISES AFFECTED—259-23 147th Drive, north side, 215.5 feet east of 259th Street, Block 13683, Lot 25, Rosedale, Borough of Queens.

301-59-A

APPLICANT—Julius S. Rapson, for Del-Hi Homes Incorporated, owner.

SUBJECT—Application May 5, 1959—decision of the Borough Superintendent, re: Garage below street grade.

PREMISES AFFECTED—259-19 147th Drive, north side, 180 feet east of 259th Street, Block 13683, Lot 27, Rosedale, Borough of Queens.

302-59-A

APPLICANT—Julius S. Rapson, for Del-Hi Homes Incorporated, owner.

SUBJECT—Application May 5, 1959—decision of the Borough Superintendent, re: Garage below street grade.

PREMISES AFFECTED—259-40 147th Road, south side, 118.34 feet west of Francis Lewis Boulevard, Block 13683, Lot 60, Rosedale, Borough of Queens.

303-59-A

APPLICANT—Julius S. Rapson, for Del-Hi Homes Incorporated, owner.

SUBJECT—Application May 5, 1959—decision of the Borough Superintendent, re: Frame Construction, fire limits.

PREMISES AFFECTED—259-69 148th Avenue, northwest corner of Francis Lewis Boulevard, Block 13684, Lot 1, Rosedale, Borough of Queens.

304-59-A

APPLICANT—Julius S. Rapson, for Del-Hi Homes, Incorporated, owner.

SUBJECT—Application May 5, 1959—decision of the Borough Superintendent, re: Frame construction, fire limits.

PREMISES AFFECTED—259-65 148th Avenue, north side, 148.75 feet west of Francis Lewis Boulevard, Block 13684, Lot 7, Rosedale, Borough of Queens.

305-59-A

APPLICANT—Julius S. Rapson, for Del-Hi Homes Incorporated, owner.

SUBJECT—Application May 5, 1959—decision of the Borough Superintendent, re: Frame construction, fire limits.

PREMISES AFFECTED—259-61 148th Avenue, north side, 184.25 feet west of Francis Lewis Boulevard, Block 13684, Lot 9, Rosedale, Borough of Queens.

306-59-A

APPLICANT—Julius S. Rapson, for Del-Hi Homes Incorporated, owner.

SUBJECT—Application May 5, 1959—decision of the Borough Superintendent, re: Frame construction, fire limits.

PREMISES AFFECTED—259-66 147th Drive, southwest corner of Francis Lewis Boulevard, Block 13684, Lot 99, Rosedale, Borough of Queens.

307-59-A

APPLICANT—Julius S. Rapson, for Del-Hi Homes Incorporated, owner.

SUBJECT—Application May 5, 1959—decision of the Borough Superintendent, re: Frame construction, fire limits.

PREMISES AFFECTED—259-62 147th Drive, south side, 40.42 feet west of Francis Lewis Boulevard, Block 13684, Lot 97, Rosedale, Borough of Queens.

308-59-A

APPLICANT—Julius S. Rapson, for Del-Hi Homes Incorporated, owner.

SUBJECT—Application May 5, 1959—decision of the Borough Superintendent, re: Frame construction, fire limits.

PREMISES AFFECTED—259-58 147th Drive, south side, 75.92 feet west of Francis Lewis Boulevard, Block 13684, Lot 96, Rosedale, Borough of Queens.

EDWIN W. KLEINERT, *Acting Chairman.*

CALENDAR

JUNE 23, 1959, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, June 23, 1959, at 10 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matter:

800-56-BZ

APPLICANT—Holtzman, Sharf, Mackelland Hellenbrand, for Hertbert T. Brown and Joseph A. Klar, a partnership, owners.

SUBJECT—Application reopened May 19, 1959 for consideration as to extension of time to complete—expired October 29, 1958—decision of the Borough Superintendent, previously granted on condition under sections 7e and 7h of the Zoning Resolution, permitting in a residence use district, the construction and maintenance of a gasoline service station, lubritorium, auto washing, non automatic, minor repairs with hand tools only, office, sales and storage of auto accessories and parking of more than five (5) cars for a stated term of fifteen (15) years.

PREMISES AFFECTED—96-28 to 96-46 South Conduit Avenue, 154-02 to 154-14 Cohancy Street, southwest corner and 154-01 to 154-13 Bridgeton Street, Block 11582, Lot 42, Howard Beach, Borough of Queens.

EDWIN W. KLEINERT, *Acting Chairman.*

JUNE 30, 1959, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, June 30, 1959, at 10 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matter:

192-24-BZ—Vol. II

APPLICANT—Frederick A. Ketcher, for Jerome Evander Corp., owner; Jack Grotsky, lessee.

SUBJECT—Application reopened December 9, 1958 as Vol. II—decision of the Borough Superintendent, under sections 7c and 7i of the Zoning Resolution, to permit in a business use district, in an existing two story building occupied as a Public garage, the use of the store area on the first floor as a motor vehicle repair shop with hand tools only and incidental welding.

PREMISES AFFECTED—2359-2369 Jerome Avenue, west side, 60.26 feet south of West 184th Street, Block 3198, Lot 18, Borough of The Bronx.

Laid over from April 7, 1959, to April 28, 1959, for inspection and decision; applicant to file revised plan showing extra exit, hearing closed; then to May 19, 1959, for applicant to file revised plans and revised application to correct conditions previously permitted or as now being requested; then to June 30, 1959, for decision; applicant to file new plans showing actual existing conditions and a new decision of the Borough Superintendent as to store, signs, etc.

EDWIN W. KLEINERT, *Acting Chairman.*

MINUTES

REGULAR MEETING

TUESDAY MORNING, MAY 19, 1959, 10 A.M.

Present: Acting Chairman Kleinert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox.

The minutes of the regular meetings of the Board held on Tuesday morning and afternoon May 5, 1959 and special meeting, Monday morning, May 11, 1959, were approved as printed in the Bulletin of May 12, 1959, Vol. 44, No. 19.

192-24-BZ—Vol. II

APPLICANT—Frederick A. Ketcher, for Jerome Evander Corp., owner; Jack Grotsky, lessee.

SUBJECT—Application reopened December 9, 1958 as Vol. II—decision of the Borough Superintendent, under sections 7c and 7i of the Zoning Resolution, to permit in a business use district, in an existing two story building occupied as a Public garage, the use of the store area on the first floor as a motor vehicle repair shop with hand tools only and incidental welding.

PREMISES AFFECTED—2359-2369 Jerome Avenue, west side, 60.26 feet south of West 184th Street, Block 3198, Lot 18, Borough of The Bronx.

APPEARANCES—

For Applicant: Frederick A. Ketcher.
For Opposition: None.

ACTION OF BOARD—Laid over to June 30, 1959, at 10 A. M. for decision; applicant to file new plans showing actual existing conditions and a new decision of the Borough Superintendent as to store, signs, etc.; hearing previously closed.

289-36-BZ—Vol. II

APPLICANT—Joshua Brown, for Mrs. Anne Kelly, owner; Staten Island Oil Company, Inc.—John N. Leopold, President, Lessee.

SUBJECT—Application reopened January 6, 1959 as Vol. II—decision of the Borough Superintendent under sections 7f and 7i of the Zoning Resolution, to permit in a business use district, the restoration of a gasoline service station, auto repair shop and five (5) car garage formerly granted by the Board under Cal. No. 289-36-BZ and to continue

such uses with the additional uses of lubritorium, car wash, non automatic, minor auto repairs with hand tools only, office and sale of auto parts, accessories and parking of more than five (5) cars awaiting service for a term of fifteen (15) years.

PREMISES AFFECTED—7 Androvette Street and 4409 Arthur Kill Road, northwest corner, Block 7406, Lot 1, Charleston, Borough of Richmond.

APPEARANCES—

For Applicant: Joshua Brown.
For Opposition: None.

ACTION OF BOARD—Laid over, date to be set; for inspection and decision; hearing closed.

149-57-BZ—Vol. II

APPLICANT—Jerome W. Perlstein, Butcher Knitting Mills, Inc., owner.

SUBJECT—Application reopened October 28, 1958 as Vol. II—decision of the Borough Superintendent, under sections 7c and 21 of the Zoning Resolution, to permit in a business and residence use, D area district, the erection of a one and two story structure occupying more than the permitted area and used for the manufacture of knitwear, retail sales, office and parking of employees and customer's cars.

PREMISES AFFECTED—71-45 Metropolitan Avenue, north side, 69.74 feet west of Pleasantview Street, Block 3055, Lot 16, Middle Village, Borough of Queens.

APPEARANCES—

For Applicant: Jerome W. Perlstein.
For Opposition: None.

ACTION OF BOARD—Laid over to May 26, 1959, at 10 A. M. at the request of the engineer.

150-57-A—Vol. II

APPLICANT—Jerome W. Perlstein, for Butcher Knitting Mills, Inc., owner.

SUBJECT—Application reopened October 28, 1958 as Vol. II—filed pursuant to section 35, General City Law re proposed parking lot in bed of mapped street—proposed widening of Metropolitan Avenue.

PREMISES AFFECTED—71-45 Metropolitan Avenue,

MINUTES

north side, 69.74 feet west of Pleasantview Street, Block 3055, Lot 16, Middle Village, Borough of Queens.

APPEARANCES—

For Applicant: Jerome W. Perlstein.

ACTION OF BOARD—Laid over to May 26, 1959, at 10 A. M. at the request of the engineer.

135-58-BZ

APPLICANT—Leonard F. Rothkrug, for Ludvik Hilman, Martin Rausman and George Pullman, doing business as Joint Realty Co., owners.

SUBJECT—Application March 18, 1958—decision of the Borough Superintendent, under sections 7f and 7i of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, accessory motor vehicle repairs, hand tools only, lubricatorium car washing, non-automatic, office and sales, parking of cars awaiting service, all for a term of fifteen (15) years.

PREMISES AFFECTED—3880 Richmond Avenue and 4575 Amboy Road, northwest corner, Block 5585, Lot 62, Eltingville, Borough of Richmond.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: Seymour Spruch.

ACTION OF BOARD—Laid over for further inspection; date to be set; hearing previously closed.

665-58-A

APPLICANT—Leonard F. Rothkrug, for Ludvik Hilman, Martin Rausman and George Pullman, doing business as Joint Realty Co., owner.

SUBJECT—Application November 14, 1958—filed pursuant to section 35, General City Law re curb cuts in bed of mapped street—proposed widening of Richmond Avenue and Amboy Road.

PREMISES AFFECTED—3880 Richmond Avenue and 4575 Amboy Road, northwest corner, Block 5585, Lot 62, Eltingville, Borough of Richmond.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

ACTION OF BOARD—Laid over for further inspection; date to be set; hearing previously closed.

750-58-BZ

APPLICANT—Louis B. Santangelo for Ralph G. Ortiz, owner.

SUBJECT—Application December 19, 1958—decision of the Borough Superintendent, under sections 7c and 21 of the Zoning Resolution, to permit in a residence use district in an existing two story and cellar building presently occupied as a Russian and Turkish bath with locker room, dormitory and caretakers apartment, the change in use of the first floor to a funeral home and loading area with a new curb cut.

PREMISES AFFECTED—797-801 Park Avenue, north side, 100 feet east of Throop Avenue, Block 1733, Lot 63, Borough of Brooklyn.

APPEARANCES—

For Applicant: Louis B. Santangelo and H. E. Horwood.

For Opposition: None.

For Administration: John J. Saunders, Bd. of Education.

ACTION OF BOARD—Laid over for applicant to file a new decision of the Borough Superintendent, and referred to Engineer for further examination and setting of new hearing date.

760-58-BZ

APPLICANT—Victor E. Block and Robert E. Healey for Ogden Parking Corporation, owner.

SUBJECT—Application December 29, 1958—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a local retail use district, the maintenance of a parking lot for the parking and storage of more than five (5) motor vehicles.

PREMISES AFFECTED—1332-1340 Ogden Avenue, east side, 138.80 feet south of West 170th Street, Block 2522, Lots 12, 13, 14 and 15, Borough of The Bronx.

APPEARANCES—

For Applicant: Victor E. Block.

For Opposition: None.

For Administration: John J. Saunders, Bd. of Education.

ACTION OF BOARD—Laid over to June 9, 1959, at 10 A. M. for decision; applicant to file new plans showing grades of lot where ramp is, what the drainage will be and a reasonable design of a retaining wall, etc.; hearing previously closed.

85-59-BZ

APPLICANT—Lama, Proskauer and Prober for William Teman and Bernard Tancer, owners.

SUBJECT—Application February 13, 1959—decision of the Borough Superintendent, under sections 7f, 7i and 7e of the Zoning Resolution, to permit in a local retail and residence use district, to erect and maintain a gasoline service station, car wash, minor auto repairs, lubricatorium, storage and office and salesroom, parking and storage of motor vehicles for a term of fifteen (15) years.

PREMISES AFFECTED—242-30 Northern Boulevard, south side, from Douglaston Parkway to 243rd Street, 45-01 to 45-13 Douglaston Parkway and 45-02 to 45-14 243rd Street, Block 8179, Lots 1 and 44, Bayside, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama and Robert T. Groh.

For Opposition: None.

ACTION OF BOARD—Laid over to June 9, 1959, at 10 A. M. for inspection and decision; applicant to file revised plans showing split sapling fence on building lines and the physical carrying out of the proposed widening as it affects this property; hearing closed.

86-59-A

APPLICANT—Lama, Proskauer and Prober for William Teman and Bernard Tancer, owners.

SUBJECT—Application February 13, 1959—filed pursuant to Section 35 General City Laws re utilization of the portion of the lot which is in the bed of a mapped street—Douglaston Parkway.

PREMISES AFFECTED—242-30 Northern Boulevard, south side, from Douglaston Parkway to 243rd Street, 45-01 to 45-13 Douglaston Parkway and 45-02 to 45-14 243rd Street, Block 8179, Lots 1 and 44, Bayside, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama and Robert T. Groh.

ACTION OF BOARD—Laid over to June 9, 1959, at 10 A. M. for inspection and decision; in connection with Cal. No. 85-59-BZ; hearing closed.

96-59-BZ

APPLICANT—Larry Meltzer for 3711 Nostrand Avenue Corporation, owner.

SUBJECT—Application February 17, 1959—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a local retail use, D area district, the erection of a one story building for retail stores occupying more than the permitted area.

PREMISES AFFECTED—3707-3711 Nostrand Avenue, east side, 100 feet south of Avenue X, Block 7422, Lot 73, Borough of Brooklyn.

APPEARANCES—

For Applicant: Larry Meltzer.

For Opposition: None.

ACTION OF BOARD—Laid over to June 9, 1959, at 10 A. M. for inspection and decision; applicant to file new plans showing reduced height of building; hearing closed.

MINUTES

125-59-BZ

APPLICANT—Julius S. Rapson for The Society of St. Vincent de Paul in the Diocese of Brooklyn, owner.

SUBJECT—Application February 27, 1959—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a business and residence use district, the change in occupancy from an existing moving picture theatre to a retail store, office for the retail sales of used furniture and clothing, light manufacturing for repair work and storage of five trucks and open parking area for more than five cars for patrons use, for that part of the plot that is in a residential district.

PREMISES AFFECTED—100-20 Northern Boulevard, southwest corner of 101st Street, Block 1715, Lot 10, Corona, Borough of Queens.

APPEARANCES—

For Applicant: Julius S. Rapson, Harold J. Darby, Mathew Haller and William O'Brien.

For Opposition: Donald F. Davis.

ACTION OF BOARD—Laid over to May 26, 1959, at 10 A. M. for inspection and decision; applicant to file revised plans showing proposed arrangement inside the premises and of the parking lot in rear; hearing previously closed.

126-59-A

APPLICANT—Julius S. Rapson for The Society of St. Vincent de Paul, owner.

SUBJECT—Application February 27, 1959—filed pursuant to Section 35, General City Law re alteration of building partially in the bed of a mapped street—proposed widening of 101st Street.

PREMISES AFFECTED—101-20 Northern Boulevard, southwest corner of 101st Street, Block 1715, Lot 10, Corona, Borough of Queens.

APPEARANCES—

For Applicant: Julius A. Rapson, Harold J. Darby, Mathew Haller and William O'Brien.

ACTION OF BOARD—Laid over to May 26, 1959, at 10 A. M. for inspection and decision; applicant to file revised plans in conjunction with 125-59-BZ; hearing previously closed.

150-59-BZ

APPLICANT—Albert Melniker for Dominick Mandato, owner.

SUBJECT—Application March 12, 1959—decision of the Borough Superintendent, under sections 7e and 21 of the Zoning Resolution, to permit the erection and maintenance of a bowling alley, restaurant and cocktail lounge, together with accessory parking, to be located on a parcel of land partially in a retail use district and partially in a residence use district, for a term of twenty (20) years.

PREMISES AFFECTED—1650 Richmond Avenue, west side, 245.56 feet north of Victory Boulevard, Block 2236, Lot 125, Bulls Head, Borough of Richmond.

APPEARANCES—

For Applicant: Albert Melniker and Dominick Mandato.

For Opposition: John Sigalos.

ACTION OF BOARD—Laid over, date to be set; for inspection and decision; applicant to file plans showing rearrangement of parking lot; hearing closed.

328-32-BZ—Vol. III

APPLICANT—John L. Crisona for Wexford Arms Realty Corp., owner.

SUBJECT—Application reopened January 27, 1959 as Volume III—decision of the Borough Superintendent, under sections 7e and 21 of the Zoning Resolution, to permit in a local retail use district, the erection and maintenance of a gasoline service station, lubrication, car washing, non-automatic, office, sale of accessories, minor repairs with hand tools only, safety inspection station and the parking and storage of motor vehicles.

PREMISES AFFECTED—28-05 to 28-21 Bayside Lane, (official 28-11 Bayside Lane) and 162-05 to 162-19 29th

Avenue, northeast corner, Block 4890, Lot 80, Whitestone, Borough of Queens.

APPEARANCES—

For Applicant: Frank J. Crisona and Stuart M. Mitchell.

For Opposition: None.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative: 0

Negative: Acting Chairman Kleinert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox. 4

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on January 27, 1959 subject to regular procedure; and

WHEREAS, a public hearing was held on this application on April 28, 1959 after due notice by publication in the Bulletin; laid over to May 19, 1959, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site is in a local retail use, D area, class ½ height district; 163rd Street, 29th Avenue and Bayside Lane are in local retail and residence use, D area, class ½ height districts; that as of July 25, 1916 the site was zoned as a business district, D area and one times height district; that on July 7, 1949 the present local retail designation became effective, and the present ½ height district became effective on July 17, 1952; that there has been no change in the area designation since July 25, 1916; and

WHEREAS, the decision of the Borough Superintendent, dated December 11, 1958 acting on N.B. Applic. No. 3840-58, reads:

"1. Proposed installation of gasoline service station, lubrication, auto-washing (non-automatic), office, sales of accessories, minor repairs with hand tools only, safety inspection station & parking & storage of motor vehicles located in a local Retail use District is contrary to Art. II Sec. 4C of the Zoning Resolution.

"2. Proposed ground sign in a local retail use district is contrary to Art. II Sec. 4C of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 187.77 feet frontage by 149.19 feet in depth, irregular; that it is proposed to erect a modern style, three bay gasoline station, constructed of brick, with spacious show window area; that shrubbery is to be planted on part of the premises; that the pumps will be located fifteen feet back of the building line; that because of the triangular shape of the property, there is a distance of approximately 80 feet from the apex of the triangle to the pumps; and

WHEREAS, the applicant states that in 1932, application for variance was made under Cal. No. 328-32-BZ, and was denied; that the report of inspection dated September 12, 1932, in pertinent part, is as follows: "On the northeast corner of 163rd Street and 29th Avenue is a row of one story buildings used for stores, nine in number, all occupied; westward from the premises under appeal on Bayside Lane, 29th Avenue and the intersecting streets, the premises are very substantially developed with attractive two story buildings, with a row of stores on Bayside Lane between 161st Street and 163rd Street; all this development is occupied; eastward from the premises under appeal other than the stores as noted at the intersection of 163rd Street, 29th Avenue the premises are mostly vacant; the stores on the corner of 163rd Street and 29th Avenue have only recently been erected and, as noted, are fully occupied; this very substantial development westward from 163rd Street and north and south to Bayside Lane would seem to indicate that the properties in this vicinity could be developed with conforming use and give a reasonable return on the investment"; that the owner of the premises at the time the application was made in 1932 was Farmac Realty Corporation, and on May 14, 1946 the property was conveyed to Hanover Sacks Corporation; that thereafter, and on December 13, 1954, the City of New York commenced an in-rem action to foreclose a tax lien and judgment in favor of the City was entered therein on August 12, 1955; that the City of New York owned the property until January 16, 1958 when it was sold to the present owner; and

MINUTES

WHEREAS, the applicant further states that on the northeast corner of 163rd Street and 29th Avenue and running north along 163rd Street is a row of shabby, one story buildings used for stores; a drug store, television repair shop, a store which is merely used for storage, a shoe repair shop and a laundry; that starting at the same corner and continuing easterly along 29th Avenue is a meat market, a barber shop, grocery, dry cleaning store and delicatessen; that on the northeast corner of 161st Street and 29th Avenue is a two story building used for stores; a tavern, gas appliance store, grocery, dance studio and workshop; that next to these and continuing in the same direction are a hardware store, luncheonette, liquor store and beauty parlor; that vacant premises are located on the southwest corner of 162nd Street and 29th Avenue, and at the corner of Bayside Lane and 163rd Street; that in addition, there are two vacant lots immediately east of the stores described as running easterly from the northeast corner of 161st Street and 29th Avenue; that except as described herein, the neighborhood consists of private residences; and

WHEREAS, the applicant contends that the optimistic prediction as to the use of this site contained in the 1932 report of inspection has not been borne out; that for more than 26 years no economically feasible conforming use has been found for the property; that such failure undoubtedly was the reason why the last private owner permitted the City to sell the property for taxes; that there is no additional demand for stores in the neighborhood is evidenced not only by the In-Rem sale of this property, but also by the following facts; that existing stores are sufficient to supply the needs of the neighborhood; that two of the stores are not even utilized for retail purposes; that no store has been built on the vacant property adjoining the stores running easterly from 161st Street along 29th Avenue, despite the fact that such efforts have been made for years; that the low rentals which the present stores are paying leads one to believe that it would be uneconomical to build additional stores; that it would be difficult, if not impossible, to obtain financing for the purpose of erecting a conforming use on the site; and

WHEREAS, the applicant further contends that the proposed station does not directly face any of the private homes in the area; that on the 29th Avenue side of the property, the station will be opposite a private garage and the sides of two houses; that opposite the station along 163rd Street, there are stores and the side of one house and, on Bayside Lane, there is nothing but vacant land and the rear of houses which front on 28th Avenue; that moreover, a 5 foot 6 inch high brick fence will be built around the site on the corner of 163rd Street and 29th Avenue, and at the corner of 163rd Street and Bayside Lane; and

WHEREAS, the applicant further contends that development of the property by the erection of a gasoline station will benefit the residents of the neighborhood by bringing a service to them which is not presently available; that it will benefit the local store owners by drawing potential customers to the neighborhood, and the City will realize increased revenue from real estate and sales taxes; that if this application is not granted, it is probable that this potentially valuable property will again be sold In Rem and lie unused for many years; that it is felt that all of these considerations overwhelmingly dictate that the Board grant the variance which is hereby requested; and

WHEREAS, the applicant states that the present owner has held title to the property since January 16, 1958 and that the assessed valuation of land is \$7,000; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that there was no justification for the exercise of discretion to grant a zoning variance under Section 7, Subdivision e of the Zoning Resolution; and

WHEREAS, the Board found that the applicant failed to substantiate a basis to warrant exercise of discretion to grant under Section 21 of the Zoning Resolution and was therefore not entitled to relief on the grounds of practical difficulty or unnecessary hardship.

Resolved, that the decision of the Borough Superintendent, acting on N.B. Applic. 3840-58, Objections No. 1 and 2 be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

124-49-BZ—Vol. II

APPLICANT—Carl H. Salminen, for MacGrotty Chevrolet, Inc., owner.

SUBJECT—Application reopened April 21, 1959 for consideration as to extension of time to complete, expired February 11, 1959—decision of the Borough Superintendent, previously granted on condition, under sections 7f, 7i and 21 of the Zoning Resolution, permitting in a retail use district, the erection and maintenance of an extension to existing structure, maintaining present uses of show room, service, office, storage and parts department and to add the use of storage of parts, body shop, welding and acetylene and oxygen, machine room, painting, spraying and under coating, with storage of paints and permitting the storage of new and used cars waiting to be serviced, and the parking of cars on the roof.

PREMISES AFFECTED—137-80 Northern Boulevard, southwest corner of Union Street, Block 4977, Lot 52, Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Carl Salminen.

For Opposition: None.

ACTION OF BOARD—Time extended to complete the work.

THE VOTE—

Affirmative: Acting Chairman Kleinert, Commissioner

Foley, Commissioner Sleeper and Commissioner Fox. 4

Negative: 0

THE RESOLUTION—

WHEREAS, on January 25, 1955, this application was granted by the Board on certain conditions, under Sections 7f and 7i of the Zoning Resolution, to permit in a retail use district the erection and maintenance of an extension to existing structure, maintaining present uses of showroom, service, office, storage and parts department and to add the use of storage of parts, body shop, welding with acetylene and oxygen, machine room, painting, spraying and undercoating, with storage of paints and to permit the storage of new and used cars awaiting service and the parking of cars on the roof, affecting premises 137-80 Northern Boulevard, southwest corner of Union Street, Block 4977, Lot 52, Flushing, Borough of Queens; and

WHEREAS, the applicant requested reopening of this application and extension of time, to obtain permits and complete the work which had expired by time limitation on February 11, 1959; and

WHEREAS, this application was reopened on March 25, 1959 and set for hearing on May 19, 1959 at 10 A. M., subject to regular procedure, waiving all requirements except a new decision of the Borough Superintendent and two publications in the Bulletin; and

WHEREAS, a public hearing was held on this application on May 19, 1959 after due notice by publication in the Bulletin; and

WHEREAS, the decision of the Borough Superintendent, dated April 28, 1959 acting on Alt. Applic. No. 2877-53, reads:

"Re: Amend. filed 3/25/59.

"1. The request to extend above application for an additional year is contrary to Board of Stds. and Appeals decision Cal. #124-49-BZ, Vol. II dated Feb. 11, 1958 Bulletin #7 Vol. XLIII and is referred back to the Board for reconsideration."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on January 25, 1955, only insofar as it refers to the time in which permits shall be obtained, including a Certificate of Occupancy, and work

MINUTES

completed, so that as amended this portion of the resolution shall read:

"that in all other respects the resolution of January 25, 1955, shall be complied with; and that all permits and a new Certificate of Occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this amended resolution." Alt. Applic. 2877-53

325-52-BZ—Vol. II

APPLICANT—James J. Lyons Jr., and John J. Lynch, for Maurice and Bernard Epstein, owners.

SUBJECT—Application reopened October 7, 1958 as Vol. II—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a residence use, G-1 area district, the conversion of an existing two family home into two (2) one family homes, the buildings as proposed will encroach on the required rear yards and the building facing Beach 136th Street will exceed the permitted area coverage.

PREMISES AFFECTED—126— Beach 136th Street, east side, 676.42 feet south of Rockaway Beach Boulevard and 125 Beach 135th Street, west side, 712.22 feet south of Rockaway Beach Boulevard, Block 775, Lots 43 and 61, Belle Harbor, Borough of Queens.

APPEARANCES—

For Applicant: J. J. Lyons Jr. and John L. Lynch.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Acting Chairman Kleinert, Commissioner

Foley, Commissioner Sleeper and Commissioner Fox. 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on October 7, 1958 subject to regular procedure; and

WHEREAS, a public hearing was held on this application on April 28, 1959 after due notice by publication in the Bulletin; laid over to May 1959, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site, Beach 135th Street, Beach 136th Street and Public Beach are in a residence use, G-1 area, class 1 height district; that as of July 25, 1916 the premises was situated in an E area district which was subsequently changed to an F area district on July 19, 1922, an E-1 area district on December 21, 1948 and to its present G-1 area district on September 22, 1955; and

WHEREAS, the decision of the Borough Superintendent, dated July 18, 1958 as amended by decisions dated April 1, 1959, acting on Alt. Applics. 670-58 and 671-58, read:

(670-58) "1. Rear yard in a G-1 zone must be 20 ft. minimum as per Art. IV Sec. 16-C(d) of the Zoning Resolution.

2. In a G-1 Zone no building shall occupy at the curb level more than 40% of the area of the lot as per Art. IV Sec. 16-C(e) of the Zoning Resolution."

(671-58) "1. Rear yard in a G-1 Zone must be 20 ft. minimum as per Art. IV Sec. 16-C(d) of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 27.16 feet frontage by 200.38 feet in depth, irregular, upon which is located a two story brick dwelling which extends through the entire block from Beach 135th Street to Beach 136th Street, and has, since its erection, been occupied by the owners; that this two family dwelling differs from the usual conception of a two family dwelling, in that the two separate units are integrated horizontally rather than integrated vertically; that it might readily be described as a two family dwelling consisting of two duplex apartments; that there is a total of twenty rooms and eight baths, each unit consisting of ten rooms and four baths, including a finished attic; that both units are separated by a party wall which extends through both floors and the

attic; that there is a common basement, in which are located a common oil heating system and a common sanitary system; that each unit has an accessory two car garage; that the dwelling measures 70 feet by 34 feet and is located on an irregular plot with 59.25 feet frontage on Beach 136th Street, 27.16 feet frontage on Beach 135th Street and 200.38 feet frontage on the wide public beach, overlooking the Atlantic Ocean; that between the southernmost portion of the building and the lot line adjoining the public beach, there is a large, full length open patio, and on the easternmost portion of the property, facing Beach 135th Street, there is an additional large open patio; that it is proposed to convert a uniquely unconventional two family dwelling, into two conventional one family attached dwellings; and

WHEREAS, the applicant states that the general area affected is located on the Rockaway Peninsula, specifically in the Belle Harbor section of the well known beach resort; that the area surrounding the site is almost fully developed with one and two family private dwellings most of which were erected prior to the rezoning of this area in 1952 from an E district to a G-1 district; that to the north, adjoining the site, are two private dwellings, one fronting on Beach 135th Street and the other on Beach 136th Street; that to the east and directly across Beach 135th Street is a large vacant lot; that to the west and directly across Beach 136th Street is a private dwelling; that to the south and immediately contiguous to the site is an extensive public beach, beyond which lies the Atlantic Ocean; and

WHEREAS, the applicant contends that a grant of the variance would relieve the owners of a practical difficulty and an unnecessary hardship, would be in consonance with the general purpose and intent of the Zoning Resolution that "substantial justice" be done and furthermore, would in no way adversely affect either individual property rights of neighboring home owners or general real estate values in the area; that in perfect good faith, the owners erected the dwelling eleven years ago for the personal occupancy of themselves and their families; that since that time, their children have matured and some have established their own homes; that reliable domestic help, not a luxury but a virtual necessity in a twenty room house, has become increasingly difficult to obtain and retain; that the owners have earnestly endeavored to solve their own predicament by placing the house on the market as a two family dwelling; that Pre-Vues, Inc. and American Listings, Inc., as well as local brokers, have over the past two years had the house on their lists with no takers; that it is readily apparent that there is no market in 1958 for a twenty room, two family house; that conversely, there has been active interest evidenced in acquiring either of the units, separately, if they were available in that form; that concisely stated, that is the object of this application—to legally separate the units so as to make them marketable and more closely conforming to the needs of modern families; and

WHEREAS, the applicant further contends that as to Objection 1 of Alt. Applic. No. 670-58 and Objection 1 of Alt. Applic. No. 671-58, both sites are bounded on the south by a public beach and the Atlantic Ocean, which is more than equivalent to a legal city street for light and ventilation, and therefore this could be considered a corner lot on which no rear yard would be required; and

WHEREAS, the applicant states that the present owners have held title to the property since March 25, 1947; that the assessed valuation of land is \$12,000 and of the building \$43,000 making a total of \$55,000; that the building was erected in 1947; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended that the application be granted under certain conditions; and

WHEREAS, the Board found that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21 of the Zoning Resolution, and is therefore entitled to relief as to area on the grounds of practical difficulty and unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the area dis-

MINUTES

strict regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 21, to permit in a residence use, G-1 area district, the conversion of an existing two-family home into two 1-family homes; that the building as proposed will encroach on the required rear yards and the building facing Beach 136th Street will exceed the permitted area coverage, *on condition* that all work shall be done substantially as shown on plans filed herewith, marked "Received August 15, 1958", 8 sheets; that all work shall comply in all other respects with all laws, rules and regulations applicable thereto; and that all permits and two certificates of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

701-52-BZ—Vol. III

APPLICANT—Samuel Carr, for Franchir Realty Co., Inc., owner.

SUBJECT—Application reopened December 9, 1958 as Vol. III—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a business and residence use district, the maintenance of a parking lot for the parking of more than five (5) motor vehicles accessory to existing factory buildings.

PREMISES AFFECTED—47-55 37th Street, 37-05 to 37-19 48th Avenue, northeast corner and 47-42 to 47-60 38th Street, Block 228, Lot 1 (formerly Lots 1 and 11), Long Island City, Borough of Queens.

APPEARANCES—

For Applicant: Samuel Carr.

For Opposition: None.

For Administration: John J. Saunders, Bd. of Education.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Acting Chairman Kleinert, Commissioner

Foley, Commissioner Sleeper and Commissioner Fox. 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. III on December 9, 1958 subject to regular procedure; and

WHEREAS, a public hearing was held on this application on April 28, 1959 after due notice by publication in the Bulletin; laid over to May 19, 1959, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site, 38th Street and 37th Street are in business and residence use, B area, class 1½ height districts; 48th Avenue is in a business use, B area, class 1½ height district; 47th Avenue is in a residence use, B area, class 1½ height district; and

WHEREAS, the decision of the Borough Superintendent, dated November 14, 1958 acting on Alt. Applic. No. 1340-57, reads:

"1. Proposed accessory parking lot for the occupants of existing office and factory building on the same lot in a residential zone is contrary to Art. II Sec. 3 of the Zoning Resolution and Bd. of S. & A. decision #701-52-BZ, Vol. II.

"2. Proposed curb cut in a Residential Zone is contrary to Art. II Sec. 3 of the Zoning Resolution and the Bd. of S. & A. decision #701-52-BZ, Vol. II."

and

WHEREAS, the applicant states that the premises consist of a plot, 100.98 feet frontage by 100 feet and 200 feet in depth; that on the immediate corner, northeast corner of 48th Avenue and 37th Street, is an existing two story, class 3 manufacturing building, granted under Cal. No. 701-52-BZ, Vol. II; that on the northwest corner of 48th Avenue and 38th Street, immediately adjacent to this building, is an existing one story, class 1 factory building with a loading platform and a driveway to the rear and opening on 37th Street; that this was covered under Cal. No. 701-52-BZ, Vol. II; and

WHEREAS, the applicant states that except for the proposed parking lot of 40 feet by 100 feet, which hitherto

was designated as lot 11, the remaining land belonging to this owner covering the improvements mentioned above, were on old lot No. 1; that on the tax maps today the entire land belonging to this owner, of approximately 38,000 square feet and including the 40 feet by 100 feet for the proposed parking lot, is now designated as lot No. 1; that since this 40 feet by 100 feet proposed parking lot was acquired on June 22, 1955 by this owner, under no circumstances could it have been considered by the Board under Cal. No. 701-52-BZ, Vol. II, and hence it could not have been contrary to the decision of that date and therefore he disagrees with Objection No. 1 of the Building Department re Alt. 1340-57 involving the request to build this parking lot and necessarily Objection No. 2 also applies under the same reasoning; and

WHEREAS, the applicant contends that adding this area for parking to this owner's property will in no way obstruct light or ventilation for any future contiguous construction; that the rear yard 10 foot depth requirements are provided for and in no way impaired, and that to make that rear yard requirement deeper and longer it would be asking of the owner more than is presently required of any of the other land owners in the neighborhood; that there is no cutting down on any open spaces and no present open spaces are being reduced; that in fact, the open spaces are being added to and therefore the neighborhood is not being adversely affected; that most of the commercial improvements in the immediate neighborhood cover the entire lot; and

WHEREAS, the applicant further contends that there are many non-conforming uses in the critical area; that for many years past, no new residential building has been done, but rather there have been added many commercial structures, and there are still many remaining vacant lots; that this parking lot use will not be for the public, but for the business purposes of the present tenants, owners and owners' employees, that is, for accessory use, of these adjoining and contiguous buildings under one ownership; that the present street—37th Street—is generally covered and occupied with automobiles belonging not only to the employees using the buildings belonging to this owner, but by people from distant areas who park here all day, work in the neighborhood and do not live in the immediate neighborhood; that this applies to the frontage on 38th Street as well; that in granting this facility, which is a much needed improvement of conditions in this neighborhood, the congestion will be reduced by that number of cars that can be accommodated on this proposed parking lot; that this type of improvement will not hurt the character of this neighborhood but will be definitely in harmony with the same, and in fact act as a safeguard for the community's interest; that the necessity of a curb cut is obviously evident for access and exit to the proposed parking lot; and

WHEREAS, the applicant states that Harold G. Abbey, President of Franchir Realty Co., was summoned to Magistrates Court re Zone Violation No. 135-55, tried and convicted of the charge as stipulated in the violation; that he was fined \$25; that the conviction was appealed to the next highest court; that the appeal was denied and the conviction upheld; that the violation is still pending and another summons has been issued with regard to same; and

WHEREAS, the applicant states that the present owner has held title to the property since July 2, 1952 and June 22, 1955; that the assessed valuation of land is \$75,000 and of the buildings \$278,000 making a total of \$353,000; that the buildings were erected July 14, 1953 and September 1, 1955; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended the application be granted under certain conditions; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision h of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7h, for a term of

MINUTES

ten years, to permit in the residence part of a plot in a business and residence use district, the maintenance of a parking lot for more than five motor vehicles of the pleasure car type, accessory to the existing factory buildings, *on condition* that all work shall be done substantially in accordance with plans filed herewith, marked "Received November 19, 1958", 1 sheet, and "April 1, 1959". 4 sheets; that the ten foot strip required by the original resolution for the factory buildings on the north end of the property fronting on 38th Street shall be fenced with a woven wire fence 6 feet high and containing only one pedestrian gate 3 feet wide for access for cleaning purposes; that the fence along the southerly lot line of the proposed parking lot, adjacent to the existing driveway to the loading platform shall be rebuilt continuously from the building line to the corner of the building, closing off the end of the loading platform on the building line and eliminating any gate or access directly between the existing driveway and the proposed parking lot; that along the northerly lot line adjacent to the walls of adjoining houses, there shall be a cement side wall 5 feet wide with a 6 inch curb above the grade of the parking lot to prevent bumpers and forward overhangs of cars from hitting the side walls of adjacent houses; that this side wall will continue to the rear lot line for 100 feet from the 37th Street building line, to protect the wall 29 feet long at the rear; that the surface of the parking lot shall be graded and covered with steam cinders or gravel and have a bituminous binder; that along the building line of 37th Street there shall be a 7 foot high chain link fence with a ten foot gate, as shown, at the southerly corner of this lot and curb cut opposite approximately 10 feet wide, complying with the rules of the Borough President for same; that there shall be no parking on this lot except during business hours and at all other times the lot shall remain vacant and the gate kept locked; that there shall be no signs on the fence except one sign, not exceeding two square feet, indicating that this is a private parking lot; that cars parked herein shall be limited to those owned by employees of the adjacent factory; and that all permits required and a certificate of occupancy shall be obtained and all work completed within the provisions of Section 22A of the Zoning Resolution.

280-55-BZ

APPLICANT—Frederick A. Ketcher, for Fishbro Realty Corp., owner; New York Truck Renting Corp., lessee.

SUBJECT—Application reopened April 21, 1959 for consideration as to extension of time to complete, expired October 29, 1958—decision of the Borough Superintendent, previously granted on condition, under sections 7e, 7f and 7h of the Zoning Resolution, permitting in a business use district, the erection and maintenance of a gasoline service station and automatic auto laundry and permitting the parking and storage of more than five (5) motor vehicles.

PREMISES AFFECTED—879 East 149th Street, northeast corner of Timpson Place, Block 2603, Lots 55, 60 and 106, Borough of The Bronx.

APPEARANCES—

For Applicant: Frederick A. Ketcher.

For Opposition: None.

ACTION OF BOARD—Time extended to complete the work.

THE VOTE—

Affirmative: Acting Chairman Kleinert, Commissioner

Foley, Commissioner Sleeper and Commissioner Fox 4

Negative: 0

THE RESOLUTION—

WHEREAS, on October 11, 1955 this application was granted by the Board on certain conditions under Sections 7e and 7f of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station and automatic auto laundry and to permit the parking and storage of more than five motor vehicles affecting premises 879 East 149th Street, northeast corner of Timpson Place, Block 2603, Lots 55, 60 and 106, Borough of The Bronx; and

WHEREAS, the applicant requested reopening of this application and extension of time to obtain permits and complete the work, which had expired by time limitation on October 28, 1958; and

WHEREAS, this application was reopened on April 21, 1959 and set for hearing on May 19, 1959 at 10 A. M., subject to regular procedure, waiving all requirements except a new decision of the Borough Superintendent and two publications in the Bulletin; and

WHEREAS, a public hearing was held on this application on May 19, 1959 after due notice by publication in the Bulletin; and

WHEREAS, the decision of the Borough Superintendent, dated March 24, 1959 acting on N. B. Applic. No. 357-59, reads:

1. Proposed use of automatic laundry, office, gasoline station and parking and storage of more than five cars is contrary to Art. II Sect. 4 of the Z. R. and expiration date on Cal. #280-55-BZ;" and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the action of the Board on October 11, 1955 was based on a decision issued by the Borough Superintendent, acting on N. B. Applic. 394-55; and

WHEREAS, the Board has been informed by the Borough Superintendent, that due to the expiration of time and no work commenced or plans approved, the plans were destroyed, in accordance with the rules of his Department; and

WHEREAS, the applicant filed with the Department of Buildings, a new application and a copy of the plans filed with the original application (N. B. 394-55); and

WHEREAS, the applicant filed with the Board a copy of the new decision; acting on N. B. Applic. 357-59 which decision is the matter of consideration before the Board.

Resolved, that the Board of Standards and Appeals does hereby *reaffirm* the resolution adopted on October 11, 1955, and as amended through October 29, 1957, only so far as it refers to the time in which permits shall be obtained, including a Certificate of Occupancy, and work completed, so that as amended this portion of the resolution shall read:

"that in view of the statement by the applicant that the owners are now ready to commence the work, that all permits required including a certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of the amended resolution." (NB 357/59)

200-58-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Naneld Realty Corp., owner.

SUBJECT—Application reopened March 3rd, 1959 as Volume II—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the change in use of the rear portion of the basement from doctor's office to an ethical Pharmacy.

PREMISES AFFECTED—10-16 162nd Street and 160-35 to 160-39 11th Avenue, northwest corner, Block 4579, Lot 1, Beechhurst, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama and Gerald Schwartz.

For Opposition: Michael L. Hamalak.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Acting Chairman Kleinert, Commissioner

Foley, Commissioner Sleeper and Commissioner Fox. 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on March 3, 1959 subject to regular procedure; and

WHEREAS, a public hearing was held on this application on April 28, 1959 after due notice by publication in the Bulletin; laid over to May 19, 1959, for inspection and decision; applicant to submit statement from owner as to nature of pharmacy; hearing closed; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site, 162nd Street, 160th Street,

MINUTES

10th Avenue and 11th Avenue are in a residence use, G-1 area, class 1 height district; that as of July 25, 1916 the premises were in a class D area district; that on April 21, 1947 the premises were changed to an F area district and received the present class G-1 area designation on July 25, 1951; and

WHEREAS, the decision of the Borough Superintendent, dated November 21, 1958 acting on amendment to N.B. Applic. 1851-57, reads:

"1. The use of a portion of the basement area as an 'ethical pharmacy' in a Residence Use District is contrary to Art. II, Sec. 3 of Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 100.05 feet frontage by 80 feet in depth, presently being developed with a one story building of class 3 construction, having a frontage of 79.94 feet and a depth of 45 feet, for use as a Medical Center; that it is proposed to change the use of the rear portion of Doctor's Office No. 1 in the basement, to an Ethical Pharmacy; and

WHEREAS, the applicant contends that the change of use of the doctor's office in the basement of this Medical Center to an Ethical Pharmacy will not change the facade of this building which was approved under N.B. Applic. No. 1851-57, nor will it have an adverse effect upon adjoining properties inasmuch as this is an applied business to a doctor's profession; that there are no stores within the affected area to provide the large housing development with the required retail service of an Ethical Pharmacy; that there are no signs proposed on the front of the building that would indicate the function of the Ethical Pharmacy within; and

WHEREAS, the applicant states that the present owner has held title to the property since March 14, 1957; that the assessed valuation of land is \$5,500 and of the building \$9,500 making a total of \$15,000; that the building was erected in 1958; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision e of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7e, for a term of 15 years, to permit in a residence use district the change in use of the rear portion of the basement from doctor's office to an ethical pharmacy, *on condition* that the business conducted therein shall be restricted to the sale of drugs and such other accessories which are actually required by sick or disabled people; that no outside merchandise be sold other than that outlined above; that the area of this ethical pharmacy shall be limited to that shown on the plans filed herewith marked, "Received December 22, 1958," 6 sheets, and more specifically Sheet 4, which shows the pharmacy to be located in the basement at the northwest corner of the building; that there shall be no signs advertising this pharmacy visible from the exterior of the building either at the entry, on the windows or in any other way; that in all other respects the building shall comply with all laws, rules and regulations applicable thereto; and that all permits and a Certificate of Occupancy shall be obtained, and all work completed within the requirements of Section 22A of the Zoning Resolution.

577-58-BZ

APPLICANT—Ludwig P. Bono, for Theresa Stanzione, owner; Anthony Palma and Harry Weinberg, lessees.

SUBJECT—Application October 7, 1958—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a business and residence use district, the maintenance of a parking lot on the residence portion of the plot in conjunction with the existing parking lot located in the business portion.

PREMISES AFFECTED—1935 Boston Road, west side,

226.47 feet northeast of Bryant Avenue and 1936 Bryant Avenue, Block 3005, Lots 72, 75, 87 and 89, Borough of The Bronx.

APPEARANCES—

For Applicant: Ludwig P. Bono and Anthony Palma.

For Opposition: None.

For Administration: John J. Saunders, Bd. of Education.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Acting Chairman Kleinert, Commissioner

Foley, Commissioner Sleeper and Commissioner Fox 4

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on April 28, 1959 after due notice by publication in the Bulletin; laid over to May 19, 1959, for inspection and decision, hearing closed; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site and Bryant Avenue are in business and residence use, B area, class 1 height districts; East Tremont Avenue and Boston Road are in a business use, B area, class 1 height district; and

WHEREAS, the decision of the Borough Superintendent, dated September 30, 1958 acting on Alt. Applic. No. 361-58, reads:

"1. On premises located partly in a residence district the proposed parking of motor vehicles is contrary to Section 3 Zoning Resolution and is therefore denied."

and

WHEREAS, the applicant states that the premises consist of a plot, 16.25 feet frontage by 147.56 feet and 112.43 feet in depth, composed of four lots situated partly in a business and residence use district; that the premises originally also faced the present lot 98, which was the old Lillian Place, a private street subsequently acquired by The City after a foreclosure for unpaid taxes, and finally bought at auction by an individual in March 25, 1957 and leased to the present tenant; that it is proposed to erect a retaining wall to protect the one family dwelling resting on top of the rock plateau on the west lot line, leaving undisturbed the existing rock formation facing Bryant Avenue; that there will be no access from the premises to and from Bryant Avenue, and therefore no vehicular traffic interference with the school on the opposite side of the street; and

WHEREAS, the applicant states that the owner has levelled the business portion of the plot to conform with the residential level and obtained an approval for parking of more than five motor vehicles under Alt. Applic. No. 977-48 and a Certificate of Occupancy No. 5629 in 1949 in the business portion of the plot; and

WHEREAS, the applicant further states that the use of a parking space would serve, rather than hinder the public health, welfare and safety, and provide for an orderly regulation of additional off street parking in this vital intersection of five roads; that the advantages and necessity of off street parking in this area is self-evident, and it would also serve the owner as a means of deriving some slight revenue from the property; that it would work an unnecessary hardship upon the owner to deprive him of the only profitable use to which these premises can be put, considering that in the twelve years of ownership there have been no demands for this land; that the factors of area deterioration and of irregular shape of the plot, with practically no frontage on the level street—Boston Road—and with an expensive rock blasting obstacle more than 125 feet long along Bryant Avenue, have discouraged speculators from building and created an unsurmountable financial barrier to the owner in levelling the plot; that furthermore, the present conditions in the neighborhood with respect to age of adjoining buildings and land topography, make it unlikely that any structures will be erected herein in the near future; and

WHEREAS, the applicant contends that actually, with the parking restriction on Bryant Avenue facing the school, with no parking on Tremont Avenue and the alternate parking restriction in this area, it is fair to presume that

MINUTES

these parking facilities will be beneficial and welcome to the teachers and shoppers in this neighborhood; that the tenant will be able to maintain constant vigilance and control of this parking plot since he operates the small gas station on lot 101 and the parking area on lot 98; that he will also be able to supplement the inadequate income derived from the small gas station which he now maintains; and

WHEREAS, the applicant states that the present owner has held title to the property since May, 1946 and that the assessed valuation of land is \$26,300; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended that the application be granted on condition; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision h of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7h for a term of ten years, to permit in business and residence use districts, the maintenance of a parking lot on the residence portion of the plot, in conjunction with the existing parking lot in the business use portion, as shown on plans filed herewith, marked "Received October 7, 1958", 2 sheets, *on condition* that all grading and retaining walls required to maintain safe levels of ground on this plot shall be built at the expense of this owner, irrespective of any other provisions of law requiring adjacent owners to pay for part of same; that on the north lot line between Bryant Avenue and Lillian Place there shall be a retaining wall erected, maintained at least one foot higher than the grade of this lot, to prevent rain water from flooding across the lot line onto the property next door, irrespective of ownership; that woven wire fences shall be maintained along Bryant Avenue building line, the Lillian Place building line and the interior lot line, on top of retaining walls, except that present fences in good condition may remain; that there may be on the Boston Road building line where this lot has a flange of 16.25 feet, a new pair of gates, each 5 feet wide, in the chain link fence; that the surface of the lot where dirt exists, shall be leveled off and covered with a bituminous binder; that no attendant's building shall be erected; that the parking may be either by monthly tenants or transients; that the only sign displayed shall be that required by the License Department, containing rates and charges; that in all other respects the premises shall comply with all laws, rules and regulations applicable thereto; and that all permits and a certificate of occupancy shall be obtained and all work completed within the provisions of Section 22A of the Zoning Resolution.

746-58-BZ

APPLICANT—Stuart Mitchell, for Gladys Stein, owner.

SUBJECT—Application December 19, 1958—decision of the Borough Superintendent, under sections 7f and 7e of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, auto laundry, lubritorium, office, salesroom, parking and storage of more than five (5) motor vehicles and minor auto repairs.

PREMISES AFFECTED—2411 Beach Channel Drive, southwest corner of Beach 74th St., Block 543, Lot 1, Arverne, Borough of Queens.

APPEARANCES—

For Applicant: Frank J. Crisona and Stuart Mitchell.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Acting Chairman Kleinert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox 4
Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on April 28, 1959 after due notice by publication in the Bul-

letin; laid over to May 19, 1959, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site and Beach Channel Drive are in a business use, A area, class 1 height district; Beach 74th Street, Beach 75th Street and Rockaway Freeway are in business and residence use, A area, class 1 height districts; that the proposed site was zoned for unrestricted use from July 25, 1916 until December 28, 1939; that on that date, the Zoning Resolution was amended so as to permit business use of the property; that the property is currently zoned for business use; and

WHEREAS, the decision of the Borough Superintendent, dated November 21, 1958 acting on N.B. Applic. No. 3826-58, reads:

"1. The proposed erection in a business use district of a gasoline service station, auto laundry, office, sales room, parking & storage of more than 5 motor vehicles, incl. minor auto repairs is contrary to Art II, Sec. 4(a) (15) (29) (46) Zone Res.

2. The erection of a ground sign in a Business use district is contrary to Art. II, Sec. 4a(49) (a).", Zone Res."

and

WHEREAS, the applicant states that the premises consist of a plot, 170.21 feet frontage by 93.90 feet in depth, presently vacant; that the rear of the site adjoins and runs parallel with the Rockaway Freeway; that it is proposed to erect a modern style gasoline station constructed of brick and porcelain enamel on masonry, with a spacious show window area; that operation of the station will be completely concealed from the rear by the Rockaway Freeway and elevated railroad structure; that there are no adjoining lots which are developed and the width of Beach Channel Drive will separate the station from the only residentially developed portion of the neighborhood; and

WHEREAS, the applicant states that entrance to the property may only be had from Beach Channel Drive; that Beach 74th Street and Beach 75th Street both terminate at Beach Channel Drive, opposite the site; that access from the Rockaway Freeway, which abuts the rear of the site, is prevented by a cyclone fence which is maintained by The City of New York; that Beach Channel Drive is a major six-lane thoroughfare in the Arverne and Rockaway areas of Queens; that the Rockaway Freeway is a four lane highway with a concrete island running down its center and an elevated railroad structure passing above it; that the two lots which adjoin the site are both vacant; that vacant lots are predominant throughout the area; that in front of and within 500 feet of the site along Beach 75th Street is an installation of the Bureau of Sewers; that although currently zoned for business use, such business as has been developed in the area exists primarily for the purpose of servicing the heavy automotive traffic which passes through the neighborhood daily; that there are three gas stations and a drive-in frozen custard stand within 500 feet of the proposed site; that the only other business in the area is a day camp which is used for about eight weeks during the years; and

WHEREAS, the applicant contends that the present owner of the proposed site has owned the property since 1955; that no economically feasible manner of utilizing the property in conformity with the Zoning Resolution has been found; that this is primarily because of the limited access to the site which is available and also, because of the presence of the elevated railroad at the rear of the site; that the increased taxes which will be realized as a result of the development of the site and the added service which will be offered to the public, are evident; that the Board realized the benefits of such development when it granted variances for similar installations not 500 feet from the proposed site; and

WHEREAS, the applicant states that the present owner has held title to the property since April 6, 1944 and that the assessed valuation of land is \$8,200; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

MINUTES

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivisions f and e of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Sections 7f and e, for a term of 20 years, to permit in a business use district the erection and maintenance of a gasoline service station, auto laundry, lubritorium, office, salesroom, parking and storage of more than five motor vehicles and minor auto repairs, substantially as shown on plans filed with this application marked, "Received December 19, 1958," 4 sheets, and "March 25, 1959," 1 sheet, *on condition* that the premises shall be held within the final map line of the City of New York on both Beach 74th Street and Beach 75th Street; that the existing lot line at the center of the proposed street shall be disregarded as to the limits of this station; that the new final map line shall be considered the building line on Beach 74th and Beach 75th Streets; that there shall be a 6 foot high woven wire fence along the rear lot line to the south, except where the wall of the service station occurs, and return to the north along Beach 74th and Beach 75th Streets for a distance of 20 feet on the new final map lines of the City of New York; that the service station shall be a Class 3 building approximately 28 feet by 53 feet; that there shall be 3 curb cuts along Beach Channel Drive, each 30 feet wide, including splays; that there shall be two gas pump islands as shown on the plans; that each island shall have 3 pumps of the low parkway type; that the storage of gasoline shall be in twelve 550 gallon tanks as approved by the Board; that the area around the pumps shall be paved with concrete and the balance of the area of the station shall be graded and paved with steam cinders or quarter inch gravel with a bituminous binder; that there shall be one post standard and brand sign at the corner of Beach 75th Street and Beach Channel Drive and another at the corner of 74th Street and Beach Channel Drive on a segmental block of concrete at the intersection of the two building lines, with the signs extending not more than 4 feet beyond the building line; that the service building shall be of brick walls with face brick, except where covered with an approved porcelain enamel; that signs shall be limited to signs 2 feet high over the doorways to the two wash and lubritorium bays; that there shall be no cellar; that heating shall be of an approved type unit heater; that the toilets shall be as shown, except to interchange the women's toilet with a door to the exterior and the men's toilet to open into the office; that the automobile laundry shall be of the non-automatic type, washing one car at a time by hand; that the repairs shall be limited to minor repairs with hand tools only; that all fire-fighting appliances shall be provided as required by the Fire Commissioner; that parking shall be permitted within the new final map lines of Beach 74th and Beach 75th Streets and not beyond these lines, and shall be restricted to pleasure cars only; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; and that all permits and a Certificate of Occupancy shall be obtained, and all work completed within the requirements of Section 22A of the Zoning Resolution.

756-58-BZ

APPLICANT—Leonard F. Rothkrug for Jacob Morrow and Nat Chanelis, owner.

SUBJECT—Application December 24, 1958—decision of the Borough Superintendent under section 9A and 21 of the Zoning Resolution, to permit in a class ½ height district, the erection of a multiple dwelling the height of a portion of which is in excess of that permitted within two miles of a designated airport.

PREMISES AFFECTED—3291-3323 Nostrand Avenue, northeast corner of Avenue T, Block 7365, Lot 71, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: Bernard H. Loizzo.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Acting Chairman Kleinert, Commissioner

Foley, Commissioner Sleeper and Commissioner Fox... 4

Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on March 3, 1959 after due notice by publication in the Bulletin; taken off the calendar, returned to Engineer; then set for April 28, 1959; laid over to May 5, 1959; referred to Examiner to make necessary corrections; then to May 19, 1959 for decision; applicant to take up question of correction of papers and digest with Examiner; hearing previously closed; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site, Haring Avenue and Avenue T are in retail and residence use, D area, class ½ height districts; Nostrand Avenue and Avenue S are in a retail use, D and D-1 area, class ½ height district; that on July 25, 1916 the premises was in a business and residence use, D area, class 1 height district; that the height district was changed on August 25, 1955 to ½; that the use district was changed on April 8, 1954 to retail; that no petition is pending at the City Planning Commission; and

WHEREAS, the decision of the Borough Superintendent, dated December 22, 1958, as amended by the decision dated March 9, 1959 acting on N.B. Applic. 2403-58, reads:

"1. The proposed building exceeds the height allowed for a Class ½ district under Article 3 Sec. 9A Sub-Div. (a) of the Zoning Resolution (within 2 miles of airport)."

and

WHEREAS, the applicant states that the premises consist of a plot, 550 feet frontage by 140 feet in depth, irregular, presently vacant; that it is proposed to erect a six story multiple dwelling consisting of three units with 215 apartments, accessory 74 car garage and accessory 17 car parking area, 158 feet by 69.5 feet, irregular in area, 144.5 feet by 69.5 feet, irregular in area, and 144.5 feet by 69.5 feet, irregular in area, 60 feet in height; and

WHEREAS, the applicant has submitted amended plans and amended the Building Department application and submitted an amended decision from the Borough Superintendent, reducing the depth of the southerly portion of the proposed structure, thereby placing it completely within the 105 feet of the D area district portion of the plot, and that no portion of such building is to extend into the D-1 area district, which is restricted to one and two family dwellings; and

WHEREAS, the applicant states that the proposed multiple dwellings conform to both the retail and residence use and D area district provisions of the Zoning Resolution; that apartment houses are legal in a residence use, D area zone; that the only question involved in this application is the height of the proposed building; that the arrangement and number of apartments may be changed without changing the height of the building; and

WHEREAS, the applicant further states that Nostrand Avenue and Avenue T are 80 feet in width; that the height district is one-half, so that a building may be 40 feet in height; that the Zoning Resolution, Art. III Section 8(b), provides that for every one foot of setback from the street building line, the height of the building may be increased; that since it is proposed to set the building back 20 feet from both Nostrand Avenue and Avenue T, the height ordinarily may be increased 20 feet, and normally the height permitted would be 60 feet; that however, the premises is within two miles of Floyd Bennett Field and Art. III Sec. 9-A provides that in such instance no increase in height, based on setback from the building line, shall be permitted; that the proposed building is 20 feet in excess of the height permitted; and

MINUTES

WHEREAS, the applicant contends that the intersection of Avenue T and Nostrand Avenue is approximately 10,500 feet from the outermost boundary of the airport; that the major portion of the building is located more than 60 feet north of the intersection, so that technically Units A and B are beyond the two mile limit and they could be erected to the 60 foot height; that nevertheless, the exact surveyor's distance to the outermost boundary would bring a portion of the site within the two mile limit, and this application is intended to cover proposed buildings whether they are 60 feet or 500 feet within the Z mile limit; and

WHEREAS, the applicant further contends that a grant of the variance would not be contrary to the spirit of Art. III Section 9-A and would not adversely affect surrounding owners; that Nostrand Avenue was formerly in a one height district and was rezoned to one-half on August 25, 1955; that prior to 1955 the Floyd Bennett Field was in the same location as at present, and an apartment house would have been erected to a height of 80 feet at any point along Nostrand Avenue without any variance by the Board; that it is a fact that many of the apartment house buildings within this neighborhood, and closer to the airport, were erected prior to 1955, when the height zone was one; and there were no complaints or recommendations on record from the airport authorities in connection with the height zoning or the height of the buildings; that apartment houses could be erected along the Belt Parkway and on Flatbush Avenue much closer to the airport to a height in excess of that proposed herein without any variance due to the fact that the street frontages are greater than 80 feet and the height district is one; and

WHEREAS, the applicant states that the present owners have held title to the property since April 30, 1957 and September 8, 1958 and that the assessed valuation of land is \$47,500; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the committee found that this building is located a distance from Floyd Bennett Airfield so that the northerly 70% of its area is beyond the two mile radius and the southerly 30% is within the two mile radius from the Airport, and under Sections 8d and 9A, a building may not be continued to a higher extent than that permitted on the building line by making setbacks, thereby limiting the construction of this apartment house in the lower 30% to a five story building, whereas the northerly 70% could be erected to a 6-story height; that there has been no objection here as to the danger from airplanes flying into or out of the Airport; that the Civil Aeronautics Administration has no objection to it; that these current Sections 8d and 9A are radically altered in the proposed new Zoning Resolution, which would permit buildings to be built to a height of 150 feet right up to the Airport; that there are other buildings closer to Floyd Bennett Airport built to the full 60 feet height; therefore, the Committee recommended that the application should be granted; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 9A of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 9A of the Zoning Resolution, to permit in a Class ½ times height district, the erection of a multiple dwelling, the height of a portion of which is in excess of that permitted within two miles of a designated airport, *on condition* that the building shall be erected of a size and shape substantially as shown on plans filed herewith, marked "Received December 24, 1958", 3 sheets, "March 11, 1959", 3 sheets and "March 20, 1959", 1 sheet, *on condition* that in all other respects the building shall comply with all laws, rules and regulations applicable thereto; and that all permits required and a certificate of occupancy shall be obtained and all work completed within the provisions of Section 22A of the Zoning Resolution.

773-58-BZ

APPLICANT—Leonard F. Rothkrug, for Angela Colucci, owner.

SUBJECT—Application December 31, 1958—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use, D area district the erection and maintenance of a retail store and a restaurant occupying more than the permitted area for a temporary term of 10 years and the relocating of a two family frame dwelling on the same tax lot.

PREMISES AFFECTED—2727-2729 Cropsey Avenue and 217-31 Bay 46th Street, northeast corner, Block 6914, Lot 84, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Acting Chairman Kleinert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox 4
Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on April 28, 1959, after due notice by publication in the Bulletin; laid over to May 19, 1959, for inspection and decision; applicant may file revised plans as to area if the owner so determines; hearing closed; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site, Bay 46th Street, Bay 47th Street and Cropsey Avenue are in a residence use, D area, class 1 height district; that on July 25, 1916 Cropsey Avenue was in a business use district and was rezoned to residence on July 29, 1940; and

WHEREAS, the decision of the Borough Superintendent, dated December 30, 1958 acting on N.B. Applic. No. 2681-58, reads:

"1. The proposed bldg. for use as retail store and restaurant in a residence use district is contrary to the Zoning Res. Art. II, Sect. 3.

and

WHEREAS, the decision of the Borough Superintendent, dated December 30, 1958 acting on Alt. Applic. No. 4357-58, reads:

"1. The proposed use of a plot for two bldgs. which are not accessory to each other is contrary to the Zoning Res.; Art. 1, Sect. 1-(v)."

and

WHEREAS, the applicant states that the premises consist of a plot, 36 feet frontage by 136 feet in depth, irregular in area, on which is located a one story frame restaurant, 22 feet 6 inches by 35 feet 3 inches in area, proposed to be demolished, and a two story, two-family frame dwelling; that it is proposed to erect a one story building 35 feet 10 inches by 80 feet, irregular in area, 13 feet in height, of class 3 construction, to be used as a store and a restaurant; that it is further proposed to re-locate the two story dwelling on the same tax lot; and

WHEREAS, the applicant states that the premises is presently developed with a frame restaurant, in disrepair, established when the zone was business and constituting a legal non-conforming use; that this existing restaurant was established when the area was almost completely undeveloped and the neighborhood was a beach resort area; that during the last few years, Cropsey Avenue has been considerably re-paved and widened and there has been considerably new construction along Cropsey Avenue between Bay Parkway and the point where the Belt Parkway intersects Cropsey Avenue; that several new gas stations have been erected, new old-age homes have been erected, several two family dwellings and an apartment house have been erected and a new middle income housing development is being planned—all within this area; and

WHEREAS, the applicant contends that there is an economic need for the proposed stores; that the existing building should be demolished as proposed, and replaced

MINUTES

with an attractive new building of modern design; that the new building will provide needed retail facilities and will enable the owner to continue his business; that the owner's family has conducted the restaurant at this location for several years and have established good will, and they know of the need for these facilities; and

WHEREAS, the applicant further contends that a grant of the variance will not adversely affect the surrounding area; that adjoining the premises on Cropsey Avenue, the premises is used as a motor vehicle repair shop; that a new repair shop is proposed to be erected in accordance with a variance granted by the Board under Cal. No. 376-57-BZ; that adjoining the premises on Bay 46th Street, there is Mill Road, an unopened, unpaved street; that in addition, the two family building on the same lot will act as a buffer between the stores and the area to the east; that opposite the premises there is a National Guard Camp, Block 6937, Lots 46, 48, 110 and 120, and Block 6936, Lots 52, 53 and 75; that the existing two family dwelling presently is on the same lot as the existing restaurant, and it is proposed to relocate the dwelling so that it will have all the required open spaces and conform to the Zoning Resolution; that the tax lot could be reapportioned to have its own lot number after completion of the new building if the Board requires this action; that the area of the lot is approximately 4761 square feet; area of the new one story building is 2820 square feet, and the area of the two family dwelling is 620 square feet; that the proposed occupied area of the site is approximately 3440 square feet, the allowable area coverage is 3332.7 square feet and the proposed building is approximately 107 square feet excess area; and

WHEREAS, the applicant further contends that the excess area is very small and is not the integral part of this application; that however, the irregular shape of the site creates a unique condition; that the owner tried to purchase the adjoining tax lot 80, but was unable to obtain a clear title; that the existence of Mill Road at the rear of the site will prevent any loss of light, air and ventilation to the adjoining property owners; that the application proposes two separate stores, one to be used by the owner as a restaurant and the other to be leased; that however it is possible that it may become economically desirable to use the entire premises by one occupant; that the owner is a long time resident of the community and presently resides in the dwelling on the premises; and

WHEREAS, the applicant states that the present owner has held title to the property since December 17, 1946; that the assessed valuation of land is \$1,650 and of the building \$2,550 making a total of \$4,200; that the building was erected in 1921; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the applicant withdrew his application for exceeding the area under Section 21; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision e of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7e for a term of 10 years, to permit in a residence use, D area district, the erection and maintenance of a retail store and restaurant, and relocating of a two family frame dwelling onto the rear of the same tax lot, *on condition* that the work shall be done substantially as shown on plans filed with this application marked, "Received December 31, 1958," 8 sheets, except that the proposed new building shall be reduced in area to comply with the D area district regulations which means a reduction from 80 feet in depth to approximately 77 feet in depth; that the building shall be occupied as specified, for a restaurant and store on the first floor; that the frame residence building shall be moved to the rear of the lot and increased slightly in height, as shown on plans, and shall be used for one family or may be converted in the future to a two family house if same be done according to all laws affecting it; that in all other respects the prem-

ises shall comply with all laws, rules and regulations applicable thereto; and that all permits and a Certificate of Occupancy shall be obtained, and all work completed within the requirements of Section 22A of the Zoning Resolution.

Adjourned: 12:30 P. M.

JOSEPH J. DOYLE, *Chief Clerk*

REGULAR MEETING

TUESDAY AFTERNOON, MAY 19, 1959, 2 P.M.

Present: Acting Chairman Kleinert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox.

175-49-SM

APPLICANT—United States Plywood Corporation, owner.
SUBJECT—Application reopened February 25, 1959 for amendment of resolution as to additional thickness of partition and the use of additional core material—re U. S. Plywood Partition Panel, 1¾ inch thick with Kaylo Core and 1 inch thick with Kaylo Core; previously approved.

APPEARANCES—

For Applicant: James A. Fitzpatrick.

ACTION OF BOARD—Resolution amended in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Acting Chairman Kleinert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox. 4
Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Calendar Number 175-49-SM

Subject: Amendment to resolution as to additional thickness of partition and the use of additional core material.

United States Plywood Corp., requested by letter dated December 23, 1949 and as amended through July 15, 1958 under Calendar Number 175-49-SM be amended as to change in thickness. The application was reopened by a vote of the Board, February 25, 1959.

Purpose

The material, a panel, is to be used as an incombustible non-load bearing partition.

Description

The requested modifications in the construction of the subdividing partition consists in increasing the thickness of the panel from 1¾ inches to 2 inches, and the use of Weldrock in lieu of Kaylo. The material, Weldrock, was approved by the Board for use in U. S. Plywood Corp. Fire Door. (Under Cal. 620-47-SM)

In the construction of the partition, the core is laid up without tongue and grooving.

The door is faced with a three ply veneer totaling less than ⅛ of an inch.

Inspection and Test

Details of construction were examined by Ass't. Engr. J. A. Darts, Committee on Test.

It was decided that no further tests would be required as the core material had been approved for use in a fire resistive opening protective assembly.

Recommendation

The Committee on Test recommends that the resolution adopted June 28, 1949 and as amended through July 15, 1958 under Calendar Number 175-49-SM be amended so as to permit the partition to be manufactured in thickness of 2 inches and that the core material may be the material known as Weldrock and that the core material may be laid up without tongue and grooving and the face veneer being made up three plies totaling less than ⅛ inch as per

MINUTES

mitted under C26-667.07.a., on condition that the requirements of the resolution adopted June 28, 1949 and as amended through July 15, 1958 under Calendar Number 175-49-SM are complied with.

(Sgd.) SAMUEL L. BECKER,
Director,
JOHN A. DARTS,
Asst. Engr.,
GEORGE F. SKLENARIK,
Asst. Engr.,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *amend* the above cited resolution in accordance with the above report.

539-53-SM

APPLICANT—E. I. DuPont de Nemours & Company, owner. Perma Dry Co., Agent.

SUBJECT—Application reopened March 17, 1959 for amendment of resolution as to additional flameproofing compound—re X-12 Flame Retardant, for flame retarding paper, textiles and cellulosic materials; previously approved.

APPEARANCES—

For Applicant: J. F. Taylor.

ACTION OF BOARD—Resolution amended in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Acting Chairman Kleinert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox. 4
Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Calendar Number 539-53-SM

Subject: Amendment to resolution as to additional flameproofing compound.

E. I. DuPont de Nemours & Co., Wilmington, Delaware, requested by filing an application dated March 4, 1959 that the resolution adopted November 4, 1953 under Calendar Number 539-53-SM be amended so as to include an additional flameproofing compound. The application was reopened by a vote of the Board March 17, 1959.

Purpose

The material is a flameproofing compound.

Description

The improved flameproofing compound is a white crystalline powder which is basically an ammonium salt, which readily dissolves in water to form a solution which is suitable for flameproofing.

Inspection and Test

Samples of cotton, linen, rayon and paper flameproofed with the material known as improved DuPont Fire Retardant X-12 were tested at the Better Fabrics Testing Bureau, Inc.

There was no flashing, flaming or glow in any of the samples tested.

The complete report is on file with and is part of the record.

Recommendation

On the basis of the test and the data filed by the applicant, the Committee on Test recommends that the resolution adopted November 4, 1953 under Calendar Number 539-53-SM be amended so as to include the improved DuPont Fire Retardant X-12 for use as a flameproofing compound on cotton, linen, rayon and paper, on condition that the requirements of the resolution adopted November 3, 1953 under Calendar Number 539-53-SM are complied with.

(Sgd.) SAMUEL L. BECKER,
Director,
JOHN A. DARTS,
Asst. Engr.,
GEORGE F. SKLENARIK,
Asst. Engr.,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *amend* the above cited resolution in accordance with the above report.

160-56-SA

APPLICANT—Met-L-Wood Corporation, owner.

SUBJECT—Application December 19, 1955—Met-L-Wood Type 2H2-1/2 inch, air conditioning riser pipe enclosures, approval of.

APPEARANCES—

For Applicant: C. T. McDonald.

ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Acting Chairman Kleinert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox. 4
Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Calendar Number 160-56-SA

Subject: Met-L-Wood Type 2H2-1/2.

Met-L-Wood Corporation, Chicago, Illinois, filed December 19, 1956 an application with the Board of Standards and Appeals for approval of the material known as Met-L-Wood, Type 2H2-1/2 under the provisions of C26-88.0 and C26-191.0 Administrative Building Code.

Purpose

The material is to be used as pipe enclosure for columns, air conditioning ducts, risers and corridor soffets.

Description

The material is a prefabricated section consisting of an incombustible core, usually sheetrock, faced on both surfaces with electro-galvanized steel sheet of 24 gauge metal. The core is bonded to the facing metal by means of a non-corrosive, highly water resistant glue.

The sections are precut, so that they can be formed into angle, channel or rectangular shape.

Inspection and Test

The material was tested by the R. W. Hunt Laboratory in accordance with SS-A-118a and met the requirements of incombustible material. Details of construction were examined by Ass't Engr. J. A. Darts, Committee on Test.

Recommendation

On the basis of the test and the data filed by the applicant, the Committee on Test, recommends the approval of the material known as Met-L-Wood, when constructed as herein described, as having met the requirements of C26-88.0, as an incombustible enclosure for air conditioning ducts, air conditioning risers, steam and/or water pipe lines on condition that the material shall be tagged, stamped or labeled, "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 160-56-SA.

The Committee further recommends that the enclosure shall not pierce any floor or partition and shall not be considered to have any hourly fire resistive rating.

(Sgd.) SAMUEL L. BECKER,
Director,
JOHN A. DARTS,
Asst. Engr.,
GEORGE F. SKLENARIK,
Asst. Engr.,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

1022-57-SA

APPLICANT—Heil-Quaker Corporation, owner.

SUBJECT—Application December 23, 1957—Quaker Un-

MINUTES

vented Gas-Heaters, Models B-200, B-300 and B-400, approval of.

APPEARANCES—

For Applicant: Karl Mould.

ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Acting Chairman Kleinert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox. 4

Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Calendar Number 1022-57-SA

Subject: Quaker Unvented Gas Heaters, Models B-200, B-300 and B-400.

Heil-Quaker Corporation, Lewisburg, Tenn., filed December 23, 1957 an application with the Board of Standards and Appeals for approval of the Quaker Unvented Gas Heaters, Models B-200, B-300 and B-400 for use in New York City under the provisions of Article 12, Administrative Building Code.

Purpose

Gas fired room heaters.

Description

The B-200, B-300 and B-400 room heaters are free standing floor type cabinet heaters with ratings of 20,000, 30,000 and 40,000 Btu per hour respectively.

The burners used are of cast iron with raised drilled ports and operate on the Bunsen principle. Primary air is provided through an adjustable air intake.

The cabinets are of sheet steel with heat reflecting aluminum coated baffles in the front and rear.

A brass gascock, with fixed orifices, is used for control of gas flow to the burner.

Pilot light ignition with automatic shut off is available for all models.

Inspection and Test

All details of construction were examined by Ass't. Engr. G. F. Sklenarik, Committee on Test.

The Quaker Unvented Gas Heaters B-200, B-300, and B-400 were tested and approved by the American Gas Association.

Recommendation

On the basis of the examination and the data filed by the applicant, the Committee on Test recommends the approval of the Quaker Unvented Gas Heaters, Models B-200, B-300, and B-400 for use in New York City when installed in accordance with the requirements of Article 12, Administrative Building Code with a minimum clearance of 6 inches to be maintained between the sides and rear of the heaters and adjacent combustible construction and provided that each heater shall bear a label, permanently affixed, reading "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 1022-57-SA."

The Committee further recommends that these room heaters be not installed in sleeping rooms.

(Sgd.) SAMUEL L. BECKER,
Director,
JOHN A. DARTS,
Asst. Engr.,
GEORGE F. SKLENARIK,
Asst. Engr.,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this appliance in accordance with the above report.

328-58-SM

APPLICANT—N. Y. Silicate Book Slate Co., Inc., for Formica, owner.

SUBJECT—Application May 9, 1958—Formica Chalkboard, Recovering Old Blackboards With Formica, approval of.

APPEARANCES—

For Applicant: David R. Hunter.

ACTION OF BOARD—Material approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Acting Chairman Kleinert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox. 4

Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Calendar Number 328-58-SM

Subject: Formica Chalkboard.

N. Y. Silicate Book Slate Co., Inc., New York, N. Y. filed May 9, 1958 an application with the Board of Standards and Appeals for approval of Formica Chalkboard for use in New York City under the provisions of C26-191.0 and C26-667.0 of the Administrative Building Code.

Purpose

Recovering old blackboards with new Formica Chalkboard.

Description

The Formica Chalkboard surface is composed of a synthetic thermosetting resin, cured under high pressure and temperature. The $\frac{3}{4}$ " Formica sheets are designed especially for covering old slate or composite blackboards. The old boards become the base of the new, and the framing system is unchanged. Sheets are available in the following sizes, height 42 and 48 inches, length 96 and 120 inches.

Begin the installation by removing quarter rounds on frame to allow some room for error at edges and to make a neater job. Make old blackboard true and plumb. Make joints even either by skimming out from behind or by building up one board with a mastic. If old boards are slate or cement-asbestos type make sure that they are either cemented securely to the wall or that the quarter rounds will hold them securely. Nails or clips will keep slate from falling out. If old boards are wood type, nail them flat against the wall to prevent warpage. All holes shall be filled before applying new chalkboard. Old boards shall be cleaned first by washing with soap and water and then with a solvent such as Formica contact Bond Solvent.

Make necessary measurements and cut Formica to size. Put Formica in place to check. Allow $\frac{1}{16}$ " clearance between sheets. Very little movement is possible after the two materials are placed together with contact cement. Therefore line up the Formica with one edge of the old board. Then apply from this edge. Trimming of excess Formica is easier after cementing. Contact cement is inflammable when using, keep windows open and room well ventilated.

Contact cement shall be applied liberally with more on the Formica than the old board. Cement shall dry for at least 20 minutes but not more than 35 minutes. Test for dryness, if dry, then position Formica by lining up along one edge and then apply. To avoid error use the slip sheet method. Cover the old board with a heavy sheet of smooth kraft wrapping paper. The Formica is applied at one edge and the paper pulled slowly out to allow contact). If Formica is put on improperly, remove it by pouring solvent down behind Formica. Upon contact apply pressure from center to edges to eliminate air bubbles. Roll entire surface with "joy-roller" applying extra pressure at edges.

Clean with solvent and replace quarter rounds.

Inspection and Test

Samples of Formica Chalkboard were inspected as to construction by Ass't. Engr. J. A. Darts, Committee on Test. The applicant has also submitted a report on chalk and erasing test to show the chalk marking and erasure qualities of Formica Chalkboard.

The complete report is on file and is part of the record.

Recommendation

On the basis of the inspection and the data filed by the

MINUTES

applicant, the Committee on Test recommends the approval of Formica Chalkboard for voluntary use in classrooms under the provisions of C26-191.0 and C26-667.0 provided that this material is attached to incombustible material and not directly to walls without incombustible backing and not to exceed a total of 250 square feet per classroom; that classrooms herein referred to, shall be rooms in schools or other institutions giving academic instructions, and that the material delivered to a school for such use shall be tagged or stamped: "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 328-58-SM."

(Sgd.) SAMUEL L. BECKER,
Director,
JOHN A. DARTS,
Asst. Engr.,
GEORGE F. SKLENARIK,
Asst. Engr.,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

362-58-SM

APPLICANT—Staley Elevator Co., Inc., owner.
SUBJECT—Application June 6, 1958—Staley Elevator Sliding Hoistway Door Interlock, Type RL-6, approval of.

APPEARANCES—

For Applicant: Fred N. Sollog.

ACTION OF BOARD—Material approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Acting Chairman Kleinert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox. 4
Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Calendar Number 362-58-SM

Subject: Staley Elevator Sliding Hoistway Door Interlock, Type RL-6.

Staley Elevator Company, Inc., New York, filed June 6, 1958 an application with the Board of Standards and Appeals for approval of the Staley Elevator Sliding Hoistway Door Interlock, Type RL-6 under the provisions of C26-912.0 Administrative Building Code.

Purpose

The electro-mechanical door interlock is intended for use with hand or power operated horizontally sliding elevator doors.

Description

The interlock is so designed to be connected, at a circuit voltage not to exceed 220 volts, with all hoistway interlock switches in series so as to constitute a hoistway unit system in which the normal operation of the car is prevented unless all hoistway doors are closed and locked.

The switch housing has one pair of electric contacts bridged by a contact bar mounted on an insulation block attached to a hooked fitting secured to the landing door hanger box. The hooked fitting will lock inside the box by not less than $\frac{5}{16}$ inches before the bridging bar comes into with the interlock contacts. On closing, therefore, the door is first locked and then the interlock circuit is completed.

The hooked fitting is equipped with an engaging roller. Horizontal deflection of this engaging roller will transmit angular motion to the hook end around the pivot center; thereby locking or unlocking the hoistway door as the case may be. The locking and unlocking movement of this hooked fitting is limited by a rubber bushing mounted on a pin. An engaging clutch mounted on power operated car doors will have a vertical grooved opening $\frac{1}{4}$ inch larger in width than the diameter of the engaging roller, and will be of

sufficient length to insure car door engagement with the landing door provided the car be no more than 6 inches off level with the hoistway landing.

Energization of a car door power operator opens the car door and movement of the car door, therefore, transmits, through the car door engagement clutch, horizontal motion of the engaging roller for unlocking of the interlock and thereby permitting the hoistway door to accompany the door to its fully opened position.

When the car door operator reverses, closing the car door, and since the landing door is still engaged with the car door, it accompanies the car door to its fully closed position and the clearance between the engaging clutch on the car door and the engaging roller on the landing door permits the interlock to lock, thereby reestablishing the car controlling system. The horizontal deflection of the engaging roller for unlocking the door will be accomplished by a manually operated grip handle on those elevators equipped with manually operated sliding hoistway doors.

Inspection and Test

The interlock was tested at the Underwriters' Laboratory in accordance with the requirements of C26-912.0 Administrative Building Code and successfully met the requirements. The complete report is on file with and is part of the record.

Recommendation

On the basis of the tests and the data submitted by the applicant, the Committee on Test recommends the approval of the Staley Elevator Sliding Hoistway Door Interlock, Type RL-6 for use in New York City under the provisions of C26-907.0 through C26-913.0 Administrative Building Code on condition that the interlock bear a label, permanently affixed reading, "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 362-58-SM."

(Sgd.) SAMUEL L. BECKER,
Director,
JOHN A. DARTS,
Asst. Engr.,
GEORGE F. SKLENARIK,
Asst. Engr.,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

548-58-SM

APPLICANT—National Builders Supply Co., owner-manufacturer.

SUBJECT—Application September 18, 1958—National Acoustical Suspension Systems, H and Tee, Zee Runner; Tongue and Groove and Grid Systems, approval of.

APPEARANCES—

For Applicant: John J. Roache.

ACTION OF BOARD—Material approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Acting Chairman Kleinert, Commissioner Foley, and Commissioner Sleeper 3
Negative: Commissioner Fox 1

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Calendar Number 548-58-SM.

Subject: National H & Tee-Zee Runner-Tongue & Groove Grid Systems.

National Builders Supply Co., Malvern, Pa., filed September 18, 1958, an application with the Board of Standards and Appeals for approval of the National H & Tee-Zee Runner-Tongue & Groove Grid Systems under the provisions of C26-461.0 Administrative Building Code.

Purpose

A method by which acoustical ceiling tile may be suspended mechanically.

MINUTES

Description

The system comprises five basic methods of suspension.

1) H & Tee System:

A cold roll formed H section manufactured with $\frac{3}{4}$ " top and bottom flanges and a center web varying in height from 1" to $1\frac{1}{4}$ " to $1\frac{1}{2}$ " depending on the span and weight of the acoustical material to be applied. The Tee Splines are cold roll formed $\frac{7}{16}$ " high or $\frac{9}{16}$ " high or $\frac{3}{4}$ " high to serve as an intermediate support from H Bar to H Bar. The $\frac{1}{2}$ " high Tee Splines and the $\frac{9}{16}$ " Tee Splines are cut to $23\frac{7}{8}$ " to provide intermediate support between H Bars 24" on center. The $\frac{3}{4}$ " Tee Spline is cut to $35\frac{7}{8}$ " and $47\frac{7}{8}$ " to provide intermediate support between H Bars 36" or 48" o.c. depending on the weight of the acoustical material to be applied. Splacers, flat splines, breathing splines, etc. are provided to complete this assembly.

2) Concealed Zee Bar System.

The Concealed Zee Bar System is made up of a cold rolled Zee Bar ranging from $\frac{13}{16}$ " across the top flange and vertical web by $\frac{3}{4}$ " wide bottom flange to $\frac{13}{16}$ " across the top by $1\frac{3}{4}$ " through the web by 1" depending on the weight of the acoustical tile or material to be applied. Zee Bars are usually applied as follows:

A. Clipped to $1\frac{1}{2}$ " carrying channels supported each 4' and spaced 1' o.c.

B. Clipped to $1\frac{1}{2}$ " carrying channels supported every 4' placed 2' o.c. (Here either light gauge steel angle splines mounted back to back or inserted as cross stiffening members or Tee Splines are used, similarly to those used in the H and Tee System).

C. Mounted as exposed members supported each 4' to $1\frac{1}{2}$ " carrying channels, spaced 2' apart. In this case the tile rests on the bottom flange of the Zee Bar which is painted with a white baked enamel finish, to match the tile as closely as possible.

The necessary splicing sections, breathing splines, leveling splines and wire clips for fastening to $1\frac{1}{2}$ " channels are provided to complete this assembly.

3) Nailing Channel System.

A. A light gauge cold roll formed nailing channels $\frac{7}{8}$ " high and $\frac{5}{8}$ " across the top with two flanges on the bottom designed to receive annular threaded nails for the application of plaster board, gypsum or other types of backing material to form a base for the application of acoustical tile. Normal installation consists of securely fastening by means of fabricated steel clips or wire to $1\frac{1}{2}$ " carrying channels 4' o.c. Nailing Channels are spaced 16" to 24" apart, depending on loads to be carried. Clips, couplings and other accessories are precisely fabricated to complete this assembly.

4) Tongue and Groove System.

A. A cold roll formed channel section manufactured with $\frac{13}{16}$ " across the top flange, webs varying from $\frac{13}{16}$ " to $1\frac{9}{16}$ " and bottom flange from $\frac{3}{8}$ " to $\frac{1}{2}$ ". Tee and G, C channel is securely clipped to $1\frac{1}{2}$ " carrying channels which are placed not over 4' o.c. The Tee and G, C channel itself is spaced 1' apart with the bottom flange fitted into the tile kerf so designed to accept this channel. Wire clips, couplings, etc. comprise the complete components for this system.

5) Steel Grid System.

A. Steel Grid System consists of a cold roll formed Main Beam $1\frac{1}{2}$ " through the web with a $\frac{15}{16}$ " bottom flange. Main Beam is formed to provide a $\frac{1}{4}$ " bulb at the top. Cross Tees are cold roll formed Tee sections $\frac{7}{8}$ " through the web with $\frac{15}{16}$ " bottom flange. These are fabricated in either 24" or 48" lengths (Depending on desired pattern) and are fitted with steel clips which interlock into a specially designed notch in the web of the Main Beam. Main Beams are securely fastened to $1\frac{1}{2}$ " nailing channels either by steel clips or wire. Hangers are spaced either 4' or 5' apart along $1\frac{1}{2}$ " carrying channels and 24" or 48" apart depending on loads to be suspended or grid pattern design. Clips for fastening to $1\frac{1}{2}$ " carrying channels, couplings, etc. are provided to complete this system.

Inspection and Tests

Samples of the systems were examined by Ass't. Engr. J.

A. Darts, Committee on Test and were found to comply with the manufacturers specification as to gauge and size.

Recommendation

On the basis of the inspection and the data field by the applicant, the Committee on Test recommends the approval of the material known as National H & Tee-Zee Runner-Tongue & Groove, Channel System, and Steel Grid System as herein described for use in New York City, when the system is attached to $1\frac{1}{2}$ " inch channels as required under C26-461.0 Administrative Building Code and further that only approved acoustical tile shall be used in conjunction with the systems and that all cartons in which the material is marketed shall be tagged, stamped or labeled "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 548-58-SM" and all plans submitted to the Department of Buildings showing the proposed use of this system shall be similarly marked.

(Sgd.) SAMUEL L. BECKER

Director,

JOHN A. DARTS,

Assistant Engineer,

GEORGE F. SKLENARIK,

Assistant Engineer,

Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this material in accordance with the above report.

641-58-SA

APPLICANT—Moline Accessories Corporation, owner.

SUBJECT—Application November 10, 1958—Moline Accessories Corporation Elevator Hoistway Door Interlock, No. 15, approval of.

APPEARANCES—

For Applicant: L. A. Krassovsky.

ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Acting Chairman Kleinert, Commissioner

Foley, Commissioner Sleeper and Commissioner Fox. 4

Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Calendar Number 641-58-SA

Subject: Moline Elevator Hoistway Door Interlock No. 15.

Moline Accessories Corp., Moline, Illinois, filed November 10, 1958 an application with the Board of Standards and Appeals for approval of the appliance known as Moline Elevator Hoistway Door Interlock No. 15 under the provisions C26-907.0 through C26-920. Administrative Building Code.

Purpose

The appliance is an interlock for passenger and freight elevators.

Description

The appliance is for use with power operated horizontally sliding elevator hoistway doors. It is intended for connection in a hoistway unit system at a control voltage not exceeding 220 volts.

The component parts consist of an operating rod, base plate, swivel assembly, snap ring, locking hook, terminal base, contact bars, contact base, hook guide and locking block, movable contact assembly, insulation and enclosure.

In operation, when the elevator arrives at a landing, driving bar on the hoistway door is drawn into an electromagnet clutch on the car door. Horizontal movement of the driving bar, moving from the retired to the clutched position is translated through the operating linkage, into a vertical lifting motion of the unlocking rod.

As the hook is raised by the unlocking rod, the budging contact bar is also raised away from the interlock contacts,

MINUTES

opening the interlock circuit before the door mechanically unlocked. The door can now be opened.

After the door open-close cycle has been completed and the doors have returned to the fully closed position, the electromagnet clutch is de-energized, releasing the driving bar which retires, allowing the hook to fall into place, locking the door and closing the door interlock circuit.

Inspection and Test

The appliance was tested at the Underwriters' Laboratory, Chicago, Illinois, in accordance with the requirements of C26-1179.0 through C26-1185.0 Administrative Building Code and successfully met the requirements.

Recommendation

On the basis of the tests and the data filed by the applicant, the Committee on Test recommends the approval of the appliance known as the Moline Elevator Hoistway Door Interlock No. 15 for use in New York City under the pertinent provisions of Article 14, Chapter 26, Administrative Building Code as having met the test requirements of C26-1179.0 through C26-1185.0 Administrative Building Code on condition that the appliance bear a label permanently affixed reading "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 641-58-SA."

(Sgd.) SAMUEL L. BECKER,
Director,
JOHN A. DARTS,
Asst. Engr.,
GEORGE F. SKLENARIK,
Asst. Engr.,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

16-59-SM

APPLICANT—George A. Tinnerman Corporation, owner.
SUBJECT—Application January 8, 1959—GAT Channel Clamp, Models CA, CB, CC, 1½ inch Lathers Channel Suspension Clamp, approval of.

APPEARANCES—

For Applicant: M. W. Allen.

ACTION OF BOARD—Material approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Acting Chairman Kleinert, Commissioner Foley, Commissioners Sleeper and Commissioner Fox 4
Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Calendar Number 16-59-SM

Subject: GAT Channel Clamp, Models CA, CB and CC.

George A. Tinnerman, Corp., Cleveland, Ohio, filed January 8, 1959 an application with the Board of Standards and Appeals for approval of GAT Channel Clamp, Models CA, CB and CC, 1½ inch Lathers Channel Suspension Clamp, for voluntary use in New York City under the provisions of C26-461.0 (8.4.10.5.1) of the Administrative Building Code.

Purpose

To provide a rapid and efficient method of installing Lathers Channel on a suspended rod.

Description

The GAT Channel Clamp is a heat treated spring steel fastener which provides a positive lock and made in sizes to fit #8 wire, ¼ inch rod and ⅜ inch rod.

The purpose of this clamp is to provide a rapid and efficient method of installing lathers channel onto a suspended rod. The clamp is so designed that it is readily adjustable to provide proper leveling using finger pressure and when released the clamp automatically locks itself in the

position set. The channel is then snapped into the clamp. Once the channel is in place the spring fingers grip the channel so that it cannot be removed from the clamp without the aid of pliers or screwdriver. This means that the channel is securely gripped by the clamp to prevent any movement of the channel on the rod.

Provisions have been built into the part to take 1½ inch channel with a ⅞ inch flange down to a ½ inch flange. As the channel is rolled into the clamp, it ratchets past the retaining legs until it reaches the proper depth and then snaps in behind the channel to prevent it from coming out of the clamp.

Inspection and Test

Samples of the clamp were examined at this Board by Ass't. Engr. J. A. Darts. The clamp has been tested by the Pittsburgh Testing Laboratory with the following results:

Clamp	Wire Size Inch	Maximum Load Average—lbs.	Ultimate Load—lbs.
#8 Rod	.162	1067	1210
¼" Rod	.250	792	960
⅜" Rod	.375	1092	1225
#8 Channel ..	.162	332	445
¼" Channel ..	.250	345	370
⅜" Channel ..	.375	421	445

The complete report is on file with and is part of the record.

Recommendation

On the basis of the inspection and test and data filed by the applicant the Committee on Test recommends the approval of the GAT Channel Clamp, Models CA, CB and CC, be approved for voluntary installation in New York City, on condition that the hangers and 1½ inch channels shall be installed in accordance with the requirements of C26-461.0 Administrative Building Code and the balance of the system shall be as herein described.

The Committee further recommends that when the tile used in conjunction with this system is of the fiber or combustible type the installation shall comply with the requirements of the Fibre Board Rules as to coverage as provided under Rule 3 and if the tile is of an incombustible nature, the system may be considered as an incombustible suspended ceiling.

It is further recommended that all plans submitted to the Department of Housing and Buildings showing the proposed use of this ceiling shall be marked or stamped "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 16-59-SM" and all cartons or packages in which the material is shipped shall be similarly marked.

(Sgd.) SAMUEL L. BECKER,
Director,
JOHN A. DARTS,
Asst. Engr.,
GEORGE F. SKLENARIK,
Asst. Engr.,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

133-59-SA

APPLICANT—Hauck Manufacturing Company, owner.

SUBJECT—Application March 6, 1959—re Hauck Liquid Propane Burner Models LAK, LSL, LSM, LDZ and LSW, approval of.

APPEARANCES—

For Applicant: Francis G. Pourch.

ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Acting Chairman Kleinert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox. 4
Negative: 0

MINUTES

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Calendar Number 133-59-SA.

Subject: Hauck Liquid Propane Burner, Models LAK, LSL, LSW, approval of.

Hauck Manufacturing Co., Brooklyn, New York, filed March 6, 1959 an application with the Board of Standards and Appeals for approval of the Hauck Liquid Propane Burner, Models LAK, LSL and LSW for use in New York City in accordance with the regulations of the Fire Commissioner, dated August 5, 1958.

Purpose

Torches for use in tar kettles for melting tar, pitch or asphalt.

Description

These torches consist of a burner made up of a schedule 40 steel pipe which has a steel tube flared to fit the inside of the pipe and welded together so as to form an annular space to act as a vaporizing chamber. The burner is welded to a steel bracket which serves as its base.

A handle made up of a pipe within a pipe is welded to the burner. The inside pipe has small transverse holes at the top and is brazed to a control valve seat which in turn is brazed to the outside pipe, the actual handle. This assembly is then inserted at the rear of the burner and welded into place.

The liquid propane supplied through a neoprene pressure hose from an I.C.C. cylinder is fed to the vaporizing chamber by the inner pipe. The transverse openings at the top of the inner pipe allow for aspiration of some hot vapor between the inner pipe and handle keeping the handle and control valve from freezing.

Liquid propane pressure is set at 60 psi maximum at the cylinder by means of a regulator valve. The control valve also acts as a limiting orifice valve so that full bottle pressure will not pass through it to the burner orifice.

The complete torch is tested hydrostatically to 300 psi.

The LAK model is for well type tar kettles, the LSL model for Bottom fired tar kettles on legs and the LSW model for Bottom fired tar kettles on wheels.

Inspection and Test

A typical torch was inspected and tested at the premises of the applicant by Ass't. Engr. G. F. Sklenarik. It was noted that the maximum pressure developed in the vaporizing chamber was 40 psi when the torch burned at full blast. The torch operated satisfactorily.

Recommendation

On the basis of the inspection and test and the data filed by the applicant, the Committee on Test recommends the approval of the Hauck Liquid Propane Burner, Models LAK, LSL, LSW for outdoor use when installed and used in accordance with this report and the requirements of the Fire Commissioner dated August 5, 1958, provided that each torch shall bear a label, permanently affixed, reading "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 133-59-SA".

(Sgd.) SAMUEL L. BECKER

Director,

JOHN A. DARTS,

Assistant Engineer,

GEORGE F. SKLENARIK,

Assistant Engineer,

Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this appliance in accordance with the above report.

110-36-SA

APPLICANT—American Mohawk Company of New Jersey, owner.

SUBJECT—Application for consideration—reopening for

amendment of resolution as to additional trade name—re Master Boiler Sales Co. Oil Burners, Models B, C, H, M-S2, M-S3, and M-S8; previously approved.

APPEARANCES—

For Applicant: Harry Landa.

ACTION OF BOARD—Application reopened for test and report as to additional trade name.

THE VOTE—

Affirmative: Acting Chairman Kleinert, Commissioner

Foley, Commissioner Sleeper and Commissioner Fox. 4

Negative: 0

487-42-SM

APPLICANT—New York Trap Rock Corporation, owner.

SUBJECT—Application for consideration—reopening for report as to additional quarry—re Haverstraw Trap Rock (concrete aggregate) as produced by the N. Y. Trap Rock Corporation; previously approved.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application reopened for test and report as to additional quarry.

THE VOTE—

Affirmative: Acting Chairman Kleinert, Commissioner

Foley, Commissioner Sleeper and Commissioner Fox. 4

Negative: 0

831-47-SA

APPLICANT—A. O. Smith Corporation, owner.

SUBJECT—Application for consideration—reopening for amendment of resolution as to additional dispensing pumps—re A. O. Smithway Gasoline Dispensing Pump, Models L3-D, L-1, L-1S, H-1 and H-1S; previously approved.

APPEARANCES—

For Applicant: J. R. Young.

ACTION OF BOARD—Application reopened for test and report as to additional models of dispensing pumps.

THE VOTE—

Affirmative: Acting Chairman Kleinert, Commissioner

Foley, Commissioner Sleeper and Commissioner Fox. 4

Negative: 0

846-55-SA

APPLICANT—Perfection Industries, Inc., owner.

SUBJECT—Application for consideration—reopening for additional use in garages—re Perfection Infra-Red Gas Heater, Models J-500-LN, J-510-L, unvented Models J-524, J-524D, J-524M, J-524-N, J-522, J-522D, J-522M, J-522N, J-523, J-523D, J-523M, J-523-N, J-500L, J-502-M, J-502N, J-502L, J-400L, J-400M, and J-400N; previously approved.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application reopened for test and report as to additional models.

THE VOTE—

Affirmative: Acting Chairman Kleinert, Commissioner

Foley, Commissioner Sleeper and Commissioner Fox. 4

Negative: 0

487-56-SA

APPLICANT—Masda Corporation, distributors for Temco Inc., owner.

SUBJECT—Application for consideration—reopening for additional models—re Temco Radiant Gas-fired Circulator Room Type Heater, Models 304-4, 454-4, 604-4 and 754-4; previously approved.

APPEARANCES—

For Applicant: George R. Darche.

ACTION OF BOARD—Application reopened for test and report as to additional models.

THE VOTE—

Affirmative: Acting Chairman Kleinert, Commissioner

Foley, Commissioner Sleeper and Commissioner Fox. 4

Negative: 0

MINUTES

488-56-SA

APPLICANT—Masda Corporation, distributors for Temco, Inc., owner.

SUBJECT—Application for consideration—reopening for additional models—re Temco Vented Gas-fired Circulator Room Type Gas Heater, Models 705-1, 142-4, 202-4, 302-4, 452-4 and 602-4; previously approved.

APPEARANCES—

For Applicant: George R. Darche.

ACTION OF BOARD—Application reopened for test and report as to additional models.

THE VOTE—

Affirmative: Acting Chairman Kleinert, Commissioner

Foley, Commissioner Sleeper and Commissioner Fox. 4
Negative: 0

673-57-SA

APPLICANT—Masda Corporation, for distribution for Temco, Inc., owner.

SUBJECT—Application for consideration—reopening for additional trade and new model designation—re Temco Gas-fired Wall Heater, Model 208-1; previously approved.

APPEARANCES—

For Applicant: George R. Darche.

ACTION OF BOARD—Application reopened for report as to additional trade name.

THE VOTE—

Affirmative: Acting Chairman Kleinert, Commissioner

Foley, Commissioner Sleeper and Commissioner Fox. 4
Negative: 0

581-53-SM

APPLICANT—Sorkin Enterprises, for S. A. Eternit Emaille, owner.

SUBJECT—Application July 23, 1953—Eternit (asbestos cement sheets, plain and colored), approval of.

APPEARANCES—

For Applicant: James A. Fitzpatrick.

ACTION OF BOARD—Laid over; date to be set; referred back to Examiner.

39-59-SM

APPLICANT—Clarke Tryon and Associates for George A. Tinnerman Corporation, owner.

SUBJECT—Application January 20, 1959—GAT Rod Hanger Clamp, 1A through 5A, 1B through 5B, 1C through 7C, approval of.

APPEARANCES—

For Applicant: M. W. Allen.

ACTION OF BOARD—Laid over without date; referred to Engineer.

140-54-A

APPLICANT—Samuel Rosenblum, for Yemassee Corp., owner.

SUBJECT—Application for consideration—reopening for extension of term and amendment of resolution—re Appeal, decision of the Borough Superintendent; previously granted on condition.

PREMISES AFFECTED—308-316 East 48th Street, south side, 100 feet east of 2nd Avenue, Block 1340, Lot 44, Borough of Manhattan.

APPEARANCES—

For Applicant: Samuel Rosenblum and Edward J. Carey.

ACTION OF BOARD—Application reopened and term extended.

THE VOTE—

Affirmative: Acting Chairman Kleinert, Commissioner

Foley, Commissioner Sleeper and Commissioner Fox. 4
Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on May 4, 1954 on certain conditions; and

WHEREAS, the resolution was amended on July 13, 1954; and

WHEREAS, the applicant requested a further amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on May 4, 1954, as thereafter *amended* through July 13, 1954, to permit the two signs granted in the resolution of May 4, 1954 to be continued for a term of ten years from the date of this *amended* resolution *on condition* that other than as herein *amended* the resolution above cited shall be complied with; and on the further condition that the sign may now read: "Hertz Rent A Car", instead of the original "Carey Drive Yourself". (Alt. 2728/23)

655-58-A

APPLICANT—Robert J. Crinnion and Lesser and Lesser, for Harry Hinrichsen, owner.

SUBJECT—Application November 17, 1958—Appeal from an order of the Borough Superintendent; re erection of legal retaining wall.

PREMISES AFFECTED—2119 Edenwald Avenue, north side, 30 feet west of Monticello Avenue, Block 5027, Lots 33 and 34, Borough of The Bronx.

APPEARANCES—

For Applicant: Harry Lesser.

For Owner: Morris H. Wertkin and Frank La Franca.

ACTION OF BOARD—Appeal denied.

THE VOTE TO GRANT—

Affirmative: 0

Negative: Acting Chairman Kleinert, Commissioner
Foley, Commissioner Sleeper and Commissioner Fox. 4

THE VOTE TO RESCIND—

Affirmative: Acting Chairman Kleinert, Commissioner
Foley and Commissioner Sleeper 3

Negative: Commissioner Fox 1

THE VOTE TO GRANT—

Affirmative: 0

Negative: Acting Chairman Kleinert, Commissioner
Foley, Commissioner Sleeper and Commissioner Fox. 4

THE RESOLUTION—

WHEREAS, the order of the Borough Superintendent, dated July 7, 1958 on Violation No. C 1831-58, reads:

"In that grade at rear of premises is being maintained at approximately 14± above legal curb grade, thus necessitating a legal retaining wall with adjacent properties at 2111 Edenwald Avenue and 4111 Monticello Avenue. Walls in question to be made and maintained jointly by owners of each property.

"U.B. 46/57 pending on 2111 Edenwald Avenue.

"REMEDY: You are hereby directed to erect a legal retaining wall."

and

WHEREAS, the applicant states that the premises consist of a lot 47 feet by 100 feet in area, located in a residence use, D area, class 1 height district, that there exists upon this lot a 2 story and basement, 31 feet high, class 3 building, 20 feet by 42 feet in area, used and occupied as a 1 family dwelling with accessory garage in the basement, in accordance with Certificate of Occupancy #2546/41 issued against N.B. Applic. 1083/40; and

WHEREAS, the applicant states that Violation No. 1831/58 dated July 2, 1958 is pending under Section C26-563.0; and

WHEREAS, the applicant states that Mariano and Anna La Franca, owners of the neighboring lot #36 at 2111 Edenwald Avenue have on their land a retaining wall, built without a permit from the Department of Buildings; that this wall is now in a dangerous condition; that two Unsafe Buildings (U.B.) were served on La Francas concerning their wall, U. B. 35/56, May 3, 1956 U.B. 46/57, July 8, 1957; that a Violation 3675 was issued November 7, 1958 is also pending; that this wall replaced an older retaining wall shown on 1953 survey, 16 feet south of the present unsafe wall; that in December 1954, one John Biele, who was the owner of the premises at that time, demolished the existing retaining wall and proceeded to build a new

MINUTES

retaining wall without filing plans and without a permit; that in the course of its construction the retaining wall collapsed; that Biele proceeded anew and constructed the present retaining wall; that when these facts were discovered by the Department of Buildings, he sold the premises by a "quick sale" to the La Francas; that this sale was made on basis of "as is"; that the record also shows that former U.B.'s for this retaining wall were filed against La Francas only and directed solely against La Francas, dated May 3, 1956, U.B. 35/56 and refiled again as against La Francas only under U.B. 46/57; that no appeal or protest was made by La Francas against these violations; that the time of La Francas to appeal or protest has long since expired; that a survey was made on September 19, 1957 in a proceeding against said La Francas as owners (U.B. 46/57) dated September 19, 1957 by Mr. Frank Lichhorn, inspector of the Department of Housings and Buildings and Mr. V. Della Penna, an architect appointed by the Department of Housing and Buildings, and Mr. E. Richard Crino, the architect appointed by the owners, La Francas, which report of the Survey required the defendants, said La Francas, to "erect a new and lawful wall to properly support adjoining earth after submitting plans and application"; that the record also shows that Mr. E. Richard Crino, the architect employed by the La Francas, filed a plan and application for construction of a substitute retaining wall in place of the present defective one, dated May 29, 1956 and filed June 5, 1956 (B.N. 469/56); that this plan and the application were approved but have expired by time limitation; that the record further shows that subsequently a proceeding was initiated by said Department of Housing and Buildings in the Supreme Court, Bronx County against said Mariano La Franca and Anna La Franca as owners, which was tried in Court before Honorable Samuel H. Hofstadter on September 26, 1957; that after testimony was duly taken in said Court, findings of fact and conclusions of law were made by Mr. Justice Hofstadter which directed said defendants Mariona La Franca and Anna La Franca to "properly shoring and bracing said retaining wall to prevent same from collapsing; that if necessary to erect a new lawful wall to properly support adjoining earth. . ."; that said proceedings was brought against Mariano La Franca and Anna La Franca as owners, Index No. County Clerk, Bronx, 2628—1957; that the record further shows that subsequently an Order was issued by the Borough Superintendent of the Borough of The Bronx, dated October 1, 1957, to said Mariano La Franca and Anna La Franca as owners, requiring them to pay the survey fee amounting to \$50.00 incurred in the above judicial proceedings and to proceed to "make safe or demolish the subject retaining wall"; that the record also shows that said La Francas paid the \$50.00 survey charge and repeatedly promised to rebuild the wall in accordance with the plans of their architect Mr. Crino and repeatedly secured extensions of time within which to do so—but they never complied with same; that when the La Franca house was constructed a safe and legal retaining wall was in existence on said property; that this appears from the two surveys made by Samuel E. Green above referred to; that in December 1954, the existing legal retained wall was demolished by John Biele the owner of the building at that time and he substituted the present defective retaining wall without permit and without authorization; that the appeal is made to dismiss the violation against the applicant Harry Hinrichsen; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board.

Resolved, that the Order of the Borough Superintendent, acting on Violation No. C1831-58, be and it hereby is affirmed and that the application be and it hereby is denied.

656-58-A

APPLICANT—Robert J. Crinnion, and Lesser and Lesser, for Saverio Grasso, owner.

SUBJECT—Application November 17, 1958—Appeal from an order of the Borough Superintendent, re erection legal retaining wall.

PREMISES AFFECTED—4111 Monticello Avenue, west side, 100 feet north of Edenwald Avenue, Block 5027, Lot 29, Borough of The Bronx.

APPEARANCES—

For Applicant: Harry Lesser.

For Owner: Morris H. Wertkin and Frank La Franca.

ACTION OF BOARD—Appeal denied.

THE VOTE TO GRANT—

Affirmative: 0

Negative: Acting Chairman Kleinert, Commissioner

Foley, Commissioner Sleeper and Commissioner Fox. 4

THE RESOLUTION—

WHEREAS, the order of the Borough Superintendent, dated July 7, 1958 on Violation C 1832-58, reads:

"In that grade at rear of premises is being maintained at elevation 144.0, curb grade being elevation 139.0—this creating the need for a retaining wall with the adjacent property at 2111 Edenwald Avenue. Curb grade of 2111 Edenwald Avenue property is at elevation 129.87. Wall in question to be made and maintained jointly by owners of each property.

U. B. 46/57 pending on 2111 Edenwald Ave.

REMEDY: YOU ARE HEREBY DIRECTED TO erect a legal retaining wall forthwith."

and

WHEREAS, the applicant states that the premises consist of a lot 50 feet by 95 feet in area, located in residence use D area, class 1 height district, that there exists upon this lot a 1 story, 15 feet high, class 3 building, 18.5 feet by 48 feet in area, used and occupied as one family dwelling with an accessory garage, in accordance with Certificate of Occupancy 712/30 issued against N. B. Applic. 487/30; and

WHEREAS, the applicant states that Violation 1832 dated July 2, 1958 is pending under Section C26-563.0; and

WHEREAS, the applicant states that Mariano and Anna La Franca; owners of the neighboring lot No. 36 at 2111 Edenwald Avenue have on their land a retaining wall, built without a permit from the Department of Buildings; that this wall is now in a dangerous condition; that two Unsafe Building (U. B.) were served on La Francas concerning their wall, U. B. 35/56, May 3, 1956, U. B. 46/57, July 8, 1957; that a Violation 3675 was issued November 7, 1958 is also pending; that this wall replaced an older retaining wall shown on 1953 survey, 16 feet south of the present unsafe wall; that in December 1954, one John Biele, who was the owner of the premises at that time, demolished the existing retaining wall and proceeded to build a new retaining wall without filing plans and without a permit; that in the course of its construction the retaining wall collapsed; that Biele proceeded anew and constructed the present retaining wall; that when these facts were discovered by the Department of Buildings, he sold the premises by a "quick sale" to the La Francas; that this sale was made on basis of "as is"; that the record also shows that former U. B.'s for this retaining wall was filed against La Francas only and directed solely against La Francas, dated May 3, 1956, U. B. 35/56 and refiled again as against La Francas only under U. B. 46/57; that no appeal or protest was made by La Francas against these violations; that the time of La Francas to appeal or protest has long since expired; that a survey was made on September 19, 1957 in a proceeding against said La Francas as owners (U. B. 46/57) dated September 19, 1957 by Mr. Frank Lichhorn, Inspector of the Department of Housing and Buildings and Mr. V. Della Penna, an architect appointed by the Department of Housing and Buildings, and Mr. E. Richard Crino, the architect appointed by the owners, La Francas, which report the Survey required the defendants, said La Francas to "erect a new and lawful wall to properly support adjoining earth after submitting plans and application"; that the record also shows that Mr. E. Richard Crino, the architect employed by the La Francas, filed a plan and application for construction of a substitute retaining wall in place of the present defective one, dated May 29, 1956 and filed June 5, 1956 (B. N. 469/56); that this plan and the application were approved but have expired by time limitation; that the record further shows that

MINUTES

subsequently a proceeding was initiated by said Department of Housing and Buildings in the Supreme Court, Bronx County against said Mariano La Franca and Anna La Franca as owners, which was tried in Court before Honorable Samuel H. Hofstadter on September 26, 1957; that after testimony was duly taken in said Court, findings of fact and conclusions of law were made by Mr. Justice Hofstadter which directed said defendants Mariano La Franca and Anna La Franca to "properly shoring and bracing said retaining wall to prevent same from collapsing; that if necessary to erect a new lawful wall to properly support adjoining earth . . ."; that said proceedings was brought against Mariano La Franca and Anna La Franca as owners, Index No. County Clerk, Bronx, 2628-1957; that the record further shows that subsequently an Order was issued by the Borough Superintendent of the Borough of The Bronx, dated October 1, 1957, to said Mariano La Franca and Anna La Franca as owners, requiring them to pay the survey fee amounting to \$50.00 incurred in the above judicial proceedings and to proceed to "make safe or demolish the subject retaining wall"; that the record also shows that said La Franca paid the \$50.00 survey charge and repeatedly promised to rebuild the wall in accordance with the plans of their architect Mr. Crino and repeatedly secured extensions of time within which to do so—but they never complied with same; that when the La Franca house was constructed a safe and legal retaining wall was in existence on said property; that this appears from the two surveys made by Samuel E. Green above referred to; that in December 1954, the existing legal retaining wall was demolished by John Biele, the owner of the building at that time and he substituted the present defective retaining wall without permit and without authorization; that the appeal is made to dismiss the violation against the applicant Saverio Grasso; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board.

Resolved, that the Order of the Borough Superintendent, acting on Violation C1831-58 be and it hereby is affirmed and that the application be and it hereby is denied.

738-58-A

APPLICANT—Robert J. Crinnion and Harry Lesser, for Harry Lesser, owner.

SUBJECT—Application December 12, 1958—Appeal from an order of the Borough Superintendent, re dismissal of violation—illegal retaining wall.

PREMISES AFFECTED—4114 Hill Avenue, east side, 100 feet north of Edenwald Avenue, Block 5027, Lot 41, Borough of The Bronx.

APPEARANCES—

For Applicant: Harry Lesser.

For Owner: Morris H. Wertkin and Frank La Franca.

ACTION OF BOARD—Appeal denied.

THE VOTE TO GRANT—

Affirmative: 0

Negative: Acting Chairman Kleinert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox. 4

THE RESOLUTION—

WHEREAS, the order of the Borough Superintendent, dated November 17, 1958 on Violation No. C-3695-58, reads:

"In that grade at rear of premises is being maintained at approximately 14 ± above legal curb grade, thus necessitating a legal retaining wall with adjacent properties at 2111 Edenwald Ave., 2119 Edenwald Ave., and 4111 Monticello Ave.

"Wall in question to be made and maintained jointly by owners of each property.

"REMEDY: You are hereby directed to erect a legal retaining wall."

and

WHEREAS, the applicant states that the premises consist of a lot 50 feet by 95 feet in area, located in a residence use, D area, class 1 height district, upon which there is a 1 story, 11 feet high building, 14 feet by 22 feet in area,

of class 3 construction, used and occupied as one car garage (accessory to an adjoining dwelling) in accordance with Certificate of Occupancy 12797/53;

WHEREAS, the applicant states that Violation No. 3695/58 dated November 13, 1958 is pending under Section C26-563.0; and

WHEREAS, the applicant states that Mariano and Anna La Franca, owners of the neighboring Lot #36 at 2111 Edenwald Avenue have on their land a retaining wall, built without a permit from the Department of Buildings; that this wall is now in a dangerous condition; that two Unsafe Building (U.B.) were served on La Francas concerning their wall, U.B. 35/56, May 3, 1956 U.B. 46/57, July 8, 1957; that a Violation 3675 was issued November 7, 1958 is also pending; that this wall replaced an older retaining wall shown on 1953 survey, 16 feet south of the present unsafe wall; that in December 1954, one John Biele, who was the owner of the premises at that time, demolished the existing retaining wall and proceeded to build a new retaining wall without filing plans and without a permit; that in the course of its construction the retaining wall collapsed; that Biele proceeded anew and constructed the present retaining wall; that when these facts were discovered by the Department of Buildings, he sold the premises by a "quick sale" to the La Francas; that this sale was made on basis of "as is"; that the record also shows that former U.B.'s for this retaining wall were filed against La Francas, only and directed solely against La Francas, dated May 3, 1956, U.B. 35/56 and refiled again as against La Francas only under U.B. 46/57; that no appeal or protest was made by La Francas against these violations; that the time of La Francas to appeal or protest has long since expired; that a survey was made on September 19, 1957 in a proceeding against said La Francas as owners (U.B. 46/57) dated September 19, 1957 by Mr. Frank Lichhorn, inspector of the Department of Housing and Buildings and Mr. V. Della Penna, an architect appointed by the Department of Housing and Buildings, and Mr. E. Richard Crino, the architect appointed by the owners La Francas, which report of the Survey required the defendants, said La Francas to "erect a new and lawful wall to properly support the adjoining earth after submitting plans and application"; that the record also shows that Mr. E. Richard Crino, the architect employed by the La Francas, filed a plan and application for construction of a substitute retaining wall in place of the present defective one, dated May 29, 1956 and filed June 5, 1956 (B.N. 469/56); that this plan and the application were approved but have expired by time limitation; that the record further shows that subsequently a proceeding was initiated by said Department of Housing and Buildings in the Supreme Court, Bronx County against said Mariano La Franca and Anna La Franca as owners, which was tried in Court before Honorable Samuel H. Hofstadter on September 26, 1957; that after testimony was duly taken in said Court, findings of fact and conclusions of law were made by Mr. Justice Hofstadter which directed said defendants Mariano La Franca and Anna La Franca to "properly shoring and bracing said retaining wall to prevent same from collapsing; that if necessary to erect a new lawful wall to properly support adjoining earth . . ."; that said proceedings was brought against Mariano La Franca and Anna La Franca as owners, Index No. County Clerk, Bronx, 2628-1957; that the record further shows that subsequently an Order was issued by the Borough Superintendent of the Borough of The Bronx, dated October 1, 1957, to said Mariano La Franca and Anna La Franca as owners, requiring them to pay the survey fee amounting to \$50.00 incurred in the above judicial proceedings and to proceed to "make safe or demolish the subject retaining wall"; that the record also shows that said La Francas paid the \$50.00 survey charge and repeatedly promised to rebuild the wall in accordance with the plans of their architect Mr. Crino and repeatedly secured extensions of time within which to do so—but they never complied with same; that when the La Franca house was

MINUTES

constructed a safe and legal retaining wall was in existence on said property; that this appears from the two surveys made by Samuel E. Green above referred to; that in December 1954, the existing legal retaining wall was demolished by John Biele, the owner of the building at that time and he substituted the present defective retaining wall without permit and without authorization; that the appeal is made to dismiss the violation against the applicant Harry Lesser; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board.

Resolved, that the Order of the Borough Superintendent, acting on Violation No. C-3695-58 be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

106-59-A

APPLICANT—Frederick A. Ketcher for Timothy W. O'Sullivan, owner.

SUBJECT—Application February 20, 1959—Appeal from the decision of the Borough Superintendent re Use of frame structure for dentist's office.

PREMISES AFFECTED—3800 E. Tremont Avenue, northwest corner of Lamport Place, Block 5562, Lot 73, Borough of The Bronx.

APPEARANCES—

For Applicant: Frederick A. Ketcher.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Acting Chairman Kleinert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox. 4
Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated January 22, 1959 on Alt. Applic. 25/59, reads;

"1. The proposed use of the Class IV structure for commercial purposes (Reception room and office for dentist) is contrary to Sect. 4.2.1. Bldg. Code."

and

WHEREAS, the applicant states that the building is 15.4 feet by 41.9 feet in area, one story, 15 feet high, of class 4 construction, located in business use, B area, class 1 1/4 height district, built in 1935, under B. N. Applic. 20/35 as a Real Estate Office; that the building was altered in 1946 by building a concrete block extension at the northwest corner; that the present use and arrangement for a dentist's office was started in 1951; and

WHEREAS, the applicant states that the building is of wood frame construction, stucco finished on all sides; that the boiler room will be separated from the rest of the building with a fire retarded partition with fireproof self closing door; that the boiler room ceiling will also be fire retarded; that this is only a one story building without a cellar; that the present owner, a dentist has struggled for eight years to establish himself at this location in this partially developed area; that with extreme difficulty he has built up a following in the community as a respected practitioner; that it would be an extreme hardship, particularly for a professional man, if he were to be compelled to start over again at another location; that his eight years of effort would be a total loss.

Resolved, that the decision of the Borough Superintendent, dated January 22, 1959, acting on Alt. App. 25-59, Objection No. One be and it hereby is *modified* and that the appeal be and it hereby is *granted* only insofar as it refers to the proposed use of the Class 4 structure for commercial purposes as being contrary to Section 4.2.1 of the Building Code which prohibits the use of a frame building for this purpose on condition that in all other respects the building and premises shall comply with all laws, rules and regulations applicable thereto; that the masonry extension 6 feet by 15 feet 3 inches erected under Alt. App 1031-46 shall be permitted as a legal extension to this existing frame building.

159-59-A

APPLICANT—Charles M. Spindler, for Michael Aurricchio, owner.

SUBJECT—Application March 17, 1959—filed pursuant to Section 35 of the General City Law re premises in bed of a mapped street—proposed widening of Metropolitan Avenue.

PREMISES AFFECTED—79-57 Metropolitan Avenue and 66-92 80th Street, northwest corner, Block 3070, Lot 78, Middle Village, Borough of Queens.

APPEARANCES—

For Applicant: Charles M. Spindler.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Acting Chairman Kleinert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox. 4
Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated February 19, 1959 on N. B. Applic. 378/59, reads:

"1. The proposed structure is in the bed of a mapped street and is contrary to Art. 3, Sec. 35 of the General City Law."

and

WHEREAS, the applicant states that the premises consists of a lot 164.17 feet by 145.15 feet in area, located in an unrestricted use, D area, class 1 height district, used and occupied for monument display, upon which are constructed three buildings as shown on plot plan of existing conditions marked "Received March 17, 1959"; that it is proposed to demolish 550 square feet of that portion of building No. 1 which is constructed within the proposed street widening of Metropolitan Avenue, and to construct a class 3 factory building on the southwest corner of the lot, one story, 14 feet high, 50 feet front by 103 feet deep, to be used for tenant factory; that the front portion of this building is to be constructed 33.90 feet within the bed of the proposed street widening of Metropolitan Avenue; and

WHEREAS, the applicant contends that the owner has held title to this parcel for the past 11 years; that it is requested that permission be granted for the erection of the portion of the factory that extends into the bed of a mapped street; and

Resolved, that the decision of the Borough Superintendent, acting on NB APP 378-59, Objection No. One be and it hereby is *modified* under the powers vested in the Board by Section 35 of the General City Law, and that the appeal be and it hereby is *granted*, to permit the construction of the proposed one-story masonry building at the westerly end of the plot fronting on Metropolitan Avenue to extend into the bed of the mapped street, which is 33.90 feet north and south at this point, *on condition* that the building shall be so constructed that a steel girder with the proper piers shall be erected with the centerline of the girders one foot behind the proposed building line, or north therefrom, so as to permit readily the demolition of part of the building in the bed of the mapped street without undue cost to the City should the City at any time take over this property in the bed of the mapped street for the widening of Metropolitan Avenue; and that in all other respects the building and occupancy and the balance of the premises shall comply with all laws, rules and regulations applicable thereto, substantially as shown on plans filed herewith marked "Received March 17, 1959", 2 sheets, and "April 21, 1959, one sheet.

617-58-A

APPLICANT—Leonard F. Rothkrug, for Angelo Santomartino, doing business as S and S Service Station, owner.

SUBJECT—Application October 28, 1958—filed pursuant to Section 35, General City Law re erection of building in bed of a mapped Street—West 19th Street.

PREMISES AFFECTED—2974-2984 Cropsey Avenue, west side, 25 feet south of Bay 53rd Street, Block 6947, Lot 301, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

ACTION OF BOARD—Appeal withdrawn in view of the fact that the City has taken title of this property in the bed of the mapped street.

MINUTES

THE VOTE—

Affirmative: Acting Chairman Kleinert, Commissioner
Foley, Commissioner Sleeper and Commissioner Fox. 4
Negative: 0

4-29-BZ—Vol. II

APPLICANT—Peggy Cooney, for Crestwood Oil Company, Inc., owner.

SUBJECT—Application for consideration—reopening for amendment of resolution—re Application, decision of the Borough Superintendent; previously granted on condition, under sections 7e and 7A of the Zoning Resolution, to permit in a business and residence use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry, non-automatic, motor vehicle repair shop, for minor repairs with hand tools only and the parking of motor vehicles for a stated term of 15 years and having show windows, signs and curb cuts within 75 feet of a residence use district.

PREMISES AFFECTED—767-771 East New York Avenue and 469-497 Troy Avenue, northeast corner, Block 1429, Lot 2, Borough of Brooklyn.

APPEARANCES—

For Applicant: Peggy Cooney.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Acting Chairman Kleinert, Commissioner
Foley, Commissioner Sleeper and Commissioner Fox. 4
Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. II on January 21, 1958 on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on January 21, 1958, under Vol. II, only insofar as it refers to the brand sign, so that as *amended* this portion of the resolution shall read:

“that a post standard may be erected at the corner, within the building lines, of East New York Avenue and Troy Avenue; that one leaf of the brand sign, of a plastic type, may extend four feet over the building line, above the sidewalk on East New York Avenue and a second leaf may extend four feet over the building line, above the sidewalk of Troy Avenue, from the same post standard as shown on plans marked, “Received April 29, 1959; one sheet; that in all other respects the resolution above cited shall be complied with; and that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution, and a new electric sign permit shall be obtained.” (ES App. 135/59)

282-35-BZ—Vol. III

APPLICANT—Peggy Cooney, for Bay Parkway Holding Corp., owner.

SUBJECT—Application for consideration—reopening for amendment of resolution—re Application, decision of Borough Superintendent; previously granted on condition, under section 7f of the Zoning Resolution, permitting in a business use district, for a term of five years, the conversion of occupancy of the use of the premises as office, lubritorium, five-car garage and auto laundry to office, lubritorium, auto laundry and gasoline service station.

PREMISES AFFECTED—1159-1167 Utica Avenue and 5002-5010 Clarendon Road, southeast corner, Block 4771, Lot 1, Borough of Brooklyn.

APPEARANCES—

For Applicant: Peggy Cooney.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Acting Chairman Kleinert, Commissioner
Foley, Commissioner Sleeper and Commissioner Fox. 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was amended by the Board as Vol. III, on October 20, 1953 on certain conditions; and

WHEREAS, the term of variance was extended on October 28, 1958; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on September 23, 1943, as *amended* through October 28, 1958, only insofar as it refers to the number of gasoline storage tanks, so that as *amended* this portion of the resolution shall read:

“to permit the installation of seven additional 550 gallon approved tanks making a total of eleven such tanks in use on the premises; that in all other respects the resolutions cited above shall be complied with; that the work shall substantially comply with plans filed with this request for amendment marked “Received April 29, 1959”, one sheet; and that all permits shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution.” (Gas Tank App. 333/59.)

293-36-BZ

APPLICANT—Charles M. Spindler, for Howard and Ferdinand Nestlen and Christina Hinden, owners.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired May 4, 1959—re Application, decision of the Borough Superintendent; previously granted on condition, under section 7h of the Zoning Resolution, to permit in a business use and partly in a residence use district, for a term of years, the parking and storage of motor vehicles.

PREMISES AFFECTED—344-346 Eldert Street, southeast corner of Irving Avenue, Block 3419, Lots 31 and 37, Borough of Brooklyn.

APPEARANCES—

For Applicant: Charles M. Spindler.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Acting Chairman Kleinert, Commissioner
Foley, Commissioner Sleeper and Commissioner Fox 4
Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on June 15, 1937 on certain conditions; and

WHEREAS, the term of variance was last extended on May 4, 1954; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 15, 1957, as thereafter *amended* through May 4, 1954 only so far as it refers to the term of variance, so that as *amended* this portion of the resolution shall read:

“... granted under Section 7, Subdivision h for a term of five years from the date of this *amended* resolution, to permit . . . ; that other than as herein *amended* the resolution above cited shall be complied with in all respects; and that all permits, including a new Certificate of Occupancy, shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution.” (B N 10867/37.)

42-37-BZ

APPLICANT—Peggy Cooney, for Socony Mobile Company Inc., New York City Division, owner.

SUBJECT—Application for consideration—reopening for amendment of resolution—re Application, decision of the Borough Superintendent; previously granted on condition, under section 7c of the Zoning Resolution, to permit in a

MINUTES

business use district, the extension of an existing gasoline service station.

PREMISES AFFECTED—89-06 to 89-14 Myrtle Avenue and 82-02 to 82-10 Woodhaven Boulevard, southwest corner, Block 3866, Lot 160, Glendale, Borough of Queens.

APPEARANCES—

For Applicant: Peggy Cooney.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Acting Chairman Kleinert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox 4
Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on May 18, 1937 on certain conditions; and

WHEREAS, the resolution was last amended on November 9, 1938; and

WHEREAS, the applicant requested a further amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on May 18, 1937, as thereafter *amended* through November 9, 1938, only insofar as it refers to the type of pumps used and the brand sign, so that as *amended* this portion of the resolution shall read:

"that the new modern low type pump may be used; that the brand sign now permitted may be replaced with a hollow, illuminated plastic sign, projecting not more than four feet beyond the building line; that in all other respects the resolutions above cited shall be complied with; that this work shall substantially comply with plans filed with this request for amendment marked "Received May 14, 1938", one sheet; and that all permits required, including a new electric sign permit, shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution." (Misc. App. 70-59.)

972-41-BZ

APPLICANT—Charles M. Spindler, for Edward Sherman Supply Co., owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which has expired May 4, 1959—re Application, decision of the Borough Superintendent; previously granted on condition, under section 7c of the Zoning Resolution, permitting the extension from business use district of a business use, and also the use of a portion of a rear yard located partly in a residence use district, as ingress and egress to part of the said proposed business use.

PREMISES AFFECTED—116-01 to 116-13 Merrick Boulevard (road), southeast corner of 116th Avenue, Block 3108, Lot 1, St. Albans, Borough of Queens.

APPEARANCES—

For Applicant: Charles M. Spindler.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Acting Chairman Kleinert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox. 4
Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on June 23, 1942 on certain conditions; and

WHEREAS, the term of variance was last extended on May 4, 1954; and from time to time and last extended on

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 23, 1942, as thereafter *amended* by resolutions adopted through May 4, 1954, only so far as it refers to the term of variance, so that as *amended* this portion of the resolution shall read:

"... granted under Section 7, Subdivision c for a term

of 5 years from the date of this *amended* resolution, to permit . . . ; that other than as herein amended the resolution above cited shall be complied with in all respects; and that all permits, including a new Certificate of Occupancy, shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution." (Misc. 9548/41 & 9549/41)

581-42-BZ—Vol. II

APPLICANT—Sidney H. Kitzler, for Homecrest Service Station, Inc., owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired March 18, 1959—re Application, decision of the Borough Superintendent; previously granted on condition, under sections 7c, 7i and 7A of the Zoning Resolution, to permit in a business use district, the erection of an extension to the existing service building and extend the uses of the present gasoline service station to include wheel alignment.

PREMISES AFFECTED—2315-2325 Coney Island Avenue and 1102-1110 Avenue T, southeast corner, Block 7315, Lots 1 and 3, Borough of Brooklyn.

APPEARANCES—

For Applicant: Sidney H. Kitzler.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Acting Chairman Kleinert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox. 4
Negative: 0

THE RESOLUTION—

WHEREAS, this application was *amended* by the Board as Vol. II, March 18, 1958 on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on March 18, 1958, only as to the time to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that all permits required, including a certificate of occupancy, shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution." (Alt. 957/57)

919-46-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for 729 East 9 Street, Inc., owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired May 12, 1959—re Application, decision of the Borough Superintendent; previously granted on condition, under section 7c of the Zoning Resolution, to permit on a plot partly in an unrestricted use district and partly in a business use district, the extension of the present use of wooding shops, office and storage of lumber in building by increasing the size of the plot and use the increased area in conjunction with the existing uses for the storage of lumber and loading and unloading in the open area.

PREMISES AFFECTED—699-731 East 98th Street and 9801-9807 Ditmas Avenue, northeast corner and 736-750 Bristol Street, Block 3641, Lots 1, 6-53 and Lot 60, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE:

Affirmative: Acting Chairman Kleinert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox. 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was *amended* by the Board as Vol. III, on November 12, 1958, on certain conditions; and

MINUTES

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on December 9, 1947, under Vol. I, as thereafter *amended* by resolutions adopted through November 12, 1958, only as to the time to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that all permits required, including a certificate of occupancy, shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution." (170/58)

339-47-BZ

APPLICANT—Harry Malter, for the Coca-Cola Bottling Company of New York, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired May 13, 1959—re Application, decision of the Borough Superintendent; previously granted on condition, under section 7g of the Zoning Resolution, to permit in an unrestricted use district, the erection and maintenance of a building to be used as a garage for more than 5 motor vehicles with entrances and for the loading of trucks with entrances to garage with the prohibited distance of park entrance.

PREMISES AFFECTED—608 1st Avenue, east side, from East 34th to East 35th Streets; 401-407 East 34th and 400-406 East 35th Streets, Block 966, Lots 1-4 and 27-31 inclusive, Borough of Manhattan.

APPEARANCES—

For Applicant: Harry Malter.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Acting Chairman Kleinert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox. 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on July 15, 1947 on certain conditions; and

WHEREAS, time to obtain permits and complete the work was last extended on May 13, 1958; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 15, 1947, as thereafter *amended* by resolutions adopted through May 13, 1958, only as to the time to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that all permits required, including a certificate of occupancy, shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution." (NB App 235/46)

961-48-BZ—Vol. II

APPLICANT—Leonard F. Rothkrug, for Supreme Restaurant Inc., owner.

SUBJECT—Application for consideration—reopening for extension of term of variance—re Application, decision of the Borough Superintendent; previously granted on condition, under section 7h of the Zoning Resolution, to permit in a residence use district, the extension of a parking and storage lot for more than five motor vehicles.

PREMISES AFFECTED—2717-2739 Pitkin Avenue, 435-481 Euclid Avenue, northeast corner, 1026-1048 Glenmore Avenue, southeast corner of Euclid Avenue, 366-376 and 402-412 Pine Street, Block 4214, Lot 1, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Acting Chairman Kleinert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox. 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was *amended* by the Board as Vol. II, on July 18, 1950 on certain conditions; and

WHEREAS, the term of variance was last extended on July 7, 1954; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on January 18, 1949, as *amended* by resolutions adopted through July 7, 1954, only so far as it refers to the term of variance, so that as *amended* this portion of the resolution shall read:

"... granted under Section 7, Subdivision h for a term of five years from the date of this *amended* resolution, to permit; that other than as herein *amended* the resolution above cited shall be complied with in all respects; and that a new Certificate of Occupancy shall be obtained." (Alt App 2026/50)

166-55-BZ—Vol. II

APPLICANT—Paul Friedman, for Warren J. Heeg & Thomas Adams, owners.

SUBJECT—Application for consideration—reopening for extension of time to complete—re Application, decision of the Borough Superintendent; previously granted on condition, under sections 7e, 7f and 7i of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, automatic car wash, lubricatory, minor repairs with hand tools only, office, storage and sale of automobile accessories, parking and storage of more than 5 motor vehicles with ground signs in retail use district, for a stated term of 15 years.

PREMISES AFFECTED—105-19 to 105-37 Horace Harding Expressway and 59-02 to 59-28 Granger Street, northwest corner; 105-20 to 105-38 Westside Avenue and 60-01 to 60-11 Xenia Street, Block 1963, Lot 5, Corona, Borough of Queens.

APPEARANCES—

For Applicant: Paul Friedman.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Acting Chairman Kleinert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox 4
Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. II, on May 27, 1958 on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on May 27, 1955 as thereafter *amended* by resolutions adopted through July 22, 1958 only as to the time to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that all permits required, including a certificate of occupancy, shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution." (NB App. 3687/57.)

250-55-BZ

APPLICANT—Albert Melniker, for Anthony Pietracatella, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete expired May 6, 1959—re Application, decision of the Borough Superintendent; previously granted on condition, under sections 7c, 7f, 7i and 21 of the Zoning Resolution, to permit in a business use district portion of a plot located in a business and resi-

MINUTES

dence use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, storage and sale of accessories, for a term of 15 years.

PREMISES AFFECTED—1605 Hylan Boulevard and 320 Raritan Avenue, southwest corner, Block 3336, Lot 26, Dongan Hills, Borough of Richmond.

APPEARANCES—

For Applicant: Albert Melniker.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Acting Chairman Kleinert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on April 24, 1956 on certain conditions; and

WHEREAS, the resolution was amended on December 10, 1957; and

WHEREAS, time to obtain permits and complete the work was last extended on May 6, 1958; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on April 24, 1956, as thereafter *amended* by resolutions adopted through May 6, 1958 only as to the time to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that the work is three-quarters completed and all permits required have been obtained, that all permits required, including a certificate of occupancy, shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution." (NB App 424/53.)

671-56-BZ

APPLICANT—Reginald S. Hardy, for Ruth Gould, Shirley Firkser, Marion Friedman, Sylvia and Abraham Rosenberg, owners.

SUBJECT—Application for consideration—reopening for extension of time to complete—re Application, decision of the Borough Superintendent; previously granted on condition, under sections 7e, 7h and 7A of the Zoning Resolution, to permit in a local retail and residence use district, the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs, high speed laundry, office, store, parking and storage of motor vehicles in an unbuilt upon portion of the plot with the vehicle entrance and exit, windows and signs within 75 feet of a residence use district.

PREMISES AFFECTED—1249-1265 Sutter Avenue, north side, from Euclid Avenue to Doscher Street, 566-578 Euclid Avenue and 167 Doscher Street, Block 4249, Lot 55, Borough of Brooklyn.

APPEARANCES—

For Applicant: R. S. Hardy.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Acting Chairman Kleinert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox. 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on September 24, 1957 on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on October 7, 1958; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on September 24, 1957, as *amended* through October 7, 1958 only as to the time to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that these premises are subject to sale to a new purchaser who will require a full year in which to obtain permits and complete the work and secure a certificate of occupancy, that all permits required, including a certificate of occupancy, shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution." (N.B. 1543/56)

641-57-BZ

APPLICANT—Aaron Halpern, for N. F. Walker, Inc., owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which has expired May 13, 1959—re Application, decision of the Borough Superintendent; previously granted on condition, under sections 7c and 21 of the Zoning Resolution, to permit in a residence use, E-1 area district, the construction of a one story and cellar extension with less than the required setback and extend the use of the funeral home for parking of more than five (5) motor vehicles on the unbuilt upon portion of the plot.

PREMISES AFFECTED—87-34 80th Street, west side, 25.02 feet south of 87th Road, Block 8912, Lots 12, 13 and 16, Woodhaven, Borough of Queens.

APPEARANCES—

For Applicant: Morton S. Cahn.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Acting Chairman Kleinert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox. 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on May 13, 1958 on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on May 13, 1958, only as to the time to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that plans have been approved by the Department of Buildings, that all permits required, including a certificate of occupancy, shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution." (Alt App 1378/57)

717-57-BZ

APPLICANT—Albert Melniker, for Beatrice and Clara Migliori, owners.

SUBJECT—Application for consideration—reopening for extension of time to complete—re Application, decision of the Borough Superintendent; previously granted on con-

MINUTES

dition, under section 7f of the Zoning Resolution, to permit in an unrestricted and business use district, a variance to erect and maintain a gasoline service station, lubritorium, car washing (non-automatic) minor motor vehicle repairs with hand tools only, sale of accessories and parking for more than 5 motor vehicles.

PREMISES AFFECTED—373-385 Tomkins Avenue and 174-182 Lyndhurst Avenue, northeast corner, Block 2843, Lot 1, Rosebank, Borough of Richmond.

APPEARANCES—

For Applicant: Albert Melniker.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Acting Chairman Kleinert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on May 20, 1958 on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on May 20, 1958 only as to the time to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

“that in view of the statement by the applicant that plans have been approved by the Department of Buildings, that all permits required, including a certificate of occupancy, shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution.”
(NB APP 690/57)

95-28-BZ—Vol. IV

APPLICANT—George A. Diamond, for Reisner and Diamond (Free Greek Community, Three Hierachs Greek-Orthodox Church) owners.

SUBJECT—Application for consideration—reopening as Vol. IV subject to regular procedure—re Application, decision of the Borough Superintendent; previously withdrawn, under section 21 of the Zoning Resolution, to permit in a residence use “E” area district the erection of a two story and basement structure of Class III construction as an adjunct to an existing church occupying more than the permitted area and encroaching on the required setback.

PREMISES AFFECTED—1714 Avenue P, (1706 displayed), southwest corner of 18th Street, Block 6780, Lots 6, 4, 3, Borough of Brooklyn.

APPEARANCES—

For Applicant: George A. Diamond.

ACTION OF BOARD—Application reopened subject to the regular procedure to consider a new building for church purposes exceeding the area of coverage permitted.

THE VOTE—

Affirmative: Acting Chairman Kleinert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox 4

Negative: 0

30-30-BZ—Vol. II

APPLICANT—Haus & Bresin, for Samuel Schenkel, owner.

SUBJECT—Application for consideration—reopening as Vol. II subject to regular procedure—re Application, decision of the Borough Superintendent; previously granted on condition, under section 21 of the Zoning Resolution, to permit in a residence district the erection and maintenance of an office to be used in conjunction with an existing gasoline service station.

PREMISES AFFECTED—1977-1983 Ocean Avenue, 2001/13 Avenue O, northeast corner, Block 7674, Lot 1, Borough of Brooklyn.

APPEARANCES—

For Applicant: T. Hartnett.

ACTION OF BOARD—Application reopened subject to the regular procedure, application having been previously granted for the existing gasoline station, to include the parking and storage of more than five motor vehicles, minor repairs with hand tools only, and the erection of a post standard sign.

THE VOTE—

Affirmative: Acting Chairman Kleinert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox 4

Negative: 0

63-49-BZ

APPLICANT—Paul Friedman, for Sundry Service Stations, Inc., owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired April 12, 1959—re Application, decision of the Borough Superintendent; previously granted on condition, under sections 7e and 7f of the Zoning Resolution, to permit in a local retail and retail use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry, salesroom and office, for a term of years.

PREMISES AFFECTED—117-01 to 117-11 Springfield Boulevard and 216-02 to 216-10 Linden Boulevard, southeast corner, Block 12734, Lot 8, St. Albans, Borough of Queens.

APPEARANCES—

For Applicant: Paul Friedman.

ACTION OF BOARD—Application reopened to be set for hearing, requiring two publications in the Bulletin as required legal notice, also for inspection by Committee of the Board; date for hearing as to extension of variance to be set by Engineer.

THE VOTE—

Affirmative: Acting Chairman Kleinert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox. 4

Negative: 0

933-54-BZ—Vol. II

APPLICANT—Albert W. Butt, Jr., for Hensey Properties, Inc., owner, Syska & Hennessy, Inc., lessee.

SUBJECT—Application for consideration—reopening as Vol. II subject to regular procedure—re Application, decision of the Borough Superintendent; previously granted on condition, under section 7e of the Zoning Resolution, to permit in a residence use B area district, the conversion of use of first and second floors in existing five story structure to business use, and to permit opening between the two structures on first and second floors to gain access from one building to the other and to permit a two story extension at rear of five story structure, using more than the area permitted and without the required rear yard at curb level; all to be used by the engineering firm presently located in three story structure.

PREMISES AFFECTED—146 East 39th Street, south side, 175 feet, west of Third Avenue, Block 894, Lot 55, Borough of Manhattan.

APPEARANCES—

For Applicant: Albert W. Butt, Jr.

ACTION OF BOARD—Application reopened as Vol. II, subject to the regular procedure.

THE VOTE—

Affirmative: Acting Chairman Kleinert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox. 4

Negative: 0

MINUTES

800-56-BZ

APPLICANT—Holtzman, Sharf, Mackell and Hellenbrand, for Herebrt T. Brown and Joseph A. Klar, a partnership, owners.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired October 29, 1958—re Application, decision of the Borough Superintendent; previously granted on condition, under section 7e of the Zoning Resolution, to permit in a residential use district, the construction and maintenance of a gasoline service station, lubritorium, auto washing (non-automatic), minor repairs, hand tools only, office, sales and storage of auto accessories and parking of more than 5 cars for a stated term of 15 years.

PREMISES AFFECTED—96-28 to 94-46 South Conduit Avenue, 154-02 to 154-14 Cohancy Street, southwest corner and 154-01 to 154-13 Bridgeton Street, Block 11582, Lot 42, Howard Beach, Borough of Queens.

APPEARANCES—

For Applicant: Edward Sharf & Morton S. Cahn.

ACTION OF BOARD—Application reopened subject to the regular procedure, except two publications in the Bulletin as notice, and set for hearing on June 23, 1959 at 10 A.M.

THE VOTE—

Affirmative: Acting Chairman Kleinert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox. 4
Negative 0

463-55-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Joseph Cali, owner. Dominick Taranto, lessee.

SUBJECT—Application for consideration—reopening as Vol. II subject to regular, proposed extension—re Application, decision of the Borough Superintendent; previously granted on condition, under sections 7i, 7e and 7h of the Zoning Resolution, to permit in a business and residence use district, the proposed change of use of store and dwelling, to body and fender repairs, welding, painting and spraying, parking of cars waiting to be serviced on unbuilt upon portion of the plot.

PREMISES AFFECTED—208-20 Northern Boulevard, south side, 125 feet west of Oceania Street and 206-63 45th Road (115 feet west of Ocean Street, mapped), Block 7305, Lot 29, Bayside, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

ACTION OF BOARD—Application reopened subject to the regular procedure and referred to the engineer for the setting of a date for hearing to consider a new extension under Sections 7i, e and h of the Zoning Resolution.

THE VOTE—

Affirmative: Acting Chairman Kleinert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox 4
Negative: 0

Adjourned: 4:20 P. M.

JOSEPH J. DOYLE, *Chief Clerk.*

SPECIAL MEETING

FRIDAY MORNING, MAY 22, 1959, 10 A. M.

Present: Acting Chairman Kleinert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox.

89-27-SR

Proposed Revision of the Rules of Procedure of the Board of Standards and Appeals.

APPEARANCES—Charles Spindler, Joseph Lynch, John

R. O'Donoghue, Max Siegel, Leonard F. Rothkrug, Samuel Carr, Witham Dufour and Denis J. Sullivan.

ACTION OF BOARD—After extensive hearing, interested parties were advised to submit further suggestions in writing for consideration by the Board; hearing closed; date for further action to be set.

*CORRECTION

The minutes of the meeting of the Board of Standards and Appeals held on April 21, 1959, as they appeared in Bulletin No. 17, Vol. 44, hereby corrected to read as follows:

1283-18-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober for Socony Mobil Oil Company, owner.

SUBJECT—Application reopened July 22, 1958 as Vol. II—decision of the Borough Superintendent under sections 7c and 7i of the Zoning Resolution to permit in a business, residence and local retail use district, the reconstruction of the present gasoline service station and extend the uses to include lubritorium, minor auto repairs, car washing, store utility room, parking and storage of motor vehicles and discontinue the uses of public garage, repair shop and brake repairs.

PREMISES AFFECTED—1702-1714 Neptune Avenue and 2802-2814 West 17th Street, southwest corner, Block 7020, Lot 6, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.
For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Kleinert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox 5
Negative: 0

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on July 22, 1958 subject to regular procedure; and

WHEREAS, a public hearing was held on this application on March 31, 1959 after due notice by publication in the Bulletin; laid over to April 21, 1959, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site is in business, residence and local retail use, C area, class 1 height districts; Neptune Avenue is in a business use, C area, class 1 height district; West 17th Street is in business and local retail use, C area, class 1 height districts; West 19th Street is in business and residence use, C area, class 1 height districts; that as of July 25, 1916 the entire block was in a business use district and that part of the block within 100 feet of Neptune Avenue was in a class 1 height district; that on September 25, 1931 that part of the block beyond 100 feet of Neptune Avenue and that part of the block beyond 100 feet of Mermaid Avenue running from the center line of the block to the building line of West 19th Street, was changed to a residence use district; that the present local retail use designation for that part of the site beyond 100 feet of Neptune Avenue became effective June 22, 1953; that the present class 1 height designation for that part of the premises within 100 feet of Neptune Avenue became effective April 12, 1952; and

WHEREAS, the decision of the Borough Superintendent, dated June 19, 1958 acting on N.B. Applic. No. 37-58, reads:

"1. Proposed building and premises, partly in a Business and partly in a Residence Zone and partly in a Local Retail Zone, to be used for Gasoline service station, lubritorium, minor auto repairs, car washing, store, utility room, parking and storage of motor vehicles, is

MINUTES

contrary to Art. II, PP. 3 & PP. 4-C and Art. II, PP. 4(a), subsections 29 & 46 of the Zoning Resolution.

Note: premises were subject of the Board of Standards and Appeals variance under Cal. #1283-18-BZ." and

WHEREAS, the applicant states that the premises consist of a plot, 127 feet 7¼ inches frontage by 105 feet in depth, presently developed with a one story building of class 3 construction, having a frontage of 71 feet 6 inches, a depth of 105 feet, irregular in shape and now occupied as a public garage, repair shop, office, auto laundry and brake repairs; that the open area is now being used as a gasoline service station with six 550 gallon gasoline tanks, 3 dispensing pumps and two open grease pits; that it is proposed to demolish the present structure and enlarge the existing legal gasoline service station by adding ten new approved 550 gallon gasoline tanks and keeping four present tanks, making a total of fourteen 550 gallon gasoline tanks; that it is also proposed to erect a new accessory building, one story in height, of class 3 construction, having a frontage of 60 feet 4 inches, a depth of 29 feet 8 inches and will contain the conjunctive uses of lubritorium, car wash, minor auto repairs, utility room and store; that the open area, not used by the gas service station, is proposed for parking and storage of motor vehicles; and

WHEREAS, the applicant states that Department of Buildings records indicate that under N.B. Applic. No. 338 of 1918 and Cal. No. 1283-18-BZ, permission was granted to erect a public garage, store and office, for which Certificate of Occupancy No. 4321 was issued; that the building was later altered under Alt. Applic. No. 3885-28 and the use changed to public garage for more than five cars, repair shop, two stores, boiler room, gasoline station and office for station; that Certificate of Occupancy No. 51697 was issued for said use as permitted under Alt. Applic. No. 3885-28; and

WHEREAS, the applicant contends that the existing gas station has been in continuous operation since 1928, which proves conclusively that this station is rendering a required service to this area; that demolishing the existing building and reconstructing a new building of modern design will lead the way to any future development in this area; that the gasoline dispensing pumps are proposed to be set 15 feet in back of the street building line, will protect pedestrian travel and keep cars being serviced off the sidewalks; that the curb cuts as proposed, two 30 foot cuts on West 17th Street and three 30 foot cuts on Neptune Avenue are located so as to provide an orderly flow of traffic in and out of the gas station; and

WHEREAS, the applicant states that the present owner has held title to the property since October 14, 1941; that the assessed valuation of land is \$30,000 and of the building \$12,000 making a total of \$42,000; that the building was erected in 1919; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivisions c and i of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7e, to permit the legally existing gasoline service station to be extended and reconstructed substantially as proposed and as indicated on plans filed with this application marked, "Received February 19, 1959," 5 sheets and "February 20, 1959," 1 sheet, *on condition* that all buildings and uses not proposed to be retained shall be removed and the gasoline selling station shall be reconstructed and extended substantially as shown on plans above cited; that the *new* building may be surfaced with Seaporcel, and shall have no cellar and shall be arranged as indicated, and in all other respects shall comply with all laws, rules and regulations applicable thereto; that pumps shall be of the low approved type not nearer than 15 feet to either street building line; that the number of gasoline storage tanks shall not exceed a total of twelve such tanks and that any tanks now in existence and proposed to be continued shall be tested by the Fire Commissioner as to structural condition and shall be replaced with new tanks if not satisfactory; that along the lot line to the south there shall be erected a masonry base not less than 6 inches in height with a woven wire fence erected thereon to a total height of not less than 5 feet, 6 inches, and with suitable terminating post at the building line of West 17th Street, and with such fence return on the lot line to the wall of the building on the adjoining lot; that curb cuts shall be restricted to curb cuts as proposed on Neptune Avenue and West 17th Street; that the sidewalks and curbing abutting the premises shall be reconstructed or repaired to the satisfaction of the Borough President; that such portable fire-fighting appliance shall be maintained as the Fire Commissioner shall direct; that under Section 7i, there may be minor repairs with hand tools only maintained solely within the accessory building located in the business use district extending into a local retail and residential use district to the extent of approximately five feet along the southerly lot line; that under Section 7c, there may be parking and storage of motor vehicles; that the public garage, repair shop and brake repairs formerly permitted shall be discontinued with the proposed removal of garage and shall not be reinstated; and that all permits shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

* Correction—In the resolution the word "existing" changed to "new" as indicated in italics, in relation to the surfacing of the proposed building.

NOTICE

Applicants, under the zoning resolution, are entitled to one copy of Form 7NO.

If they desire additional copies, for their own convenience in notifying proper owners, they may obtain such

copies at the office of the Board of Standards and Appeals, at 80 Lafayette Street, Manhattan, at five cents each—postage to be added if the forms are forwarded by mail.

RULES

WARNING

Notice is hereby given to all appellants and applicants, and to all lawyers, architects and engineers representing owners or lessees in proceedings before the Board—

First, That if they do not appear in person or by representative at the hearing of their case, dismissal for lack of prosecution is likely to result.

Second, That due and ample notice of the date set for hearing is provided in the publication of this BULLETIN of the calendars of the Board, each case being set down by Calendar Number and the premises under the date of the hearing.

Third, That no plea of ignorance of the date of the hearing can be entertained in view of this publication and of the posting of the calendars on the bulletin board in the offices of the Board and of the further publication of the calendars in the daily press.

Fourth, That no one is entitled to written notice of the date for the hearing in his case, and that the plea of failure to receive such notice is no excuse for neglect to appear.

Fifth, That the business of the Board is to dispose of all cases promptly; therefore, no appeal or application will be held in abeyance by reason of failure of the appellant or applicant to file necessary data, or by any other method of delay.

Sixth, That no appeal or application will be accepted for filing unless, at the time of filing, all papers, plans and data required by law are supplied, as specified on the blank appeal or application forms.

Applicants, under the building zone resolution, are entitled to one copy of Form 7NO.

If they desire additional copies, for their own convenience in notifying property owners, they may obtain such copies at the office of the Board of Standards and Appeals, 80 Lafayette Street, 9th Floor, Manhattan, at five cents each—postage to be added if the forms are forwarded by mail.

NOTICE

APPEALS AS TO MULTIPLE DWELLINGS

The Legislature, under Chapter 333 of 1948, has clarified Section 60 of the Multiple Dwelling Law by describing the agency authorized to grant variances under this Section, so as clearly to mean in New York City—the Board of Standards and Appeals.

Chapter 508 of 1948 has also been adopted by the Legislature, amending the Multiple Dwelling Law to provide, under new Section 310, for a Board of Appeals. By description the Board of Appeals means in New York City—the Board of Standards and Appeals. Section 310 provides as follows as to appeals:

LAWS OF NEW YORK—By Authority

Chapter 508 of 1948

§ 310. Board of appeals. 1. As used in this section "board" shall mean the agency of a city constituted as a board and authorized by law both to grant variances of the zoning resolution and to make rules supplemental to laws regulating construction, maintenance, use and area of buildings.

2. Where the compliance with the strict letter of this chapter causes any practical difficulties or any unnecessary hardships the board shall have the power, on satisfactory proof at a public hearing, provided the spirit and intent of this chapter are maintained and public health, safety and welfare preserved, and substantial justice done, to vary or modify any provision or requirement of this chapter, or any rule, regulation, supplementary regulation, ruling or order of the department with respect to the provisions of this chapter, as follows:

a. For multiple dwellings and buildings existing on July first, nineteen hundred forty-eight, provisions relating to:

- (1) Height and bulk;
- (2) Required open spaces;
- (3) Minimum dimensions of yards or courts; or
- (4) Means of egress.

b. For multiple dwellings and buildings erected or to be erected after July first, nineteen hundred forty-eight, and

such dwellings thereafter altered or to be altered, provisions relating to:

- (1) Required open spaces; or
- (2) Minimum dimensions of yards or courts.

Variations or modifications may be granted pursuant to this paragraph b only on condition that open areas for light and air are provided which are at least equivalent in area to those required by the applicable provisions of this chapter.

3. An application for such a variance or modification may be made by any person aggrieved or by the head of any public agency, within such time and under such procedure, conditions and rules as may be prescribed by the board. The board shall fix a reasonable time for the hearing of an application and shall require that due notice be given of the time and place of such hearing to the applicant and to the department. Any person or a duly authorized representative of any public agency may appear at any such hearing and be heard on any such application.

4. In every case the board shall state the reason or reasons for its decision. All decisions of the board shall be subject to review in the same manner as is provided by law for review of decisions of such board respecting variances of the zoning resolution.

5. A record of all decisions of the board, indexed according to the section or sections of this chapter affected thereby, shall be kept in the office of the board. Such record shall be open to public inspection at all times during business hours.

PUBLIC HEARING

NOTICE OF PUBLIC HEARING

CAL. NO. 217-21-SR

NOTICE IS HEREBY GIVEN that a public hearing will be held by the Board of Standards and Appeals *Wednesday* May 27, 1959 at 10 A.M. in Room 909, at 80 Lafayette Street, Manhattan, on the following proposed amendments to the rules covering the installation and use of oil burning equipment and the storage of oils used in construction therewith. New matter in italics, old matter in brackets [] to be omitted.

- 2.5 *CERTIFICATE OF OPERATION: a certificate of operation as provided for in section B26-58.0 of the administrative code shall mean the operating certificate or certificate of operation issued when required by the Department of Air Pollution Control upon completion of the installation of new or remodeled or reconstructed oil burning equipment.*
- 2.6 [2.5] COMMERCIAL INSTALLATIONS: Oil burner installations in buildings, other than dwellings when used for heating and/or generation of power for use on premises.
- 2.7 [2.6] CONTROLS: Such electrical or mechanical devices as are installed for the purpose of providing safe and continuous or intermittent operation.
- 2.8 [2.7] DISCHARGE LINE: That portion of the line between the discharge outlet of the pump and the burner oil inlet connection.
- 2.9 [2.8] DOMESTIC INSTALLATIONS: Oil burner installations installed in dwellings as defined in these rules.
- 2.10 [2.9] DWELLINGS: Buildings used exclusively for dwelling purposes and occupied by one or two families, including convents, rectories, and monasteries.
- 2.11 [2.10] ELECTRICALLY GROUNDED: For protection against lightning shall mean storage tanks set directly in or on the ground and/or with underground piping connections. Where storage tanks without underground piping connections are built on bases above the surface of the earth outside of buildings, such storage tanks shall be grounded at two (2) points 180° (degrees) apart as follows:
- 2.11.1 [2.10.1] The conductor from tank to ground connection shall be of copper not smaller than No. 6 (.162") A.W.G. wire, or pipe not less than one-half inch ($\frac{1}{2}$ ") in diameter.
- 2.11.2 [2.10.2] One end of conductor shall be permanently and electrically bonded to tank. The other end shall be bonded to a ground connection consisting of a water pipe or a rod, pipe or plate having a surface area of not less than one hundred and ninety (190) square inches, buried in moist earth not less than two feet (2') below the surface of the earth.
- 2.12 [2.11] FILL PIPE: That portion of the line between the fill pipe terminal and the fill pipe connection in the storage tank.
- 2.13 [2.12] FIRE RETARDING MATERIALS:
- 2.13.1 [2.12.1] One-half ($\frac{1}{2}$) inch plaster boards, or asbestos boards, or three-eighths ($\frac{3}{8}$) inch gypsum wall boards weighing not less than 16 pounds per square yard with pointed joints covered with No. 26 U.S. gauge sheet metal with one (1) inch lapped seams nailed to the wood beams when spaced not more than sixteen (16) inches on centers, or nailed to furring strips when the floor beams are spaced more than sixteen (16) inches on centers, or
- 2.13.2 [2.12.2] Two thicknesses of one-quarter ($\frac{1}{4}$) inch asbestos boards laid with tight staggered joints and nailed to the beams, when spaced not more than sixteen (16) inches on centers, or nailed to furring strips when the floor beams are more than sixteen (16) inches on centers, or
- 2.13.3 [2.12.3] Metal lath weighing not less than three pounds per square yard, attached to furring strips and plastered with Portland cement mortar at least three-quarters ($\frac{3}{4}$) inch thick.
- 2.13.4 [2.12.4] Note—All fire retardant material to be applied as required in rules for fire retardant material of the Board of Standards and Appeals.
- 2.14 [2.13] GROUND: An electrical conductor having capacity to absorb current.
- 2.15 [2.14] INDUSTRIAL INSTALLATIONS: Oil burner installations for industrial purposes under same requirements as for Commercial Installations.
- 2.16 [2.15] OIL: Any liquid mixture, substance or compound derived from petroleum, including kerosene and fuel oil as defined in section [C19-2.0] B26-47.0 (4) of the Administrative Code and Rule 3.
- 2.17 [2.16] OIL BURNING EQUIPMENT: Any device including burners, oil burning heaters, internal combustion engines used for heating, power or other purposes designed for and/or using oil as defined in these rules.
- 2.18 [2.17] OIL LEVEL INDICATING DEVICE: A means by which the level of the oil in a storage tank may be indicated.
- 2.19 [2.18] OVERFLOW PIPE: A pipe which conveys, by gravity, the oil from the maximum level of an auxiliary tank to the storage tank or from the pump to the storage tank.

PUBLIC HEARING

- 2.20 [2.19] **PERMANENT DEFORMATION**: Wherever phrase, "without permanent deformation," is used in these rules it shall mean that the tanks or containers shall, after release of test pressure, resume their original size and shape.
- 2.21 [2.20] **PERMIT**: Shall mean permit for storage of oil.
- 2.22 [2.21] **PORTLAND CEMENT CONCRETE**: Shall mean a mixture of one (1) part cement and not more than two and one-half (2½) parts sand and five (5) parts of coarse aggregate and complying in all other respects with the requirements of C26-311.0 of the Administrative Building Code.
- 2.23 [2.22] **PREHEATER**: A device designed for heating oil for the purpose of decreasing the viscosity.
- 2.24 [2.23] **RELIEF VALVE**: A valve held shut by a spring or other means of automatically relieving pressure in excess of its setting.
- 2.25 [2.24] **RELIEF LINE**: That portion of the line between the by-pass connection of the relief valve and the supply line or storage tank.
- 2.26 [2.25] **REMOTE CONTROL**: A hand, electric, or mechanically-operated device to shut off the oil supply. A thermostat is not acceptable as a remote control.
- 2.27 [2.26] **SCAVING SCAVENGING LINE**: A line installed to permit the removal of water or foreign matter from a storage tank.
- 2.28 [2.27] **SHOP FABRICATED**: Shall mean completely built in the shop of the tank manufacturer.
- 2.29 [2.28] **SHUT-OFF VALVE**: A device that can be actuated to prevent the flow of liquid in a line of pipe.
- 2.30 [2.29] **STORAGE CONTAINER**: Any container for oil connected to a burner or oil-burning heater and having a capacity of six (6) gallons or less.
- 2.31 [2.30] **STORAGE TANK**: Any tank for oil having the capacity of two hundred and seventy-five (275) gallons or more, having a fill line and vent line connected thereto.
- 2.32 [2.31] **STORAGE TANK, AUXILIARY**: Any container for oil having a capacity of not over 60 gallons and used as an intermediary tank for gravity feed and equipped with an automatic or manually operated pump.
- 2.33 [2.32] **SUPPLY LINE**: That portion of the line between the storage tank and the pump oil inlet connection or hand valve. Where a pump is not used, it shall be that portion of the line between storage tank and burner and burner oil inlet connection or hand valve.
- 2.34 [2.33] **TEST WELL**: An opening in the top of the storage tank or a straight pipe connected to such opening through which a gauge stick may be inserted into the storage tank.
- 2.35 [2.34] **TRANSFER PUMP**: An oil pump that is not an integral part of the burner and which is installed between storage tank and burner.
- 2.36 [2.35] **VENT PIPE**: That portion of the line between vent pipe terminal and vent pipe connection in the storage tank.
- 6.5 **Tanks located along line of Subways.**
- 6.5.2 *For the purpose of this rule a subway shall be deemed to be any covered subsurface railroad or rapid transit roadbed.*
- 10.1.1 No oil burner installation of more than six (6)

gallons capacity shall be operated until after a *Certificate of Approval* has been issued by the *Commissioner of Buildings* and a permit for the storage of fuel oil has been issued by the Fire Commissioner, *except that temporary operation shall be permitted upon the filing by the licensed oil burner installer of a certified statement that such equipment conforms with the approved application for a work permit and plan submitted therewith, and with applicable provisions of law.*

Application for *Fire Department* permit for the storage of fuel oil shall be made [and fee covering the permit as per rule 10.4.1 to be paid] within ten days after the completion of the installation by the installer who holds a Certificate of License issued by the [Fire] Commissioner of Buildings on forms furnished by the [Fire] Commissioner of Buildings which shall include the location of the building in which the installation has been made, [name and address of owner and/or occupant] name and address of installer, [make and approval number of burners, pumps and other devices, capacity, number and location of storage tanks, together with approval of such installation by the Borough Superintendent of Buildings when required under Rule 10.2] *quantity of fuel oil to be stored and signature of the owner.*

No *certificate or approval* shall be issued by the *Commissioner of Buildings* and no fuel oil storage permit shall be issued by the Fire Commissioner until the installer has furnished [an affidavit] *a certified statement to the Commissioner of Buildings* that the installation complies with all requirements, and that the CO₂ content of the flue gas by actual test of the completed installation is not less than 8 percent without smoking.

The installer shall file with the [Borough Superintendent] *Commissioner of Buildings* plans showing the size and location of all storage tanks having a capacity greater than 275 gallons where such tanks are to be installed either inside of buildings in or below the lowest floor level or outside of buildings below ground. Plans, however, shall be filed where 275 gallon tanks are to be buried and for all multiple dwellings and for all places of public assembly. [All plans as in this Section required, shall be certified to the Fire Commissioner by the Borough Superintendent of Buildings before any work is started.] All such plans shall show compliance with all structural requirements and show all salient features of the installation. Plans shall also be approved by the [Board of Transportation] *New York City Transit Authority within the limitation in Rule 6.5.1* for all tanks located in or outside of buildings along the line of subways [under the limitation in Rule 6.5.1] *under its jurisdiction.*

All fuel storage tanks and piping installed, as required to be tested by these Oil Burner Rules, shall after installation, except as indicated in this section, be tested by the installer in the manner and to the pressures set forth in this section, and proved tight before any fuel oil system shall be placed in operation. A [sworn] *certified* statement by the installer [in proper affidavit form] attesting to such installation and test shall be filed with the [Fire] Commissioner of Buildings.

When application for permit for the storage of fuel oil is made, as provided for in Rule 10.1,

3
University of Illinois Library
Serials Dept.
Urbana, Ill.

PUBLIC HEARING

a fee covering the permit shall be paid to the Fire Department in accordance with the schedule given in the Administrative Code.

- 10.5 *Except as otherwise provided for in Rule 11, oil burning installations shall be inspected as required by the Commissioner of Buildings and if it is determined that the installation complies with the requirements of the administrative code, the rules of the Board of Standards and Appeals and all laws and regulations applicable thereto, a certificate of approval shall be issued by the Commissioner of Buildings.*

- 12.2 [Adequate ventilation at least equivalent to area of the smoke pipe at the point where it enters the flue, shall be provided in all rooms in which burners are installed, except that in commercial installations the area for natural fixed ventilation shall be at least equivalent to eight (8) square inches for each gallon of oil for which the fuel burning equipment is rated. Where the fixed ventilation is supplied mechanically and electrically interlocked with the burner, at least the equivalent of two (2) square inches for each gallon of oil for which the fuel burning equipment is rated, shall be provided.] *Adequate ventilation, at least 15 square inches per gallon of oil per hour, required to fire the equipment to gross output shall be provided in all rooms in which burners are installed. If the fixed ventilation is supplied mechanically, it shall be electrically interlocked with the burner, and it shall be capable of supplying at least 36 CFM of air per gallon oil per hour, required to fire the equipment to gross output. It shall also be capable of maintaining an air pressure in the boiler room when the burner is in operation, no less than the outdoor atmospheric pressure at the same time and elevation.*

- 15.2 Except as provided in Rule 15.2.1 every heating system in which the oil is preheated or systems not fully automatic when operating shall be

15.2.1

under the direct supervision of a person holding a certificate of fitness issued by the Fire Commissioner and who shall be in the building at all times while the burners are in operation, except, that a person holding a certificate of [fitness] qualification as a licensed engineer or as a licensed fireman issued after May 1, 1941, under the provisions of C26-213.0 of the Administrative Building Code, or a person with such license issued prior to May 1, 1941 carrying an endorsement reading "Oil Burners" shall not be required to obtain such certificate.

The provisions of Rule 15.2 shall not apply to heating systems in residential occupancies where the building or the building units are contiguous on a site or plot under common ownership, and when such systems are equipped with approved, fully automatic, self-checking electrical safety controls which will shut down the system or systems within five (5) seconds following oil flame failure. The collective number of such heating systems, while in operation, shall be under the care and supervision of one person holding a certificate of fitness issued by the Fire Commissioner and who is regularly employed on full time, and resides on the premises, and whose employment has as one of its purposes the operating and maintenance of the oil burner, except that a person holding a certificate of [fitness] qualification as a licensed engineer or as a licensed fireman issued after May 1, 1941 under the provisions of C-26-213.0 of the Administrative Building Code, or a person with such license issued prior to May 1, 1941 carrying an endorsement reading "Oil Burner" shall not be required to obtain such certificate. The safety controls shall be reset for burner operation only by the person holding the certificate of fitness or license referred to in this section, or by an installer holding a certificate of license issued by the (Fire) Commissioner of Buildings for the installation of such oil burning equipment.

52.05
IEW
287

LIBRARY OF THE

BULLETIN

JUN 25 1959

OF THE

BOARD OF STANDARDS AND APPEALS

UNIVERSITY OF ILLINOIS

CITY OF NEW YORK

Issued under authority of Chapter 27, Section 665 of the Charter of the City of New York

Published weekly by the Board of Standards and Appeals at its office, 80 Lafayette Street, 9th Floor, Manhattan, New York 13, N. Y.

Vol. XLIV

Subscription
\$15.00 a year

June 4, 1959

Single Copies, 25 cents
By Mail, 35 cents

No. 22

DIRECTORY

BOARD OF STANDARDS AND APPEALS

EDWIN W. KLEINERT, Acting Chairman
MAX H. FOLEY
HAROLD R. SLEEPER
HUGH P. FOX

SAMUEL L. BECKER, Director

JOSEPH J. DOYLE, Chief Clerk

OFFICE—80 Lafayette Street, 9th Floor, Manhattan, New York 13, N. Y.

TELEPHONE—WHitehall 3-3600, Extensions 2600-2609, 2769-2770 and 3020-3024.

CONTENTS

Notices.

Docket.

Notice of Hearing Calendar.

Minutes of Regular Meeting, Tuesday Morning, May 26, 1959, Affecting Calendar Numbers 924-17-BZ—Vol. II, 1050-38-BZ—Vol. II, 871-46-BZ—Vol. II, 447-48-BZ—Vol. II, 870-55-BZ—Vol. II, 701-58-BZ, 178-59-A, 762-58-BZ, 7-59-BZ, 676-42-BZ—Vol. IV, 164-46-BZ—Vol. II, 668-46-BZ—Vol. II, 149-57-BZ—Vol. II, 150-57-A—Vol. II, 280-58-BZ, 420-58-BZ, 455-58-BZ, 696-58-BZ, 33-59-BZ, 125-59-BZ and 126-59-A.

Minutes of Regular Meeting, Tuesday Afternoon, May 26, 1959, Affecting Calendar Numbers 128-41-SA, 552-50-SA—Vol. III, 105-55-SA—Vols. I & II, 841-56-SA, 369-57-SM, 757-57-SM, 758-57-SM, 951-57-SA, 101-58-SA, 157-58-SA, 210-58-SM, 241-58-SA, 406-58-SM, 518-43-SM—Vol. II, 337-49-SA, 413-53-SM, 582-53-SA, 720-58-SA, 661-58-SA, 491-43-A—Vol. II, 11-59-A, 283-58-A—Vol. II, 879-56-A, 635-58-A, 695-58-A, 974-47-A—Vol. II, 829-56-A, 636-58-A, 1129-39-BZ—Vol. II, 578-41-BZ, 833-41-BZ—Vol. II, 35-52-BZ—Vol. II, 459-55-BZ, 116-56-BZ, 671-57-BZ, 275-58-BZ, 662-26-BZ—Vol. IV, 214-27-BZ—Vol. II, 181-38-BZ—Vol. III, 713-41-BZ—Vol. II, 276-46-BZ, 327-51-BZ—Vol. II, 81-54-BZ—Vol. II, 583-55-BZ—Vol. II, 778-56-BZ—Vol. II and 353-30-SR.

Minutes of Special Meetings Wednesday Morning, May 27, 1959 and Monday Morning, June 1, 1959, Affecting Calendar Number 217-21-SR.

Correction Affecting Calendar Numbers 402-52-BZ—Vol. II and 81-57-BZ.

NOTICE

Commencing with this issue, the date of the Bulletin of the Board of Standards and Appeals has been advanced two days to coincide with actual publication contract requirements.

NOTICE

In accordance with sound management practice and due to budgetary limitations, two changes have been instituted in the Bulletin of the Board of Standards and Appeals. These changes, in compliance with the requirements of Chapter 27, Section 665 of the Charter of the City of New York and the rules of the Board, are as follows:

1—CALENDAR: Notices of public hearing on applications for zoning variances will be published twice: first publication, listing new cases set for hearing, in the Bulletin available to the public at least 14 days before the date of hearing; second publication, in the last Bulletin available to the public immediately prior to the hearing date. The second publication will be augmented with a listing of cases laid over from previous hearings. Attention is directed to the MINUTES of such previous hearings, where the reasons for laid over cases will have been published. Notices of public hearing on applications for approval of materials and appliances will be published once, at least 10 days prior to the hearing date.

2—MINUTES: The publication of the "digest" of the applicant's statement has been discontinued, except that the administrative orders, decisions, etc., which are the subject of each application or appeal will be published. The summary of information given in the Appeal Form (Form A) shall be published for Administrative Appeals. The Board will continue to publish such other matters as it may deem advisable.

HOURS OF CONSULTATION

10 A.M. to 1 P.M.

Any person desiring to consult the Chairman, the Commissioners, Director or the Engineers, pertaining to the work of the board, will be seen only between the hours of ten in the morning and one in the afternoon—Saturdays excepted.

CALENDAR

DOCKET

New Cases Filed up to May 26, 1959

Cal. No. Dept. Premises Affected

339-59-A—B.M.—404-408 East 75th Street, south side, 88 feet east of 1st Avenue, Block 1469, Lots 43, 44 and 45, Borough of Manhattan, Alt. 137-57—re tax abatement and exemption.

340-59-BZ—B.Q.—87-32 259th Street, west side, 280 feet north of 87th Road, Block 8826, Lot 52, Floral Park, Borough of Queens, Alt. 170-59—re conversion of a one family dwelling into a two family dwelling—residence use, G-1 area district.

341-59-BZ—B.M.—437-439 East 101st Street, northwest corner of Franklin D. Roosevelt Drive, Block 1695, Lot 22, Borough of Manhattan, Alt. 449-59—re parking lot—residence use district.

342-59-A—B.M.—639-655 3rd Avenue, east side, from East 41st to East 42nd Streets; 201-207 East 41st Street and 200 East 42nd Street, tower level, Block 1315, Lots 1 to 6 inclusive, 49, 51, 52 and 102, Borough of Manhattan, Misc. 99-59—re gravity tank, etc.

343-59-A—B.M.—140-154 Amsterdam Avenue and 201-209 West 66th Street, northwest corner, Block 1158, Lots 25 to 40 inclusive and Block 1159, Lots 25 to 29 inclusive and 128, Borough of Manhattan, N.B. 175-58—re stair #2 (fire tower) not direct to street.

344-59-BZ—B.Bx.—1814 Bronxdale Avenue, east side, 100.77 feet north of Morris Park Avenue, Block 4123, Lots 36 and 38, Borough of The Bronx, N.B. 669-59—re gasoline service station, auto washing—non automatic, minor repairs with hand tools only, parking and storage of motor vehicles, etc.—business use district.

345-59-A—B.B.—273 Tompkins Avenue, east side, 75 feet north of Lexington Avenue, first floor, Block 1800, Lot 4, Borough of Brooklyn, Alt. 609-59—re public building in a frame construction.

346-59-SM—Butler Monopanl—Insulated Industrial Wall Panel, manufactured by Butler Manufacturing Co., Material.

Restored to Docket

582-53-SA—Trane Gas-fired Unit Heaters, Models G50, G80, G105, G135, G165 and G230, manufactured by The Trane Co.; reopened for report as to additional models and use in garages, Appliance.

413-53-SM—Victaulic Iron Pipe Couplings, ¾" to 14", 3" to 12" and 2" and 6", manufactured by Victaulic Co.; reopened for test and report for additional use, Material.

518-43-SM—Vol. II—Metal Covered Door Associates Kalamain One and One-half Hour Test Fire Door Assembly; reopened for report as to amendment—modification of seam, Material.

720-58-SA—Per-Fab Heat Transfer System, manufactured by Per-Fab Company, Inc.; reopened for amendment as to additional use, Appliance.

337-49-SA—Federal Heavy Oil Burner, Models H-PA and HPEA, sizes 1 to 5 inclusive, manufactured by Federal Oil Burner Co.; reopened for report as to change of ownership, Appliance.

181-38-BZ—Vol. III—B.Bx.—410-412 City Island Avenue, northeast corner of Ditmars Street, Block 5645, Lot 1, Borough of The Bronx, N.B. 882-58—re alteration to the existing garage and gasoline service station by erection of a new building and the relocation of the gasoline service pumps, etc.—restricted retail use district.

81-54-BZ—Vol. II—B.Q.—32-02 Francis Lewis Boulevard, southwest corner of 32nd Avenue, Block 4940, Lot 1, Bay-side, Borough of Queens, Amendment to N.B. 4171-58—re extension of accessory to parking into the residence portion of a lot, etc.—residence and local retail use district.

327-51-BZ—Vol. II—B.B.—2798-2826 East 29th Street, west side, 78 feet, 6⅞ inches north of Emmons Avenue; 2813-2815 East 28th Street, east side, 99 feet, 1⅝ inches north of Emmons Avenue, Block 7501, Lots 49 and 71, Borough of Brooklyn, Alt. 1229-59—re parking and storage of motor vehicles—business and residence use district.

778-56-BZ—Vol. II—B.Q.—102-11 Liberty Avenue, north side, from 102nd to 103rd Streets, 103-67 to 103-79 102nd Street and 103-68 to 103-80 103rd Street, Block 9506, Lots 35, 43, 44 and 46, Ozone Park, Borough of Queens, Alt. 134-59—re extension of the existing parking lot, etc.—business and residence use district.

713-41-BZ—Vol. II—B.Bx.—1832-1834 Longfellow Avenue and 990 Cross Bronx Expressway, southeast corner, Block 3011, Lot 30, Borough of The Bronx, Alt. 236-59—re parking and storage of motor vehicles—residence and unrestricted use district.

662-26-BZ—Vol. IV—B.Bx.—3512 Boston Road, southeast corner of Eastchester Road, Block 4723, Lot 66, Borough of The Bronx, Alt. 857-58—re extension for amusement center—retail use district.

583-55-BZ—Vol. II—B.Q.—168-39 93rd Avenue, north side, 90.98 feet east of 168th Place, Block 10211, Lots 76, 77, 78 and 272, Jamaica, Borough of Queens, Amendment to Alt. 1298-55—re parking and storage of motor vehicles—residence use district.

276-46-BZ—B.B.—1145-1149 Liberty Avenue and 145-159 Sheridan Avenue, northeast corner, Block 4182, Lot 1, Borough of Brooklyn, Amendment to Alt. 2389-45—reopened for consideration as to extension of term of variance—re extension of an existing wearing apparel factory—residence and business use district.

214-27-BZ—Vol. II—B.Bx.—296 West Fordham Road, southeast corner of Major Deegan Expressway, Block 3233, Lot 64, Borough of The Bronx, N.B. 615-58—reopened for

CALENDAR

consideration of vote of April 28, 1959—re the reconstruction of an existing gasoline service station with the additional uses of lubritorium, minor auto repairs, parking and storage of more than five (5) motor vehicles, etc.—manufacturing and residence use district.

353-30-SR—Rules Governing the Use of Equipment for Spraying and Drying of Paints, Varnishes, Lacquers and Other Inflammable Surface Coatings and Storage of Such Materials; reopened for study by the Board as to amendment, Rules.

DESIGNATIONS: B.—Department of Buildings; B.B.—Department of Buildings, Brooklyn; B.M.—Department of Buildings, Department of Buildings, Richmond; B.Bx.—Department of Buildings, Manhattan; B.Q.—Department of Buildings, Queens; B.R.—ings, Bronx; H.D.—Health Department; F.D.—Fire Department, and M. and A.—Dept. of Marine and Aviation.

RULES

Last Publication

Arc and Gas Welding and Oxygen Cutting	Nov. 27, 1956.
Carbon Dioxide Liquefier, Rules..	Mar. 18, 1947—Vol. 32, No. 11
Cements, Air Entraining Portland, Rules for Approval and Use of	April 12, 1955.
Cements, Blended, Rules for Testing and Use of	Mar. 15, 1955—Vol. 40, No. 11
Certificate of Occupancy, approved form	Dec. 28, 1943—Vol. 28, No. 52A
Concrete Flat Slabs, Rules	July 13, 1937—Vol. 22, No. 28
Concrete Masonry Units, Rules for Manufacture, Testing and Use of	April 24, 1951—Vol. 36, No. 7A
Dry Cleaning Establishments, Rules Covering	Sept. 15, 1955.
Concrete Rules (Hydrated Lime)..	Aug. 3, 1937—Vol. 22, No. 31
Elevator Rules	Mar. 3, 1936—Vol. 21, No. 9
Erection, Alteration, Repair, Excavation for and Demolition of Buildings	Feb. 1, 1956.
Exit Rules (Revolving Doors) ...	June 15, 1937—Vol. 22, No. 24
Exterior Veneering Materials, Rules for	Mar. 11, 1952—Vol. 37, No. 11A
Factory Exit Rules	Feb. 22, 1955.
Fire Alarm Rules (Interior).....	April 15, 1958.
Fire Drill Rules	April 15, 1958.
Fire Resistive, Flameproof Materials, etc., Rules for Testing of Fire Retarding Rules for Garages, Motor Vehicle Repair Shops and Oil Selling Stations	Jan. 8, 1957.
Fireproof Wood, Testing of.....	Apr. 22, 1952—Vol. 37, No. 17
Gas Shut-Off Rules	Apr. 13, 1937—Vol. 22, No. 15
Hatchway Protection	Apr. 7, 1925—Vol. 10, No. 14
Insulating Fibre Board Rules	June 5, 1928—Vol. 13, No. 23
Methyl Chloride Rules for Class B and C Refrigerating Systems...	Mar. 25, 1952—Vol. 37, No. 13A
Oil Burner Rules	Feb. 11, 1947—Vol. 32, No. 6
Opening Protective Assemblies, Rules for Inspection of	Nov. 20, 1956.
Parking and Storage of Motor Vehicles—Rules of Commissioner of Housing and Buildings	May 27, 1954.
Plumbing Rules	Sept. 7, 1948—Vol. 33, No. 36
Plumbing Rules (Submerged Inlets; Protective Methods to Prevent Contamination of Water Supply)	Aug. 3, 1937—Vol. 22, No. 31
Procedure, Rules of	Nov. 13, 1956.
Smoking in Factories, Rules for..	Sept. 7, 1937—Vol. 22, No. 36
Spraying and Drying of Paints, Varnishes, Lacquers, etc.	April 15, 1958.
Sprinkler, Rules	Mar. 4, 1958.
Standpipe Fireline Rules	June 29, 1937—Vol. 22, No. 26
Structural Alterations, Reporting.	June 8, 1937—Vol. 22, No. 23
Wire Glass Rules (Amendment to Rule 505 of Industrial Code)..	June 7, 1932—Vol. 17, No. 23
Zoning Resolution, Rule to Supplement Section 19-A—July 11, 1958.	Sept. 3, 1946—Vol. 31, No. 36

Section I, List of Approved Gas Fired Heating Equipment, Gas Burner and Heater Accessories. Oil Fired Heating Equipment and Oil Burner and Heater Accessories, issued June 1, 1955, listing all approvals through May 24, 1955

Section II, List of Approved Concrete and Clay Products, issued June 27, 1958, listing all approvals through July 2, 1957.

These pamphlets may be purchased at 80 Lafayette Street, Manhattan. Single Copies \$1.25; By Mail—\$1.50.

Further Sections will be published, containing other approved materials and appliances.

JUNE 9, 1959, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, June 9, 1959, at 10 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:

726-27-BZ—Vol. III

APPLICANT—Herman Kron, for Rock Oil Company, Incorporated, owner.

SUBJECT—Application reopened November 18, 1958 as Vol. III—decision of the Borough Superintendent, under sections 7e and 7i of the Zoning Resolution, to permit in a business use district at an existing gasoline service station, previously granted by the Board, the extension of the uses to include auto repairs and car wash, sale of used cars and the parking and storage of more than 5 motor vehicles and to extend the term of the existing variance.

PREMISES AFFECTED—74-21 Queens Boulevard, north side, 24.41 feet west of 47th Avenue, Block 1529, Lot 6, Elmhurst, Borough of Queens.

61-59-BZ

APPLICANT—Leonard F. Rothkrug for Hammersley Restaurant Corporation, owner, doing business as Ernie's Corner.

SUBJECT—Application February 3, 1959—decision of the Borough Superintendent, under sections 7c and 21 of the Zoning Resolution, to permit in a residence use, D-1 area district the extension of an existing restaurant and bar into an existing two car garage thereby exceeding the permitted area.

PREMISES AFFECTED—1768 Hammersley Avenue, southwest corner of Wickham Avenue, Block 4774, Lot 9, Borough of The Bronx.

302-29-BZ—Vol. V

APPLICANT—Reginald S. Hardy, for Max Mintz, owner.

SUBJECT—Application reopened April 7, 1959 as Volume V—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a business and residence use district, the change in use of an existing building from garage to food market.

PREMISES AFFECTED—146-156 East 98th Street and 1159-1171 Winthrop Street, Block 4616, Lot 38, Borough of Brooklyn, northwest corner.

231-28-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Socony Mobil Oil Co., owners.

SUBJECT—Application reopened February 17, 1959 as Volume II—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a business use district, the rehabilitation of an existing gasoline station including lubritorium, minor auto repairs with hand tools only, car washing—non automatic, utility room and store, and parking and storage of motor vehicles.

PREMISES AFFECTED—146-01 to 146-09 Liberty Avenue and 97-44 Sutphin Boulevard, northwest corner and 97-25 to 97-45 146th Street, Block 10031, Lot 25, Jamaica, Borough of Queens.

100-59-A

APPLICANT—Lama, Proskauer and Prober for Socony Mobil Oil Company, Incorporated, owner.

SUBJECT—Application January 30, 1959—filed pursuant to Section 35 General City Laws re premises which is partly in bed of a mapped street.

PREMISES AFFECTED—97-44 Sutphin Boulevard, 146-01 to 146-09 Liberty Avenue, northwest corner and 97-25 to 97-45 146th Street, Block 10031, Lot 25, Jamaica, Borough of Queens.

135-59-BZ

APPLICANT—Charles M. Spindler for National Life Insurance Company, owner.

CALENDAR

SUBJECT—Application March 6, 1959—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a business and residence use district, the reconstruction of an existing gasoline service station and the elimination of the present store, office and sales room for monuments.

PREMISES AFFECTED—20-32 Caton Avenue and 282-286 McDonald Avenue, southwest corner, Block 5323, Lots 5 and 6, Borough of Brooklyn.

145-56-BZ—Vol. II

APPLICANT—Jacob Radzivill, for Raymond Feiden and Anne Eisenberg, owners; Hall Oldsmobile, Inc., lessee.

SUBJECT—Application reopened September 23, 1958 as Vol. II—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence and unrestricted use district, the maintenance of a parking lot to be used in conjunction with the existing parking lot on the adjoining plot, previously granted by the Board.

PREMISES AFFECTED—1266-1276 East 17th Street, 1619-1623 Chestnut Avenue, northwest corner and 1611-1613 Chestnut Avenue, north side, 53 feet, 4½ inches west of East 17th Street, Block 6736, Lots 34 and 82, Borough of Brooklyn.

761-58-BZ

APPLICANT—Leonard F. Rothkrug, Herbst and Rusciano for George J. Dannenfelser, Jr. and George J. Dannenfelser, Sr. doing business as The Marblecraft Company, owner.

SUBJECT—Application December 29, 1958—decision of the Borough Superintendent, under sections 7e and 21 of the Zoning Resolution, to permit in a residence use, D-1 area district the extension of a marble factory occupying more than the permitted area for a temporary term of ten (10) years.

PREMISES AFFECTED—2954-2958 Bruner Avenue, east side, 100 feet south of Adeo Avenue, Block 4791, Lots 4 and 52, Borough of The Bronx.

672-56-BZ—Vol. II

APPLICANT—Charles M. Spindler for Volckening, Inc., owner.

SUBJECT—Application reopened March 31, 1959, as Volume II, decision of the Borough Superintendent, under sections 7c, 7h and 21 of the Zoning Resolution, to permit in a retail and residence use, C area district, the erection of a two story extension to the present one story factory building and used as an office building in conjunction with the factory, occupying more than the permitted area and the parking of more than five (5) motor vehicles for employees and patrons.

PREMISES AFFECTED—6702-6706 Third Avenue, west side, from 274-284 67th Street to 257-293 Senator Street, Block 5849, Lot 37, 45 and 47, Borough of Brooklyn.

1478-39-BZ—Vol. II

APPLICANT—James T. Bredin, for Hillside Jamaica Home Building Corp., owner; Parkage Inc., lessee.

SUBJECT—Application reopened November 5, 1958 as Vol. II—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a business and residence use district, the extension of the existing parking lot into the residence portion of the premises, the capacity of the proposed lot will exceed 150 cars.

PREMISES AFFECTED—175-01 to 175-65 Hillside Avenue, northwest corner of Edgerton Boulevard, Block 9835, Lots 16, 18 and 61, Jamaica, Borough of Queens.

123-59-BZ

APPLICANT—Lama, Proskauer and Prober for Sidney Tannenbaum, owner.

SUBJECT—Application March 2, 1959—decision of the Borough Superintendent, under sections 7i and 7e of the Zoning Resolution, to permit in a retail use district, the use of an existing building for an automobile repair shop,

body and fender work, painting and spraying and welding for a stated term of ten (10) years.

PREMISES AFFECTED—2004 Fulton Street, south side, 220 feet east of Howard Avenue, Block 1549, Lot 12, Borough of Brooklyn.

348-58-BZ

APPLICANT—Mario Lubic for Mario and Edward Lubic, owners.

SUBJECT—Application May 28, 1958—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a business and residence use district, in an existing three-story, 12 family multiple dwelling, the conversion of one ground floor apartment for use as a restaurant.

PREMISES AFFECTED—1703 East 14th Street, east side, 92 feet, 3¾ inches south of Kings Highway, Block 6797, Lot 1, Borough of Brooklyn.

898-56-BZ—Vol. II

APPLICANT—Robert J. Crinnion, for Bruckner Funland, Inc., owner.

SUBJECT—Application reopened February 25, 1959 as Volume II—decision of the Borough Superintendent, under sections 7e and 21 of the Zoning Resolution, to permit in a residence use district, the erection of a one story building for use as a bowling alley and recreation center without providing the required setbacks and customers parking on the unbuilt upon portion of the plot, for a term of 15 years.

PREMISES AFFECTED—950 Pugsley Avenue, east side, from Quimby Avenue to Bruckner Boulevard, Block 3682. Lots 1, 10, 15, 23, 28, 70, 75, 78 and 79, Borough of The Bronx.

122-39-BZ—Vol. III

APPLICANT—Haus & Bresin, for The Cord Meyer Company, owner.

SUBJECT—Application reopened February 17, 1959 as Volume III—decision of the Borough Superintendent, under sections 7f and 7i of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station for a temporary term of fifteen (15) years.

PREMISES AFFECTED—88-20 Roosevelt Avenue, south side, 97.05 feet west of Case Street, Block 1510, Lot 1, Elmhurst, Borough of Queens.

Laid over from May 12, 1959, to June 9, 1959, for continued hearing; applicant to send out proper notices.

562-58-BZ

APPLICANT—Manes, Sturim, Donovan and Laufer, for Henry Bender and Jacob Cohen, owners.

SUBJECT—Application filed September 26, 1958—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a residence use district, the reconstruction and extension in area of an existing gasoline service station for use as car wash—non automatic, office and accessory sales, minor repairs with hand tools only and parking and storage of motor vehicles.

PREMISES AFFECTED—70-02 to 70-20 (70-06 official) Eliot Avenue, south side, from 70th to 71st Streets, 61-01 to 61-13 70th Street and 61-02 to 61-14 71st Street, Block 2927, Lot 1, Elmhurst, Borough of Queens.

Laid over from May 12, 1959, to June 9, 1959, for further hearing; applicant to submit new plan showing subdivision of lots on Blocks 2925, 2926, 2927, 2928 and 2929 and list of owners of same who are to be notified of this adjourned hearing; applicant to discuss with owner the question of eliminating the parking of trucks on this station.

144-19-BZ—Vol. IV

APPLICANT—Justin A. Rothstein, for David E. Meltzer and Alvin Greenstein, owners; Windowcraft Display Installation, lessee.

CALENDAR

SUBJECT—Application reopened December 4, 1956 as Vol. IV—re decision of the Borough Superintendent, under Sections 7e and 21 of the Zoning Resolution to permit in a residence use district, the manufacture of display cards and posters in an existing building.

PREMISES AFFECTED—23-69 to 23-71 38th Street, east side, 162.21 feet north of Astoria Boulevard (Triboro Bridge Plaza), Block 803, Lot 13, Long Island City, Borough of Queens.

Laid over from March 10, 1959, to April 7, 1959, for inspection and decision; hearing closed; then to May 5, 1959, at recommendation of the Committee on Inspection and for reinspection by such committee and for continuation of the roll call to June 9, 1959, for decision; applicant to file revised plan showing exit from rear across neighbor's property and consent in writing for use of such exit.

618-58-BZ

APPLICANT—Michael A. Cardo, for Gasper Guzzetta, owner.

SUBJECT—Application October 28, 1958—decision of the Borough Superintendent, under sections 7c and 21 of the Zoning Resolution, to permit in a retail use district, the erection of a second floor addition to an existing one story building for use as a factory using a greater floor area for manufacturing than permitted.

PREMISES AFFECTED—582 East 188th Street and 2429-2431 Arthur Avenue, southwest corner, Block 3066, Lot 18, Borough of The Bronx.

Laid over from March 17, 1959, to April 14, 1959, for inspection and decision and study of the record; hearing closed; then to April 21, 1959, for decision; applicant to file plans of the first and second floors; then to May 12, 1959, for applicant to file revised plans and new decision of the Borough Superintendent; then to June 9, 1959, for decision; applicant to file new plans showing second floor set back to follow the line of the wall on the first floor, leaving same side court or side yard; and, if necessary, to file a new decision of the Borough Superintendent.

85-59-BZ

APPLICANT—Lama, Proskauer and Prober for William Teman and Bernard Tancer, owners.

SUBJECT—Application February 13, 1959—decision of the Borough Superintendent, under sections 7f, 7i and 7e of the Zoning Resolution, to permit in a local retail and residence use district, to erect and maintain a gasoline service station, car wash, minor auto repairs, lubricatorium, storage and office and salesroom, parking and storage of motor vehicles for a term of fifteen (15) years.

PREMISES AFFECTED—242-30 Northern Boulevard, south side, from Douglaston Parkway to 243rd Street, 45-01—45-13 Douglaston Parkway and 45-02—45-14 243rd Street, Block 8179, Lots 1 and 44, Bayside, Borough of Queens.

Laid over from May 19, 1959, to June 9, 1959, for inspection and decision; applicant to file revised plans showing split sapling fence on building lines and the physical carrying out of the proposed widening as it affects this property; hearing closed.

86-59-A

APPLICANT—Lama, Proskauer and Prober for William Teman and Bernard Tancer, owners.

SUBJECT—Application February 13, 1959—filed pursuant to Section 35 General City Laws re utilization of portion of the lot which is in the bed of a mapped street—Douglaston Parkway.

PREMISES AFFECTED—242-30 Northern Boulevard, south side, from Douglaston Parkway to 243rd Street, 45-01—45-13 Douglaston Parkway and 45-02—45-14 243rd Street, Block 8179, Lots 1 and 44, Bayside, Borough of Queens.

96-59-BZ

APPLICANT—Larry Meltzer for 3711 Nostrand Avenue Corporation, owner.

SUBJECT—Application February 17, 1959—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a local retail use, D area district, the erection of a one story building for retail stores occupying more than the permitted area.

PREMISES AFFECTED—3707-3711 Nostrand Avenue, east side, 100 feet south of Avenue X, Block 7422, Lot 73, Borough of Brooklyn.

Laid over from May 19, 1959, to June 9, 1959, for inspection and decision; applicant to file new plans showing reduced height of building; hearing closed.

760-58-BZ

APPLICANT—Victor E. Block and Robert E. Healey for Ogden Parking Corporation, owner.

SUBJECT—Application December 29, 1958—decision of the Borough Superintendent under section 7h of the Zoning Resolution, to permit in a local retail use district, the maintenance of a parking lot for the parking and storage of more than five (5) motor vehicles.

PREMISES AFFECTED—1332-1340 Ogden Avenue, east side, 138.80 feet south of West 170th Street, Block 2522, Lot 12, 13, 14 and 15, Borough of The Bronx.

Laid over from May 5, 1959, to May 19, 1959, for inspection and decision; hearing closed; then to June 9, 1959, for decision; applicant to file new plans showing grades of lot where ramp is, what the drainage will be and a reasonable design of a retaining wall, etc.

871-46-BZ—Vol. II

APPLICANT—Reginald S. Hardy for Boulevard Leasing Corporation, owner.

SUBJECT—Application reopened January 13, 1959 as Vol. II—decision of the Borough Superintendent, under sections 7c, 19A (J) and 21 of the Zoning Resolution, to permit in a business and residence use C and D area and class 1 height district, the erection of a twelve story office building with non-storage garage and loading berth, the proposed building exceed the permitted area coverage encroaches on the required side yards, exceed the permitted height and has curb cuts located in the residence portion of the premises.

PREMISES AFFECTED—97-45 Queens Boulevard, northwest corner of 64th Road, Block 2091, Lot 1, Rego Park, Borough of Queens.

Laid over from April 21, 1959, to May 5, 1959, for hearing at the request of objector; no further requests for adjournments; then to May 26, 1959, for inspection and decision; applicant to file amended plan eliminating roof parking and substitute a story below ground, also for elimination of ramp; hearing closed; then to June 9, 1959, for decision; applicant to file more complete plans, showing clearly proposed conditions.

762-58-BZ

APPLICANT—Leonard F. Rothkrug for John R. Doody, owner.

SUBJECT—Application December 29, 1958—decision of the Borough Superintendent under section 21 of the Zoning Resolution, to permit in a D area district the erection of a retail store occupying more than the permitted area.

PREMISES AFFECTED—1514-1516 Avenue Z, south side, 50 feet west of East 16th Street, Block 7460, Lot 6, Borough of Brooklyn.

Laid over from May 5, 1959, to May 26, 1959, for inspection and decision; hearing closed; then to June 9, 1959, for inspection and decision; applicant to file corrected plans of existing conditions and surrounding conditions.

701-58-BZ

APPLICANT—Maxfield Blaubeux, for Joseph Angelone, owner; Great Atlantic and Pacific Tea Co., lessee.

SUBJECT—Application December 2, 1958—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a local retail and residence use

CALENDAR

district, the erection of a one story and cellar building for use as a retail store and to provide accessory parking on the unbuilt upon portion of the premises with more than two curb cuts on the same street.

PREMISES AFFECTED—55-08 to 55-34 Metropolitan Avenue, 62-01 to 62-09 and 62-29 to 62-37 Tonsor Street, southeast corner, Block 3365, Lot 7, Ridgewood, Borough of Queens.

Laid over from May 5, 1959, to May 26, 1959, for applicant to file amended plan showing where the zone line is between the local retail and residence districts and also to indicate the disposition of vehicles in the residence district portion and the number accommodated in such portion and for inspection and decision; hearing closed; then to June 9, 1959, for inspection and decision; applicant to submit revised plans showing the grading of lot and parking of cars.

178-59-A

APPLICANT—Maxfield Blaubeux, for Joseph Angelone, owner; Great Atlantic & Pacific Tea Company, lessee.

SUBJECT—Application March 19, 1959—filed pursuant to Section 35, General City Law—re proposed utilization of the portion of lot in bed of mapped street.

PREMISES AFFECTED—55-08 to 55-34 Metropolitan Avenue, 62-01 to 62-09 and 62-29 to 62-37 Tonsor Street, southeast corner, Block 3365, Lot 7, Ridgewood, Borough of Queens.

7-59-BZ

APPLICANT—Gilbert Lazerus for Sterling Mortgage Company, Incorporated, owner.

SUBJECT—Application January 5, 1959—decision of the Borough Superintendent, under sections 7c and 21 of the Zoning Resolution, to permit in a business and residence use, C and D area district, the extension of a one story and cellar store building into the residence portion of the plot and occupying more than the permitted area.

PREMISES AFFECTED—101-19 to 101-21 Queens Boulevard, east side, 44.97 feet north of 67th Drive, Block 2135, Lot 3, Rego Park, Borough of Queens.

Laid over from May 12, 1959, to May 26, 1959, for inspection and decision; applicant to correct present plans so that they coincide with the actual facts; hearing closed; then to June 9, 1959, for inspection and decision; applicant to file photograph showing conditions along rear lot line, and to correct plans.

EDWIN W. KLEINERT, *Acting Chairman.*

JUNE 9, 1959, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, June 9, 1959, at 2 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:

829-56-A

APPLICANT—Lama, Proskauer and Prober, for Jenny Lazzaro, owner.

SUBJECT—Application November 26, 1956—Appeal from a decision of the Borough Superintendent—re egress.

PREMISES AFFECTED—84 University Place, west side, 48 feet north of East 11th Street, Block 569, Lot 26, Borough of Manhattan.

414-31-A—Vol. II

APPLICANT—McDowell Sprinkler Corp., for Spear Box Co., Inc., owner.

SUBJECT—Application reopened December 9, 1958 as Vol. II—Appeal from an order and a decision of the Fire Commissioner re—standpipe system.

PREMISES AFFECTED—262-278 11th Avenue and 554-556 West 28th Street, southeast corner, Block 699, Lot 1, Borough of Manhattan.

255-43-A—Vol. IV

APPLICANT—Holtzman, Sharf, Mackell & Hellenbrand, for Highview Realty Co., Inc., owner; Bayside Country School, Inc., Lessee.

SUBJECT—Application reopened March 31, 1959 as Volume IV—Appeal from a decision of the Borough Superintendent re: proposed change in occupancy from Nursing Home to Nursery School, Day care Agency and Private Non-profit country club—Class IV Construction.

PREMISES AFFECTED—28-53 216th Street, northeast corner of 29th Avenue, Block 6019, Lot 1, Bayside, Borough of Queens.

798-53-A—Vol. III

APPLICANT—Peter Ley for Jamaica Water Supply Co., owner.

SUBJECT—Application reopened February 25, 1959 as Volume III—Appeal from a decision of the Borough Superintendent—re construction of tank.

PREMISES AFFECTED—107-17 178th Street, east side, 152.48 feet south of 107th Avenue, Jamaica, Borough of Queens.

303-55-A

APPLICANT—Lama, Proskauer and Prober, for Mildred Kramer, owner.

SUBJECT—Application April 6, 1955—Appeal from a decision re an order of the Fire Commissioner—re dry cleaning equipment.

PREMISES AFFECTED—1573-1575 McDonald Avenue, east side, 140 feet north of Avenue N, Block 6564, Lot 58, Borough of Brooklyn.

279-59-A

APPLICANT—Herbst and Rusciano, for Anthony La Vecchia and Edward Stachnik, owners.

SUBJECT—Application April 28, 1959—Appeal from a decision of the Borough Superintendent re proposed Bowling Alleys, local retail district, permit revoked—issued in error.

PREMISES AFFECTED—1630-1640 Gun Hill Road, southeast corner of Kingsland Avenue, Block 4538, Lots 9, 13, 14, 15, 20, 22 and 24, Borough of The Bronx.

EDWIN W. KLEINERT, *Acting Chairman.*

JUNE 23, 1959, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, June 23, 1959, at 10 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:

175-59-BZ

APPLICANT—Samuel Gardstein and Leonard F. Rothkrug, for Maspeth Warehouses, Incorporated, owner.

SUBJECT—Application March 20, 1959—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in a C area district the erection and maintenance of a building occupying more than the permitted area.

PREMISES AFFECTED—16-34 Weirfield Street, eastside, 340.23 feet north of Wyckoff Avenue, Block 3550, Lot 29, Maspeth, Borough of Queens.

187-59-BZ

APPLICANT—Charles M. Spindler, for Nylon Custom Molding Corp., owner.

SUBJECT—Application March 25, 1959—decision of the Borough Superintendent, under sections 7c and 7h of the Zoning Resolution, to permit in a residence use district, the erection of a one story extension to an existing building to extend the present use and for parking of employees and patrons on the unbuilt upon portion of the plot.

CALENDAR

PREMISES AFFECTED—155-45 Linden Boulevard, official; 155-37—155-45 Linden Boulevard, 113-10—113-20—157th Street, northwest corner, Block 12172, Lot 59, Jamaica, Borough of Queens.

81-59-BZ

APPLICANT—Larry Meltzer, for Stuylex Realty Corporation, owner.

SUBJECT—Application February 11, 1959—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a manufacturing use district, the erection of a class 3 building to be used for the baling and storage of waste paper and rags and office with parking and storage of owners' trucks and the motor vehicles of customers and employees for a stated term of fifteen (15) years.

PREMISES AFFECTED—632-638 Lexington Avenue, south side, 225 feet west of Stuyvesant Avenue, Block 1625, Lot 29, Borough of Brooklyn.

144-59-BZ

APPLICANT—Leonard F. Rothkrug for Thomas F. Wright, owner.

SUBJECT—Application March 11, 1959—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district the demolition of an 8 car frame garage and a frame one-family dwelling and the maintenance in place thereof of a non-transient parking lot for pleasure type vehicles only for a temporary term of five (5) years.

PREMISES AFFECTED—3326 Decatur Avenue, east side, 523.34 feet south of Gun Hill Road, Block 3355, Lot 92, Borough of Bronx.

91-59-BZ

APPLICANT—Herman Horowitz for Herman Schoepf and William Schoepf, owners.

SUBJECT—Application February 17, 1959—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a residence use district, the extension of the present sawmill and lumber yard and the additional use of the storage and sale of building materials.

PREMISES AFFECTED—2443-53 Linden Boulevard, 515-33 Milford Street, northeast corner and 784-90 Logan Street, Block 4480, Lots 21 and 42, Borough of Brooklyn.

269-58-BZ

APPLICANT—L. N. Fariello, for Jorge and Caridad Gutierrez, owners.

SUBJECT—Application April 30, 1958—decision of the Borough Superintendent, under section 7i of the Zoning Resolution, to permit in a business use district, the change in use of an existing one story building from a garage for five (5) cars to a motor vehicle repair shop requiring hand tools only.

PREMISES AFFECTED—1128 Southern Boulevard, east side, 75 feet north of East 167th Street, Block 2745, Lot 5, Borough of The Bronx.

800-56-BZ

APPLICANT—Holtzman, Sharf, Mackelland Hellenbrand, for Hertbert T. Brown and Joseph A. Klar, a partnership, owners.

SUBJECT—Application reopened May 19, 1959 for consideration as to extension of time to complete—expired October 29, 1958—decision of the Borough Superintendent, previously granted on condition under sections 7e and 7h of the Zoning Resolution, permitting in a residence use district, the construction and maintenance of a gasoline service station, lubritorium, auto washing, non automatic, minor repairs with hand tools only, office, sales and storage of auto accessories and parking of more than five (5) cars for a stated term of fifteen (15) years.

PREMISES AFFECTED—96-28 to 96-46 South Conduit Avenue, 154-02 to 154-14 Cohancy Street, southwest

corner and 154-01 to 154-13 Bridgeton Street, Block 11582, Lot 42, Howard Beach, Borough of Queens.

586-41-BZ

APPLICANT—Norman Lederer and Leonard Joseph, for Carl Walter Wolf, owner.

SUBJECT—Application reopened May 5, 1959 for consideration as to extension of term of variance, expired February 19, 1959—decision of the Borough Superintendent, previously granted on condition, under section 7h of the Zoning Resolution, permitting in a business and residence use district, for a term of years, the parking and storage of more than five (5) motor vehicles.

PREMISES AFFECTED—311-315 Beach 44th Street, west side, 75.33 feet north of Rockaway Beach Boulevard and 308-314 Beach 45th Street, east side, 53.22 feet north of Rockaway Beach Boulevard, Block 368, Lot 7 and part of Lot 1, Far Rockaway, Borough of Queens.

259-57-BZ

APPLICANT—Burke, Green and Groh, for Walter Berger and Arthur Hofer, owners.

SUBJECT—Application reopened May 5, 1959 for consideration as to extension of time to complete, expired February 11, 1959—decision of the Borough Superintendent, previously granted on condition under sections 7c and 7e of the Zoning Resolution, permitting in a residence and local retail use district, the erection of a one story extension to the existing building for use as a factory and the use of the unbuilt upon portion for parking and storage of employees and patrons cars in conjunction with the factory.

PREMISES AFFECTED—220-13 Hempstead Avenue, northeast corner of 220th Street, Block 10775, Lot 41, Queens Village, Borough of Queens.

EDWIN W. KLEINERT, *Acting Chairman.*

JUNE 23, 1959, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, June 23, 1959, at 2 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:

636-58-A

APPLICANT—Lama, Proskauer and Prober, for Samed Realty Corp., owner.

SUBJECT—Application November 6, 1958—Appeal from a decision of the Borough Superintendent, re marquee, factory building.

PREMISES AFFECTED—747 Broadway, northeast corner of Flushing Avenue, Block 3127, Lot 1, Borough of Brooklyn.

466-58-A

APPLICANT—Styl-Rite Optics Inc., lessee, for H.M.S. Realty Corp., owner.

SUBJECT—Application July 31, 1958—Appeal from a decision, re an order of the Fire Commissioner, re Discontinue storage and use of Nitrocellulose.

PREMISES AFFECTED—31-85 Whitestone Parkway, northeast corner of 32nd Avenue, Block 4404, Lots 1 and 58, Flushing, Borough of Queens.

453-58-A

APPLICANT—Acme Venetian Blind and Window Shade Corp., for Joseph Rosenfeld, owner.

SUBJECT—Application July 24, 1958—Appeal from an order and a decision of the Fire Commissioner re: Barred windows.

PREMISES AFFECTED—175-15 to 175-25 Liberty Avenue, north side, 150 feet west of 177th Street, Block 10219, Lot 300, Jamaica, Borough of Queens.

CALENDAR

493-58-A

APPLICANT—American Hospital Supply Corp., owner.
SUBJECT—Application August 20th, 1958—Appeal from an order and a decision of the Fire Commissioner re: sprinkler system and buried storage system.

566-58-A

APPLICANT—George P. Ames, for George and Isabelle Nizich, owners.
SUBJECT—Application reopened April 21, 1959 to reconsider the matter formerly before the Board—filed pursuant to section 35, General City Law re proposed erection of building in bed of mapped street—54th Road.
PREMISES AFFECTED—53-24 241st Street, west side, 218-42 feet south of 53rd Avenue, Block 8176, Lot 18, Douglaston, Borough of Queens.

36-59-A

APPLICANT—Julian Roth of Emery Roth and Sons for 235 East 42nd Street, Associates, owner.
SUBJECT—Application January 19, 1959—Appeal from a decision of the Borough Superintendent re fireproofing of lot line windows; should be self closing and fire resistive.
PREMISES AFFECTED—785-791 Second Avenue, 229-241 East 42nd Street, northwest corner and 230-238 East 43rd Street, Block 1316, Lots 18, 21, 23, 31, 34, Borough of Manhattan.

258-59-A

APPLICANT—Joseph B. Klein, for Famroj Realty Corp., owner.
SUBJECT—Application April 23, 1959—Filed pursuant to section 310 of the Multiple Dwelling Law for variation of section 231 of the Multiple Dwelling Law re 2nd means of egress-penthouse.
PREMISES AFFECTED—146-148 East 49th Street, south side, 175 feet west of 3rd Avenue, Block 1303, Lot 45, penthouse, Borough of Manhattan.

EDWIN W. KLEINERT, *Acting Chairman.*

JUNE 30, 1959, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, June 30, 1959, at 10 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:

192-24-BZ—Vol. II

APPLICANT—Frederick A. Ketcher, for Jerome Evander Corp., owner; Jack Grotsky, lessee.
SUBJECT—Application reopened December 9, 1958 as Vol. II—decision of the Borough Superintendent, under sections 7c and 7i of the Zoning Resolution, to permit in a business use district, in an existing two story building occupied as a Public garage, the use of the store area on the first floor as a motor vehicle repair shop with hand tools only and incidental welding.
PREMISES AFFECTED—2359-2369 Jerome Avenue, west side, 60.26 feet south of West 184th Street, Block 3198, Lot 18, Borough of The Bronx.

Laid over from April 7, 1959, to April 28, 1959, for inspection and decision; applicant to file revised plan showing extra exit, hearing closed; then to May 19, 1959, for applicant to file revised plans and revised application to correct conditions previously permitted or as now being requested; then to June 30, 1959, for decision; applicant to file new plans showing actual existing conditions and a new decision of the Borough Superintendent as to store, signs, etc.

870-55-BZ—Vol. II

APPLICANT—Lama, Proskauer & Prober, for Joseph Stumer, owner.
SUBJECT—Application reopened March 10, 1959 as Volume II—decision of the Borough Superintendent, under sections 7f, 7i, and 7e of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of an auto showroom, gasoline service station, lubritorium, car wash, minor auto repairs, hand tools only, office and sales, storage room, parking and storage of motor vehicles.
PREMISES AFFECTED—5402-5412 Church Avenue and 261-271 East 54th Street, southeast corner, Block 4702, Lot 1, Borough of Brooklyn.

Laid over from April 28, 1959, to May 5, 1959, for hearing at the request of objectors; then to May 26, 1959, for inspection and decision; hearing closed; then to June 30, for further inspection and decision.

EDWIN W. KLEINERT, *Acting Chairman.*

MINUTES

REGULAR MEETING
TUESDAY MORNING, MAY 26, 1959, 10 A.M.

Present: Acting Chairman Kleinert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox.

The minutes of the regular meetings of the Board held on Tuesday morning and afternoon May 12, 1959, were approved as printed in the Bulletin of May 19, 1959, Vol. 44, No. 20.

924-17-BZ—Vol. II

APPLICANT—Herman Kron, for L.B. Auto Sales, Inc., owner.
SUBJECT—Application reopened November 25, 1958 as Vol. II—decision of the Borough Superintendent, under sections 7c and 7h of the Zoning Resolution, to permit in a manufacturing and residence use district, on a plot presently occupied with a public garage, auto laundry, auto repair shop and gasoline service station, the reconstruction of the lubritorium and office portion of the building and the use of the adjoining vacant lot for the parking and storage of more than five (5) motor vehicles.

PREMISES AFFECTED—396-418 Coney Island Avenue, southwest corner of Caton Avenue, Block 5331, Lots 15, 22 and 28, Borough of Brooklyn.

APPEARANCES—

For Applicant: Herman Kron.

For Opposition: None.

ACTION OF BOARD—Laid over to June 2, 1959, at 10 A.M. for inspection and decision; applicant to file corrected plans; hearing previously closed.

1050-38-BZ—Vol. II

APPLICANT—Leonard F. Rothkrug for Sovereign Homes, Inc.
SUBJECT—Application reopened June 3, 1958 as Vol. II—decision of the Borough Superintendent, under sections 7e and 21 of the Zoning Resolution, to permit in a local retail and residence use district the erection of a gasoline service station with accessory motor vehicle repair shop with handtools only, auto laundry, non automatic and lubritorium without the required rear yard all for a temporary term of 15 years.
PREMISES AFFECTED—1301-1319 65th Street and 6411-6423 13th Avenue, northeast corner, Block 5747, Lot 1, Borough of Brooklyn.

MINUTES

APPEARANCES—

For Applicant: Leonard F. Rothkrug.
For Opposition: Margaret Mormando.

ACTION OF BOARD—Laid over to June 16, 1959, at 10 A.M. for inspection and decision; applicant to file corrected plans and additional photograph showing funeral chapel; hearing closed.

871-46-BZ—Vol. II

APPLICANT—Reginald S. Hardy for Boulevard Leasing Corporation, owner.

SUBJECT—Application reopened January 13, 1959 as Vol. II—decision of the Borough Superintendent, under sections 7c, 19A (J) and 21 of the Zoning Resolution, to permit in a business and residence use C and D area and class 1 height district, the erection of a twelve story office building with non-storage garage and loading berth, the proposed building exceeds the permitted area coverage, encroaches on the required side yards, exceeds the permitted height and has curb cuts located in the residence portion of the premises.

PREMISES AFFECTED—97-45 Queens Boulevard, northwest corner of 64th Road, Block 2091, Lot 1, Rego Park, Borough of Queens.

APPEARANCES—

For Applicant: R. S. Hardy and Joseph B. Lynch.
For Opposition: None.

ACTION OF BOARD—Laid over to June 9, 1959, at 10 A.M. for decision; applicant to file more complete plans, showing clearly proposed conditions; hearing closed.

447-48-BZ—Vol. II

APPLICANT—Frederick A. Ketcher, for Hamax Holding Corp., owner; Rayco Auto Seat Covers Inc., lessee.

SUBJECT—Application reopened April 7, 1959 for consideration as to amendment of resolution—re Application, decision of the Borough Superintendent; previously granted on condition, under sections 7c, 7i and 7h of the Zoning Resolution, permitting in a local retail and residence use district, a one-story extension to an existing one-story building used for sales, display storage and installation of auto seat covers, the extension to be used for minor motor vehicle repairs limited to the installation and service of mufflers and to use the unbuilt upon portion of the premises for patron parking.

PREMISES AFFECTED—233-20 Northern Boulevard, southwest corner of 234th Street, Block 8166, Lot 25, Douglaston, Borough of Queens.

APPEARANCES—

For Applicant: Frederick A. Ketcher.
For Opposition: None.

ACTION OF BOARD—Laid over to June 16, 1959, at 10 A.M. for inspection and decision; hearing closed.

870-55-BZ—Vol. II

APPLICANT—Lama, Proskauer & Prober, for Joseph Stumer, owner.

SUBJECT—Application reopened March 10, 1959 as Volume II—decision of the Borough Superintendent, under sections 7f, 7i and 7e of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of an auto showroom, gasoline service station, lubricatorium, car wash, minor auto repairs, hand tools only, office and sales, storage room, parking and storage of motor vehicles.

PREMISES AFFECTED—5402-5412 Church Avenue and 261-271 East 54th Street, southeast corner, Block 4702, Lot 1, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.
For Opposition: Elias Wertheim.

ACTION OF BOARD—Laid over to June 30, 1959, at 10 A. M. for further inspection and decision; hearing previously closed.

701-58-BZ

APPLICANT—Maxfield Blaufeux, for Joseph Angelone, owner; Great Atlantic and Pacific Tea Co., lessee.

SUBJECT—Application December 2, 1958—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a local retail and residence use district, the erection of a one story and cellar building for use as a retail store and to provide accessory parking on the unbuilt upon portion of the premises with more than two curb cuts on the same street.

PREMISES AFFECTED—55-08 to 55-34 Metropolitan Avenue, 62-01 to 62-09 and 62-29 to 62-37 Tonsor Street, southeast corner, Block 3365, Lot 7, Ridgewood, Borough of Queens.

APPEARANCES—

For Applicant: Maxfield Blaufeux.
For Opposition: None.

For Administration: John J. Saunders Board of Education.

ACTION OF BOARD—Laid over to June 9, 1959, at 10 A.M. for inspection and decision; applicant to submit revised plans showing the grading of lot and parking of cars; hearing previously closed.

178-59-A

APPLICANT—Maxfield Blaufeux, for Joseph Angelone, owner; Great Atlantic & Pacific Tea Company, lessee.

SUBJECT—Application March 19, 1959—filed pursuant to Section 35, General City Law—re proposed utilization of the portion of lot in the bed of a mapped street.

PREMISES AFFECTED—55-08 to 55-34 Metropolitan Avenue and 62-01 to 62-09 and 62-29 to 62-37 Tonsor Street, southeast corner, Block 3365, Lot 7, Ridgewood, Borough of Queens.

APPEARANCES—

For Applicant: Maxfield Blaufeux.

ACTION OF BOARD—Laid over to June 9, 1959, at 10 A.M. for inspection and decision in conjunction with 701-58-BZ, hearing previously closed.

762-58-BZ

APPLICANT—Leonard F. Rothkrug for John R. Doody, owner.

SUBJECT—Application December 29, 1958—decision of the Borough Superintendent under section 21 of the Zoning Resolution, to permit in a D area district the erection of a retail store occupying more than the permitted area.

PREMISES AFFECTED—1514-1516 Avenue Z, south side, 50 feet west of East 16th Street, Block 7460, Lot 6, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.
For Opposition: None.

ACTION OF BOARD—Laid over to June 9, 1959, at 10 A.M. for inspection and decision; applicant to file corrected plans of existing conditions and surrounding conditions; hearing previously closed.

7-59-BZ

APPLICANT—Gilbert Lazerus for Sterling Mortgage Company, Incorporated, owner.

SUBJECT—Application January 5, 1959—decision of the Borough Superintendent, under sections 7c and 21 of the Zoning Resolution, to permit in a business and residence use, C and D area district, the extension of a one story and cellar store building into the residence portion of the plot and occupying more than the permitted area.

PREMISES AFFECTED—101-19-21 Queens Boulevard, east side, 44.97 feet north of 67th Drive, Block 2135, Lot 3, Rego Park, Borough of Queens.

APPEARANCES—

For Applicant: Gilbert Lazerus and Albert G. Stillman.
For Opposition: None.

MINUTES

ACTION OF BOARD—Laid over to June 9, 1959, at 10 A.M. for inspection and decision; applicant to file photograph showing conditions along rear lot line and to correct plans; hearing previously closed.

676-42-BZ—Vol. IV

APPLICANT—Irving G. Kay, for Sarah Keonig, owner.
SUBJECT—Application reopened February 25, 1959 as Volume IV—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district the change of occupancy from stable for more than five horses, to storage of electrical equipment previously granted under Vol. III, which term has expired, to office and storage of stationery and corrugated paper.

PREMISES AFFECTED—357 West 17th Street, north side, 100 feet east of 9th Avenue, Block 741, Lot 5, Borough of Manhattan.

APPEARANCES—

For Applicant: Irving G. Kay.

For Opposition: None.

ACTION OF BOARD—Resolution amended.

THE VOTE—

Affirmative: Acting Chairman Kleinert, Commissioner

Foley, Commissioner Sleeper and Commissioner Fox. 4

Negative: 0

THE RESOLUTION—

WHEREAS, on September 22, 1953, this application—Vol. III—was granted by the Board on certain conditions under Section 7e of the Zoning Resolution, to permit in a residence use district, the change of occupancy from stable for more than five horses to storage of electrical equipment, previously granted by the Board for a term of five years permitting use of cellar and first floor for manufacturing and storage—expired April 23, 1948, affecting premises 357 West 17th Street, north side, 100 feet east of Ninth Avenue, Block 741, Lot 5, Borough of Manhattan; and

WHEREAS, the applicant requested reopening of this application and extension of the term of variance, which had expired by time limitation September 22, 1958; and

WHEREAS, the applicant requested reopening of this application and amendment of the Resolution adopted September 22, 1953 only insofar as it pertains to the use of the premises, so that as amended, the premises may be used as office and storage of stationery and corrugated paper as proposed and as indicated on plans marked "Received January 5, 1959", 3 sheets, and that in all other respects the conditions of the Resolution shall be unchanged; and

WHEREAS, this application was reopened on February 25, 1959 and set for hearing on May 12, 1959 at 10 A.M., subject to regular procedure, waiving all requirements except a new decision of the Borough Superintendent and two publications in the Bulletin; and

WHEREAS, a public hearing was held on this application on May 12, 1959 after due notice by publication in the Bulletin; and

WHEREAS, the decision of the Borough Superintendent, dated December 31, 1958 acting on Alt. Applic. No. 1732-58, reads:

"1. Proposed change in use from "Stable" to office and storage of stationery and storage of knockdown cartons, in a residence district is contrary to Section 3 and 6 of Z. R."

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on September 22, 1953, by adding thereto:

"granted for a term of five years from the date of this amended resolution and for the change of occupancy previously granted by the Board for the storage of electrical equipment, to use and occupy as storage of stationery and corrugated paper and office on condition that all work shall be done according to plans filed with this application marked "Received January 5, 1959", 3 sheets; and that all permits including a new certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution."

164-46-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Joseph P. Clavin, owner.

SUBJECT—Application reopened March 3, 1959 for consideration as to extension of time to complete, expired October 8, 1958—decision of the Borough Superintendent, previously granted on condition, under section 7e of the Zoning Resolution, permitting in a residence use district, the proposed enlargement of undertaker's establishment and proposed extension of business use in excess of that granted by the Board.

PREMISES AFFECTED—7722-7736 4th Avenue and 375-379 78th Street, northwest corner, Block 5960, Lot 50, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

ACTION OF BOARD—Time extended to obtain permits and complete the work.

THE VOTE—

Affirmative: Acting Chairman Kleinert, Commissioner

Foley, Commissioner Sleeper and Commissioner Fox. 4

Negative: 0

THE RESOLUTION—

WHEREAS, on November 30, 1948, this application—Vol. II—was granted by the Board on certain conditions under Section 7e of the Zoning Resolution to permit in a residence use district, the proposed enlargement of undertaker's establishment, previously granted by the Board and proposed extension of business use in excess of that granted by the Board affecting premises 7722-7736 Fourth Avenue and 375-379 78th Street, northwest corner, Block 5960, Lot 50, Borough of Brooklyn; and

WHEREAS, the applicant requested reopening of this application and extension of time to obtain permits and complete the work, which had expired by time limitation October 8, 1958; and

WHEREAS, this application was reopened on March 3, 1959 and set for hearing on May 12, 1959 at 10 A.M., subject to regular procedure, waiving all requirements except a new decision of the Borough Superintendent and two publications in the Bulletin; and

WHEREAS, a public hearing was held on this application on May 12, 1959 after due notice by publication in the Bulletin; and

WHEREAS, the decision of the Borough Superintendent, dated February 18, 1959 acting on amendment to Alt. Applic. No. 421-46, reads:

"1. As application has expired under Sec 22A of the Zoning Resolution proposed extension of time is referred to the Bd. of Standards and Appeals."

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on October 8, 1957, only so far as it has reference to obtaining permits and completing the work so that as amended this portion of the resolution shall read:

"that other than as herein amended the resolution above cited shall be complied with; and that all permits including a new certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution." (Alt. App. 421/46)

668-46-BZ—Vol. II

APPLICANT—Larry Meltzer for M.J.F. Realty Corporation, owner.

SUBJECT—Application reopened June 3, 1958 as Vol. II—decision of the Borough Superintendent under section 7c of the Zoning Resolution to permit in a business and residence use district in an existing three story and basement building, the change in occupancy from manufacturing, previously granted by the Board, to showroom, retail store and parking and storage for more than five (5) pleasure type motor vehicles for customers and employees only.

PREMISES AFFECTED—94-19 to 94-29 82nd Street and 82-01 to 82-15 Rockaway Boulevard, northeast corner,

MINUTES

82-13 to 82-19 95th Avenue, 94-20 to 94-40 83rd Street, Block 9011, Lot 14, Ozone Park, Borough of Queens.

APPEARANCES—

For Applicant: Larry Meltzer.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Acting Chairman Kleinert, Commissioner

Foley, Commissioner Sleeper and Commissioner Fox. 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on June 3, 1958 subject to regular procedure, to consider a change in occupancy; and

WHEREAS, a public hearing was held on this application on May 5, 1959 after due notice by publication in the Bulletin; laid over to May 26, 1959, for applicant to amend plans to indicate sign and state permit number under which sign was approved and for inspection and decision; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated April 16, 1958 as amended by decision dated March 23, 1959, acting on Alt. Applic. No. 183-57, reads:

"1. The proposed change in occupancy of a building located partly in a residence use district and partly in a business use district from factory & offices to factory, offices, retail sales, showrooms & stockrooms and the parking & storage of more than five (5) motor vehicles for customers & employees only (pleasure type only) on the unbuilt upon portion of the lot, is contrary to Art. II Sec. 3 of the Zoning Resolution and is contrary to the Board of Standards & Appeals Resolution 668-46-BZ and is referred back to the Board for consideration."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application should be granted on condition; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision c of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7c to permit in a business and residence use district, in an existing three story and basement building, the change in occupancy, from manufacturing, previously granted by the Board, to showroom, retail store, factory and parking and storage for more than five pleasure type motor vehicles for customers and employees only, all as shown on plans filed with this application marked "Received April 17, 1959," six sheets, and "May 13, 1959," two sheets, *on condition* that the terms of the resolution as granted on October 15, 1946, as amended through June 3 1958, shall be complied with in all respects where not inconsistent with the terms of this resolution; that such portable fire-fighting appliances shall be maintained as the Fire Commissioner shall direct; that the light manufacturing shall be restricted to the sewing of clothing by a tenant separate from Friendly Frost, the owner of the building; that in all other respects all laws, rules and regulations applicable to the building and occupancy shall be complied with; that all permits shall be obtained and all work completed and a certificate of occupancy issued within the requirements of Section 22A of the Zoning Resolution.

149-57-BZ—Vol. II

APPLICANT—Jerome W. Perlstein for Butcher Knitting Mills, Inc., owner.

SUBJECT—Application reopened October 28, 1958 as Vol. II—decision of the Borough Superintendent, under sections 7c and 21 of the Zoning Resolution, to permit in a business and residence use, D area district, the erection of a one and two story structure occupying more than the permitted area and used for the manufacture of knitwear, retail sales, office and parking of employees and customers cars.

PREMISES AFFECTED—71-45 Metropolitan Avenue, north side, 69.74 feet west of Pleasantview Street, Block 3055, Lot 16, Middle Village, Borough of Queens.

APPEARANCES—

For Applicant: Morton S. Cahn, Jerome W. Pearlstein and Joseph Koenig.

For Opposition: None.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative: 0

Negative: Acting Chairman Kleinert, Commissioner

Foley, Commissioner Sleeper and Commissioner Fox. 4

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on October 28, 1958 subject to regular procedure; and

WHEREAS, a public hearing was held on this application on April 7, 1959 after due notice by publication in the Bulletin; laid over to April 28, 1959, at the request of the objector; no further adjournments and no notices sent out; then to May 19, 1959, applicant to file new plans and new decision of the Borough Superintendent and for determination as to necessity for new hearing; then to May 26, 1959 at the request of the engineer; and

WHEREAS, the decision of the Borough Superintendent, dated September 19, 1958 acting on N.B. Applic. No. 277-57, reads:

"1. Extending the proposed fireproof building into a residence use district to be used for manufacturing and offices on the lot which is located partially in a business use district and partially in a residence use district at the rear of the property, is contrary to Art. II, Sec. 3 of the Zoning Resolution.

2. Area occupied is excessive for a D area district and is contrary to Art. IV, 14c of the Zoning Resolution."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended that the application should be denied; and

WHEREAS, the Board found that there was no justification for the exercise of discretion to grant a zoning variance under Section 7, Subdivision c of the Zoning Resolution.

Resolved, that the decision of the Borough Superintendent, acting on N.B. App. 277-57, Objection No. 1, dated May 15, 1959, be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

150-57-A—Vol. II

APPLICANT—Jerome W. Perlstein, for Butcher Knitting Mills, Inc., owner.

SUBJECT—Application reopened October 28, 1958 as Vol. II—filed pursuant to section 35 General City Law re proposed parking lot in bed of mapped street—proposed widening of Metropolitan Avenue.

PREMISES AFFECTED—71-45 Metropolitan Avenue, north side, 69.74 feet west of Pleasantview Street, Block 3055, Lot 16, Middle Village, Borough of Queens.

APPEARANCES—

For Applicant: Morton S. Cahn, Jerome W. Perlstein and Joseph Koenig.

ACTION OF BOARD—Appeal withdrawn in view of Board's action denying application under Cal. No. 149-57-BZ, Vol. II.

THE VOTE—

Affirmative: Acting Chairman Kleinert, Commissioner

Foley, Commissioner Sleeper and Commissioner Fox.. 4

Negative: 0

280-58-BZ

APPLICANT—James E. Vassalotti, for L. L. F. Realty Co., Inc., owner.

SUBJECT—Application May 5, 1958—decision of the Borough Superintendent under sections 7e and 7h of the Zoning Resolution, to permit in a residence use district, the erection of two (2) one-story buildings to be used as public market and stores, with loading and unloading and the parking of patrons cars—no fee to be charged.

MINUTES

PREMISES AFFECTED—1555-1581 Rockaway Parkway, east side, 379 feet south of Flatlands Avenue and 1162-1174 East 98th Street, Block 8205, Lot 11, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Acting Chairman Kleinert, Commissioner

Foley, Commissioner Sleeper and Commissioner Fox.. 4

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on December 9, 1958 after due notice by publication in the Bulletin; laid over to January 20, 1959, for inspection and decision; hearing closed; then to March 3, 1959, for further consideration after applicant advises the Board as to the proposed tenant who shall have signed an agreement to occupy the premises; then to April 21, 1959, applicant to furnish Board with information as to road crossing the property; then to May 12, 1959, for applicant to file plan of lanes crossing property; then to May 26, 1959, for decision; applicant to file new plot plan showing Truklemans (Trochelmans) Lane along the west lot line of his property or other evidence that the owners of houses on lots 58, 61, 62 and 63 do not have right of way over any part of his property; and

WHEREAS, the decision of the Borough Superintendent, dated April 24, 1958 acting on N.B. Applic. Nos. 262 and 263 of 1958, reads:

"1. Proposed building located in a Residence use district to be used as a Public Market, stores and Parking of Patrons' cars and loading and unloading is contrary to Art. II Sect. 3 of the Zoning Resolution.

2. Signs on buildings located in a Residence use district is contrary to Art. II Sect. 3 of the Zoning Resolution."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application should be granted on condition; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivisions e and h of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is granted under Sections 7e and h of the Zoning Resolution for a term of twenty years to permit in a residence use district the erection of two one-story buildings to be used as public market and stores, with loading and unloading, and the parking of patrons' cars, no fee to be charged, *on condition* that all work shall be done substantially as shown on plans filed with this application marked "Received March 24, 1959", one sheet, and "May 5, 1958", 4 sheets; that the parking lot shall be leveled substantially to the grade of East 98th Street and Rockaway Parkway; that the ground shall be paved with steam cinders or gravel rolled and treated with a binder; that around all interior lot lines there shall be erected a 4 foot 6 inch high woven wire fence set on a 12 inch concrete curbing; that there shall be a gate 14 feet wide at the East 98th Street front, and a 16 foot wide gate on the Rockaway Parkway front; that these gates shall be open only during the hours when the store is doing business; that the parking area shall be empty and no cars shall be parked over night when the store is closed; that the buildings shall be two in number, as shown on the plans above cited, and marked building 80 foot frontage on Rockaway Parkway and two adjacent stores 31 feet 10 $\frac{1}{8}$ inches wide, with a 25 foot driveway between this building and the next building to the south, which shall be 94 feet 8 $\frac{5}{8}$ inches frontage and 70 feet in depth; that curb cuts shall be as shown on the plans and together with all sidewalks shall be installed to comply with the requirements of the Borough

President; that there shall be no signs projecting above the roof; that the only signs permitted shall be as shown on the brick front wall of the building below the coping or top of the parapet walls and shall comply with all laws, rules and regulations for such signs in a retail district; that no advertising signs of any nature shall be permitted; that there shall be no signs on the rear of the building facing East 98th Street nor on the fences adjacent to the gates at East 98th Street or Rockaway Parkway, except that there may be a sign at each gate not exceeding two square feet in area designating the exit or entrance and ownership and a sign not exceeding 10 square feet in area on the rear wall of each store, facing the parking lot to identify the store to the patrons who arrive and park their cars in the lot; that in all other respects the premises and buildings shall comply with all laws, rules and regulations applicable thereto; that such portable fire-fighting appliances shall be maintained as the Fire Commissioner shall direct; that all permits shall be obtained and all work completed and a certificate of occupancy issued within the provisions of Section 22A of the Zoning Resolution.

420-58-BZ

APPLICANT—S. W. Gage, for Irving and Sam Robins, owners.

SUBJECT—Application July 11, 1958—decision of the Borough Superintendent under section 7c of the Zoning Resolution, to permit in a residence use district, the extension of the existing laundry facilities by the erection of a two story and cellar structure on the adjoining vacant lot which connects with the existing building on the cellar and second floor.

PREMISES AFFECTED—335-337 East 75th Street, north side, 125 feet west of 1st Avenue, Block 1450, part of Lot 20, Borough of Manhattan.

APPEARANCES—

For Applicant: None.

For Opposition: Harry B. Charal.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative: 0

Negative: Acting Chairman Kleinert, Commissioner
Foley, Commissioner Sleeper and Commissioner Fox. 4

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on May 5, 1959 after due notice by publication in the Bulletin; laid over to May 26, 1959, for inspection and decision; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated June 12, 1958 as amended by decision dated February 25, 1959 acting on N.B. Applic. No. 26-58, reads:

"3. Repeat—"Proposed new building to be occupied as a store and offices in a Residence use district is contrary to Article II Section 3 of the Z.R."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended that the application should not be granted for the extension requested; and

WHEREAS, the Board found that there was no justification for the exercise of discretion to grant a zoning variance under Section 7, Subdivision c of the Zoning Resolution.

Resolved, that the decision of the Borough Superintendent, acting on N.B. Applic. 26-58, Objection No. 3, be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

455-58-BZ

APPLICANT—Kenneth W. Milnes, for Gaetano Trubia, owner.

SUBJECT—Application July 24, 1958—decision of the Borough Superintendent under sections 7c and 7A of the Zoning Resolution, to permit in a local retail use district, the reconstruction and rehabilitation of an existing gasoline service station, accessory building for a lubritorium, car wash, auto repairs—mainly with hand tools and to

MINUTES

install one new pump, relocate the existing pumps and install three additional tanks and provide a business entrance within 75 feet of a residence use district.

PREMISES AFFECTED—194 Brighton Avenue, southwest corner of Sumner Place, Block 117, Lot 20, New Brighton, Borough of Richmond.

APPEARANCES—

For Applicant: Kenneth W. Milnes.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Acting Chairman Kleinert, Commissioner

Foley, Commissioner Sleeper and Commissioner Fox. 4

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on January 6, 1959 after due notice by publication in the Bulletin; laid over to February 10, 1959, for inspection and decision; hearing closed; then laid over for inspection and decision; date for decision to be determined; then set for April 14, 1959; then to April 28, 1959 for hearing at request of the applicant, to revise application based on new lessee's requirements; then to May 12, 1959, for applicant to prepare amended application, to file new plans showing the removal of the present gas station and complete rebuilding instead of rehabilitation; then to May 26, 1959, for decision; applicant to file new plans showing construction of the canopy and the elimination of the curb cuts and with fences or walls along the lot lines; and

WHEREAS, the decision of the Borough Superintendent, dated July 18, 1958 acting on Alt. Applic. No. 94-58, reads:

"1. The proposed alteration to existing gasoline service station, auto repair with hand tools, lubritorium, car washing and business entrance within 75 feet of Residence District, located in a Local Retail Use District is contrary to Art. II Sect. 7A & Sect. 4, par. 29 & 46 of the Zoning Resolution."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application should be granted on condition; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision c and 7A of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Sections 7c and 7A of the Zoning Resolution to permit for a term of fifteen years, in a local retail use district, the reconstruction and rehabilitation of an existing gasoline service station accessory building for a lubritorium, car wash, auto repairs mainly with hand tools and to install one new pump, relocate the existing pumps and install three additional tanks and provide a business entrance within 75 feet of a residence use district, namely the curb cut on the Sumner Place frontage, all as shown on plans filed herewith marked "Received May 7, 1959," 4 sheets and "May 21, 1959," 2 sheets, *on condition* that all buildings now existing on the lot shall be removed and the premises shall be rebuilt as shown on the plans above cited; that the new service building shall be 57 feet 4 inches by 27 feet 4 inches, set at the rear corner of the interior lot line, as shown, that a canopy may be permitted to extend from this service building out over the pumps, as shown on the plan of the proposed new service building marked "Received May 21, 1959"; that the pump island may be as shown, being the existing island revamped as to the location of the pumps and the inclusion of a fourth pump; that the gasoline storage tanks may be increased from the existing two 550 gallon tanks to ten 550 gallon approved tanks, buried where shown on the plans; that the surface of the gas station shall be a concrete mat within ten feet around the pump island; that the remaining area shall be steam cinders or gravel with an asphalt binder; that curb cuts shall be reduced to one 25 foot curb cut on Sumner Place, five feet from the inter-

section of Brighton Avenue and one curb cut 16 feet in width, five feet from the intersection, and the 40 foot existing curb cut on Brighton Avenue; that there may be one post standard permitted on the westerly end of the Brighton Avenue frontage, with a brand sign projecting not more than four feet over the building line; that the sidewalks and curbs shall be built to the satisfaction of the Borough President; that along the interior lot lines where the walls of the service building do not occur there shall be a five foot six inch high chain link fence, erected on a 12 inch concrete wall; that signs shall be restricted to those shown on the front elevation of the building over the plate glass store front and two large doors to the repair shop or service area; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that such portable fire-fighting appliances shall be maintained as the Fire Commissioner shall direct; that all permits shall be obtained, all work completed and a certificate of occupancy issued within the provisions of Section 22A of the Zoning Resolution.

696-58-BZ

APPLICANT—Frederick A. Ketcher, for Maria De Palma, owner.

SUBJECT—Application December 1, 1958—decision of the Borough Superintendent under sections 7e and 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of the premises for the sale of new and used cars with a frame office and for the parking of more than 5 motor vehicles.

PREMISES AFFECTED—964-970 65th Street, south side, 100 feet west of 10th Avenue, Block 5750, Lot 47, Borough of Brooklyn.

APPEARANCES—

For Applicant: Frederick A. Ketcher.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Acting Chairman Kleinert, Commissioner

Foley, Commissioner Sleeper and Commissioner Fox. 4

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on May 5, 1959 after due notice by publication in the Bulletin; laid over to May 26, 1959, for inspection and decision; applicant to file statement to show definitely that the owner is not connected with the corner piece of property; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated November 25, 1958 acting on Alt. Applic. No. 3786-58, reads:

"1. Sale of new and used cars and parking, storage of motor vehicles and frame office in a Residence use district is contrary to Art. II Sec. 3 of Zoning Resolution."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivisions e and h of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Sections 7e and h for a term of five years, to permit in a residence use district, the maintenance of the premises for the sale of new and used cars with a frame office and for the parking of more than five motor vehicles, *on condition* that the premises shall be leveled substantially to the grade of 65th Street; that the surface of the ground shall be treated with pavement of steam cinders or gravel, rolled and treated with a binder; that all the lot lines and the building line shall have a 5 foot, 6 inch woven wire fence set on a 12 inch concrete curb, except where the walls of adjacent buildings occur; that bumpers shall be provided to protect

MINUTES

all fences; that there shall be permitted to the 65th Street side a gate 12 feet wide with a curb cut 135 feet west of Tenth Avenue and shall be 15 feet wide including splays with the entrance gate opposite thereto; that no signs shall be erected, except one sign on the 65th Street front near the west lot line reading, "used cars," which shall not be larger than 3 feet by 26 feet and shall be inside the fence; that such sign shall be non-illuminated and the top of which is not more than 10 feet above the grade; that there shall also be a sign required by the Department of Licenses showing what the fees are for the parking of motor vehicles; that there shall be permitted on the rear of the lot, one attendant's shelter 14 feet 4 inches, by 21 feet 4 inches, of one story frame, as shown on plans filed with this application marked, "Received December 1, 1958", 4 sheets; that all portable fire-fighting appliances shall be maintained as the Fire Commissioner shall direct; that in all other respects the premises shall comply with all laws, rules and regulations applicable thereto; and that all permits and a Certificate of Occupancy shall be obtained, and all work completed within the requirements of Section 22A of the Zoning Resolution.

33-59-BZ

APPLICANT—Maxfield Blaufeux for Frank Dellasala, owner—Great Atlantic and Pacific Tea Company, lessee.

SUBJECT—Application January 16, 1959—decision of the Borough Superintendent under section 7c of the Zoning Resolution, to permit in a business, local retail and residence use district, on a plot presently occupied with a one story building used as a retail supermarket with patron and employee parking confined to the business and local retail portions, the extension of the parking of cars into the residence use portion of the premises.

PREMISES AFFECTED—406-428 Crescent Street, west side, from Liberty Avenue to Hill Street, 1031-1041 Liberty Avenue and 46-62 Hill Street, Block 4166, Lot 18, Borough of Brooklyn.

APPEARANCES—

For Applicant: Maxfield Blaufeux.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Acting Chairman Kleinert, Commissioner

Foley, Commissioner Sleeper and Commissioner Fox.. 4

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on May 5, 1959 after due notice by publication in the Bulletin; laid over to May 26, 1959, for inspection and decision; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated January 6, 1959 acting on Alt. Applic. No. 4308-58, reads:

"1. On a lot located partly in business use, partly in local retail and partly in residence use district the proposed extension of the parking of motor vehicles into the residence use district which is accessory to the existing supermarket & parking lot now located in business & local retail use district is contrary to Art. II Sec. 3 of Zoning Resolution."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision c of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is granted under Section 7c, to permit in a business, local retail and residence use district, on a plot presently occupied with a one story building used as a retail supermarket with patron and employee parking confined to the business and local retail districts, the extension of the parking of cars into the 50 foot by 100 foot area of the same Lot 18, which lies in the residence use district,

on condition that the premises shall be graded substantially to the level of Hill and Crescent Streets; that the area shall be paved with steam cinders or gravel, rolled and treated with an asphalt binder; that along the interior lot lines and the building line on Hill Street, there shall be a woven wire fence 5 feet high erected on a concrete curb; that the existing fence between the area in the residence district and the area in the local retail district may be removed to combine this parking lot with the existing parking lot fronting on Crescent Street; that the use of this lot shall be for parking, restricted to the hours that the supermarket is open for business; that any illumination shall be by bulbs within metal reflectors shining in toward the lot so that no light shall affect any of the surrounding premises in the residence district; all as shown on plans filed with this application marked, "Received January 16, 1959," 5 sheets; that all portable fire-fighting appliances shall be maintained as the Fire Commissioner shall direct; that all permits and a Certificate of Occupancy shall be obtained, and all work completed within the requirements of Section 22A of the Zoning Resolution.

125-59-BZ

APPLICANT—Julius S. Rapson for The Society of St. Vincent de Paul in the Diocese of Brooklyn, owner.

SUBJECT—Application February 27, 1959—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a business and residence use district, the change in occupancy from an existing moving picture theatre to a retail store, office for the retail sales of used furniture and clothing, light manufacturing for repair work and storage of five trucks and open parking area for more than five cars for patrons use, for that part of the plot that is in a residential district.

PREMISES AFFECTED—100-20 Northern Boulevard, southwest corner of 101st Street, Block 1715, Lot 10, Corona, Borough of Queens.

APPEARANCES—

For Applicant: Julius S. Rapson and Harold J. Darby.

For Opposition: Donald F. Davis.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Acting Chairman Kleinert, Commissioner

Foley, Commissioner Sleeper and Commissioner Fox. 4

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on April 28, 1959 after due notice by publication in the Bulletin; laid over to May 19, 1959, for inspection and decision and for applicant to file revised plans showing the unloading space within the business use district and clearly indicating how the space now in the residence use district will be used and entered, and as to the parking area proposed in the rear, showing the existing garage and who uses it and the space for not over four additional cars shown on the plans; hearing closed; then to May 26, 1959, for inspection and decision; applicant to file revised plans showing proposed arrangement inside the premises and of the parking lot in rear; and

WHEREAS, the decision of the Borough Superintendent, dated February 24, 1959 acting on Alt. Applic. No. 3001-59, reads:

"1. The use of offices, retail sales of used furniture and clothing, factory and parking of more than 5 motor vehicles, in the Res. portion of a plot partially in a Bus. use and partially in a Res. use Dist., is contrary to Art. 2, Sec. 3 of the Zone. Res."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended the application should be granted on condition after examining the plan of revised conditions filed by the application on May 22, 1959; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision c of the Zoning Resolution.

MINUTES

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7c, to permit the extension from a business use into a residence use district and the change of occupancy from a legally existing moving picture theatre to a retail store, office for retail sales of used furniture and clothing, light manufacturing for repair work and storage of three trucks within the building for that part of the premises in the residence district, *on condition* that all work shall be substantially in compliance with the plans filed herewith marked "Received February 27, 1959", 3 sheets and "May 22, 1959", 1 sheet, *on condition* that only three delivery wagons shall be parked overnight within the building; that the vehicular entrance to the building shall be not further than 90 feet from the building line of Northern Boulevard thereby coming within the business district where such use is legal; that in the rear of the L-shaped lot the existing two-story frame buildings shall be repaired and renovated; that the grounds surrounding same shall be cleaned up, leveled and used for garden space and for parking of one car in the open for one of the dwellings and one car in the garage for the other dwelling; that the area shall be pitched to a drain to eliminate flooding surrounding property; that all fences and curbs shall be removed and the rear yard property leveled; that a new wire fence 4 feet high on a cement curb shall be installed at the building line of 101st Street, with gate at the entrance and with a return wire fence along the lot line to the one-car garage at the rear of the lot; that the wood fence at the rear shall be removed if permitted by the owner of adjacent 3-story 3-family frame dwelling and replaced with a new woven wire fence; that the present marquee over the sidewalk on the Northern Boulevard front of the building shall be removed; that the partition between the store at the front and the storage space at the rear of the first floor shall be a one-hour fire-rated partition of incombustible materials; that there shall be no signs on the 101st Street side of the building and signs on the Northern Boulevard side shall comply with the requirements of the Zoning Resolution for a business district; that a new tier of beams may be erected at a ceiling height of approximately 11 feet above the first floor, for the sole purpose of erecting a ceiling thereon and not to create a second floor for any use whatsoever; that the toilets now existing on the mezzanine at the Northern Boulevard front shall be maintained for the new occupants; that in all other respects the premises shall comply with all laws, rules and regulations applicable thereto, other than as modified by the Board under Cal. No. 126-59-A; that any portable fire-fighting appliances required by the Fire Commissioner shall be provided; that all permits and a certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

126-59-A

APPLICANT—Julius S. Rapson for The Society of St. Vincent de Paul, owner.

SUBJECT—Application February 27, 1959—filed pursuant to Section 35, General City Law re alteration of building partially in the bed of a mapped street—proposed widening of 101st Street.

PREMISES AFFECTED—100-20 Northern Boulevard, southwest corner of 101st Street, Block 1715, Lot 10, Corona, Borough of Queens.

APPEARANCES—

For Applicant: Julius S. Rapson and Harold J. Darby.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Acting Chairman Kleinert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox. 4

Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent dated February 24, 1959 on Alt. Applic. 3001-59, reads:

"2. This building being partially in the bed of a

mapped street. The issuance of a permit for its use is contrary to Art. 3 Sec. 35 of the General City Law."

and

WHEREAS, the applicant states that the building is 40 feet by 184 feet in area, located in business and residence use, C area, class 1 height district, 2 stories, 29 feet high, of non-fireproof construction, built in 1915 as a motion picture theatre, now vacant; and

WHEREAS, the applicant states that it proposes to occupy the building by the Society of St. Vincent de Paul for an office, store, manufacturing and storage of 5 trucks; that the use and occupancy is more fully described under Calendar Number 125-59-BZ; and

WHEREAS, the present building with proposed door and curb cuts is partially in the bed of the proposed widening of 101st Street; and

WHEREAS, the Borough President of Queens has advised this Board that the Final Maps of the Borough of Queens adopted by the Board of Estimate and Apportionment on January 11, 1912, indicates a proposed widening of about 5 feet on the easterly and westerly sides of 101st Street, which is in private ownership; that there is no proceeding now pending to acquire title to the proposed widening; and

WHEREAS, the premises were inspected by a committee of the Board, which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, acting on Alt. Applic. 3001-59, Objection No. 1, dated February 24, 1959, be and it hereby is *modified* under the powers vested in the Board by Section 35 of the General City Law, and that the appeal be and it hereby is *granted*, to permit this building to be continued partially in the bed of a mapped street, after the alteration has been completed as provided for under conditions described in resolution adopted this day under Cal. No. 125-59-BZ affecting the subject premises; that in all other respects the building, use and occupancy shall comply with all laws, rules and regulations applicable thereto.

Adjourned: 12:45 P.M.

JOSEPH J. DOYLE, *Chief Clerk*.

REGULAR MEETING

TUESDAY AFTERNOON, MAY 26, 1959, 2 P.M.

Present: Acting Chairman Kleinert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox.

128-41-SA

APPLICANT—Abrahams & Hertzberg, for American Furnace Company, owner.

SUBJECT—Application reopened February 10, 1959 for amendment of resolution—re AFCC Ceiling Mounted, oil-fired air conditioning unit, Models 12-OC, 23-OC, 28-OC and 33-OC; previously approved.

APPEARANCES—

For Applicant: Charles Abrahams and Lester Aksman.

ACTION OF BOARD—Resolution amended in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Commissioner Foley, Commissioner Sleeper, and Commissioner Fox 3

Negative: Acting Chairman Kleinert 1

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Calendar Number 128-41-SA

Subject: Amendment to resolution.

Abrahams & Hertzberg for American Furnace Company, requested by letter dated December 31, 1958, that the resolution adopted May 31, 1950 and amended October 21, 1958 under Calendar Number 128-41-SA be amended to include the additional Model SO-75-H and SO-100-H Oil Fired Furnaces and to permit the use of a 40-40 mesh screen for garage installations.

MINUTES

Purpose

These are oil fired suspended furnaces for domestic and commercial use and also for use in garages and similar occupancies.

Description

The SO-75-H and SO-100-H furnaces are similar to the 12-OC, 23-OC, 28-OC and 33-OC furnaces previously approved. They are provided with an Afco Oil Burner as manufactured by the Nu-Way Corporation, approved by the Board under Calendar Number 829-48-SA, but may be provided with other approved oil burners of similar design with a firing rate of .75 gallon per hour for the SO-75-H model and 1.00 gallon per hour for the SO-100-H.

The previously approved models were also approved for installation in garages and similar occupancies under certain conditions. The modification requested is the substitution of a 40-40 mesh stainless steel screen over the air intake of the oil burner instead of the enclosure box as now approved.

Recommendation

On the basis of the data filed by the applicant, the Committee on Test recommends that the resolution adopted May 31, 1950 and amended October 21, 1958 under Calendar Number 128-41-SA be amended so as to include the Model SO-75-H and SO-100-H oil fired furnaces and so as to permit the substitution of a 40-40 wire mesh screen over the air intake of the oil burner instead of the enclosure box on condition that all other requirements of the resolution adopted May 31, 1950 and amended October 21, 1958 under Calendar Number 128-41-SA be complied with.

(Sgd.) SAMUEL L. BECKER,
Director,
JOHN A. DARTS,
Assistant Engineer,
GEORGE F. SKLENARIK,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *amend* the above cited resolution in accordance with the above report.

552-50-SA—Vol. III

APPLICANT—Bowser, Inc., owner.

SUBJECT—Application reopened March 3, 1959 for amendment of resolution as to additional gasoline dispensing pumps, namely 4800 series—re Bowser Self-Contained Gasoline Pumps, Models 520-A, 521, 525, 530, 575-A, 585, 595, 596, with or without suffix K, KR and R, Models 1100, 1100R, 1101R, 1102 and 1500 series; previously approved.

APPEARANCES—

For Applicant: Richard E. Kruse.

ACTION OF BOARD—Resolution amended in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Acting Chairman Kleinert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox. 4
Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Calendar Number 552-50-SA—Vol. III.

Subject: Amendment to resolution as to additional gasoline dispensing pumps.

Bowser Inc., requested by filing an application dated February 18, 1959 that the resolution adopted June 5, 1951 and amended through July 8, 1958 under Calendar Number 552-50-SA Vol. I, II & III, be amended so as to include additional models of gasoline dispensing pumps. The application was reopened by a vote of the Board March 3, 1959.

Purpose

The appliances are gasoline dispensing pumps.

Description

The requested models are designated as the 4800 Series and are identified as follows:

4800 Cable Hose Retriever, Self-Contained Dispenser.

4801 Cable Hose Retriever, High-Speed Self-Contained Dispenser.

4802 Single-Product Twin Dispenser.

4803R Cable Hose Retriever, Two-Product Twin Remote Control Pedestal.

All of the above units are less the visi-gauge and internal lights, and all are 48 inches high. They are all available with either the computer or non-computer clock and as self-contained dispensers or remote-control pedestals with the exception of the Fig. 4803R and 4803RNC, both of which are remote pedestals only as indicated by the suffix letter "R". The suffix letter "NC" designate non-computer. To be more specific, the following description applies—

4800 Cable Hose Retriever, Self-Contained Computing Dispensing Pump. 4800R Cable Hose Retriever Computer, Remote Control Pedestal. 4800NC Cable Retriever, Self-Contained Non-Computing Dispensing Pump. 4800RNC Cable Hose Retriever, Non-Computer Remote Control Pedestal.

4801 Cable Hose Retriever, Self-Contained Computer, High Speed Pump. 4801R Cable Hose Retriever, Computer High-Speed Remote Pedestal. 4801NC Cable Hose Retriever, Self-Contained, Non-Computer Pump. 4801RNC Cable Hose Retriever, Non-Computer High-Speed Remote Control Pedestal.

4802 Cable Hose Retriever, Single-Product, Twin Computer Pump. 4802R Cable Hose Retriever, Single-Product Computer, Remote Pedestal. 4802NC Cable Hose Retriever, Non-Computer Single-Product Twin Pump. 4802RNC Cable Hose Retriever, Non-Computer Single-Product Twin Remote Control Pedestal.

4803R Cable Hose Retriever, Computer, Two-Product Twin, Remote Control Pedestal. 4803RNC Cable Hose Retriever, Non-Computer, Two-Product, Twin Remote Control Pedestal.

Inspection and Test

Details of construction were examined by Ass't Engr. John A. Darts, the pumps have been approved by the Underwriters' Laboratory under MH 1816.

Recommendation

The Committee on Test recommends that the resolution adopted June 5, 1951 and amended through July 8, 1958 under Calendar Number 552-50-SA—Vol. I, II, III be amended so as to include the additional models of gasoline dispensing pumps as herein described on condition that the requirements of the resolution adopted June 5, 1951 under Calendar Number 552-50-SA—Vol. I are complied with.

(Sgd.) SAMUEL L. BECKER,
Director,
JOHN A. DARTS,
Asst. Engr.,
GEORGE F. SKLENARIK,
Asst. Engr.,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *amend* the above cited resolution in accordance with the above report.

105-55-SA—Vols. I & II

APPLICANT—Thatcher Furnace Company, owner.

SUBJECT—Application reopened April 7, 1959 for amendment of resolution—re Thatcher Oil Burner, Models 532-70, 532-100, 532-140, 532-187 for heating homes, filling stations or similar spaces; previously approved.

APPEARANCES—

For Applicant: M. K. Rohrs.

ACTION OF BOARD—Resolution amended in accordance with the report of Committee on Test.

MINUTES

THE VOTE—

Affirmative: Acting Chairman Kleinert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox. 4
Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Calendar Number 105-55-SA Vols. I & II.
Subject: Amendment of resolution.

Thatcher Furnace Company, Garwood, New Jersey requested by letter dated February 26, 1959 that the resolution adopted February 21, 1956 and amended May 20, 1958 under Calendar Number 105-55-SA Vols. I & II be amended so as to permit the installation of the Thatcher Oil-fired Winter Air Conditioner Series 532 in garages and similar occupancies. The application was reopened by a vote of the Board April 7, 1959.

Purpose

Suspended type oil-fired warm air furnaces.

Description

The Models 532-70, 532-100 and 532-140 furnaces were previously approved for domestic and commercial use February 21, 1956 under Calendar Number 105-55-SA Vol. I. The Model 532-187 was approved for similar use May 20, 1958 under Calendar Number 105-55-SA Vol. II.

For installation of these furnaces in garages and similar occupancies it is proposed to install an air intake hood over the burner combustion air opening and attaching 6 inch duct work to the hood to bring all combustion air from outdoors. The bottom of the furnace will be at least 8 feet above the floor.

Recommendation

On the basis of the data filed by the applicant, the Committee on Test recommends that the resolution adopted February 21, 1956 and amended May 20, 1958 under Calendar Number 105-55-SA Vols. I & II be amended so as to permit the installation of the Thatcher Oil-fired Winter Air Conditioner, Series 532 in garages and similar occupancies when equipped with an air intake hood and duct work for outside combustion air on condition that in such installations the bottom of the furnace will be at least 8 feet above the floor and further that all other requirements of the resolution adopted February 21, 1956 and amended May 20, 1958 under Calendar Number 105-55-SA Vols. I & II be complied.

(Sgd.) SAMUEL L. BECKER,
Director,
JOHN A. DARTS,
Asst. Engr.,
GEORGE F. SKLENARIK,
Asst. Engr.,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *amend* the above cited resolution in accordance with the above report.

841-56-SA

APPLICANT—American Radiator & Standard Sanitary Corp., owner.

SUBJECT—Application reopened March 31, 1959 for amendment of resolution as to housing on approved oil burner—re Arcoflame Conversion Oil Burner, Model PH and DH; previously approved.

APPEARANCES—

For Applicant: Graham E. Murray.

ACTION OF BOARD—Resolution amended in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Acting Chairman Kleinert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox. 4
Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Calendar Number 841-56-SA.

Subject: Amendment to resolution as to change of housing on approved oil burner.

American Radiator and Standard Sanitary Corp., New York, requested by filing an application dated March 13, 1959 that the resolution adopted March 19, 1957 and amended May 27, 1958 under Calendar Number 841-56-SA be amended so as to permit a change of the housing on the Model DH Oil Burner. The application was reopened by a vote of the Board, March 31, 1959.

Description

The requested change is in the housing of the Oil Burner. The oil burner, as approved, was constructed with a drawn steel housing and the requested modification is a change of housing to die cast aluminum. The requested change has been approved by the Underwriters' Laboratory.

Recommendation

The Committee on Test recommends that the resolution adopted March 19, 1957 and amended May 27, 1958 under Calendar Number 841-56-SA be amended so as to permit the approved oil burner, Model DH Arcoflame to be constructed with a die cast aluminum housing on condition that the requirements of the resolution adopted March 19, 1957 be complied with.

(Sgd.) SAMUEL L. BECKER,
Director,
JOHN A. DARTS,
Assistant Engineer,
GEORGE F. SKLENARIK,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *amend* the above cited resolution in accordance with the above report.

369-57-SM

APPLICANT—Gateway Engineering Company, owner.
SUBJECT—Application reopened November 18, 1958 for amendment of resolution as to use with concrete aggregates approved by the Board—re Beehive Anchoring System and Accessories, Bee Claws, Bee Clips, Bee-Nut with Spring, Bee-Nut (plain) and Bee-Nut with Loop; previously approved.

APPEARANCES—

For Applicant: Charles M. Duncan.

ACTION OF BOARD—Resolution amended in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Acting Chairman Kleinert, Commissioner Foley, and Commissioner Sleeper 3
Negative: Commissioner Fox 1

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Calendar Number 369-57-SM.

Subject: Amendment to resolution as to use with concrete aggregates approved by the Board.

Gateway Engineering Co., Chicago, Illinois, requested by letter dated October 27, 1958 that the resolution adopted November 13, 1957 and amended May 13, 1958 under Calendar Number 369-57-SM be amended so as to permit the approved system to be used in conjunction with concrete made of approved aggregates. The application was reopened by a vote of the Board November 18, 1958.

Purpose

The system and accessories are a means of attaching various lines and attachments from a concrete ceiling.

MINUTES

Description

There has been no change in the construction of the system or in its method of installation.

Recommendation

The Committee on Test recommends that resolution adopted November 13, 1957 and amended May 13, 1958 under Calendar Number 369-57-SM be amended so as to permit the use of this system in conjunction with structural concretes made of aggregates approved by the Board but not to be used in cinder concrete on condition that the requirements of the resolution adopted November 13, 1959 and as amended May 13, 1958 under Calendar Number 369-57-SM are complied with.

(Sgd.) SAMUEL L. BECKER,
Director,
JOHN A. DARTS,
Asst. Engr.,
GEORGE F. SKLENARIK,
Asst. Engr.,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *amend* the above cited resolution in accordance with the above report.

757-57-SM

APPLICANT—Riverton Lime and Stone Co., owner.
SUBJECT—Application October 8, 1957—Flamingo
Masonry Cement, approval of.

APPEARANCES—

For Applicant: Paul J. Bobby.

ACTION OF BOARD—Material approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Acting Chairman Kleinert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox. 4

Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Calendar Number 757-57-SM.

Subject: Flamingo Masonry Cement.

Riverton Lime and Stone Co., Riverton, Virginia, filed October 8, 1957 an application with the Board of Standards and Appeals for approval of the material known as Flamingo Masonry Cement under the provisions of C26-314.0 Administrative Building Code.

Purpose

The material is used in masonry construction.

Description

The material is a mixture of approved Type A hydraulic lime interground with approved portland cement, air entraining agents and plasticizing agents. The finished product is bagged in 70 lb. bags and is used as a mortar when mixed with the amount of sand and water as required under the Administrative Building Code.

Inspection and Test

Samples of the material were tested at Manhattan College in accordance with the requirements of C26-314.0 and tested under ASTM C190-49 and the tensile strength, at twenty eight days, was found to be 173 p.s.i. The complete report is on file with and is part of the record.

Recommendation

On the basis of the test and the data filed by the applicant, the Committee on Test recommends the approval of the material known as Flamingo Masonry Cement for use in New York City under the provisions of C26-313.0 and C26-314.0 Administrative Building Code on condition that each bag in which the material is marketed shall be tagged, stamped or labelled "Approved by the Board of

Standards and Appeals for use in New York City under Calendar Number 757-57-SM."

(Sgd.) SAMUEL L. BECKER,
Director,

JOHN A. DARTS,
Asst. Engr.,

GEORGE F. SKLENARIK,
Asst. Engr.,

Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

758-57-SM

APPLICANT—Riverton Lime and Stone Co., owner.
SUBJECT—Application October 8, 1957—Flamingo Brand
Hydraulic Lime Type A, approval of.

APPEARANCES—

For Applicant: Paul J. Bobby.

ACTION OF BOARD—Material approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Acting Chairman Kleinert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox. 4

Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Calendar Number 758-57-SM.

Subject: Flamingo Brand Hydraulic Lime, Type A.

Riverton Lime and Stone Co., Riverton, Virginia, filed October 8, 1957 an application with the Board of Standards and Appeals for approval of the material known as Flamingo Brand Hydraulic Lime under the provisions of C26-191.0 Administrative Building Code.

Purpose

The material is a hydraulic lime used mainly in lime mortars.

Description

The lime is manufactured from argillaceous limestone having the following chemical composition Silica—15.50%; Iron and Aluminum Oxides 5.84%; Calcium Oxide—60.00%; Magnesium Oxide—3.82%; Sulphuric Anhydride 1.32%; Loss on Ignition—13.12%—Total = 99.60%.

Insoluble Residue—1.17%—Carbon Dioxide—3.95% and Free Lime—26.20%.

The processing consists of calcining, hydrating, bin curing and grinding. After grinding, the material is bagged in 78 lb. bags.

Inspection and Test

The material was tested at Manhattan College in accordance with the requirements of ASTM C-141-55 and successfully met with the requirements.

Recommendation

The Committee on Test recommends the approval of the material known as Flamingo Brand Hydraulic Lime, Type A for use in New York City under the provisions of C26-191.0 Administrative Building Code on condition that each bag shall be marked, stamped or labeled "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 758-57-SM".

(Sgd.) SAMUEL L. BECKER,
Director,

JOHN A. DARTS,
Asst. Engr.,

GEORGE F. SKLENARIK,
Asst. Engr.,

Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

MINUTES

951-57-SA

APPLICANT—Ducane Heating Corporation, owner.

SUBJECT—Application reopened March 3, 1959 for amendment of resolution as to additional trade names, use and new model furnace LB-250—re Ducane Oil-fired Forced Warm Air Furnace, Models HS-84, CS-95, CS-110, S-140, S-250, C-84, HB-95, MB-110, LB-95, LB-110, LB-150 and LB-180; previously approved.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Resolution amended in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Acting Chairman Kleinert, Commissioner Foley and Commissioner Sleeper 3
Negative: Commissioner Fox 1

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Calendar Number 951-57-SA.

Subject: Amendment to resolution as to additional trade names, use and a new model furnace.

Ducane Heating Corporation, Hawthorne, New Jersey, requested by letters dated December 2, 1958 and January 16, 1959 that the resolution adopted March 4, 1958 under Calendar Number 951-57-SA be amended so as to include the new model furnace LB-250, additional trade names and to permit the use of the suspended type furnaces in garages. The application was reopened by a vote of the Board, March 3, 1959.

Description

The new model Ducane Oil Fired Forced Warm Air Furnace LB-250 is similar to the LB models previously approved. It differs only in its heating capacity which is 250,000 Btu per hour output at the bonnet. The nozzle capacity of the oil burner used is 2.25 gallons per hour for No. 2 fuel oil.

The suspended type furnaces, previously approved designated by the letters S, CS or HS when installed in garages or similar occupancies will have the oil burner fully enclosed in a sheet metal box secured by screws to the furnace jacket. Such enclosure will be provided with a 6 inch duct opening for supplying all combustion air from outdoors through a suitable duct. In all garage installations the furnace will be suspended at least 8 feet above the floor.

Recommendation

The Committee on Test recommends that the resolution adopted March 4, 1958 under Calendar Number 951-57-SA be amended so as to include the model LB-250 Ducane Oil Fired Forced Warm Air Furnace and to permit the various models as indicated in the application to be marketed under the following trade names in addition to those previously approved under Calendar Number 951-57-SA; Firewel Company, Iron Fireman Co., Janitrol Surface Combustion and Paragon Oil Burner Corp., and also to permit the installation of the suspended type furnaces in garages and similar spaces when installed not less than 8 feet above the floor and with all combustion air supplied through duct work from outdoors in accordance with report, on condition that in other respects, the requirements of the resolution adopted March 4, 1958 under Calendar Number 951-57-SA be complied with.

(Sgd.) SAMUEL L. BECKER,
Director,
JOHN A. DARTS,
Asst. Engr.,
GEORGE F. SKLENARIK,
Asst. Engr.,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby amend the above cited resolution in accordance with the above report.

101-58-SA

APPLICANT—The Alstrom Corporation, owner.

SUBJECT—Application March 5, 1958—Alstrom "Film-wall" Oil Preheater, Model "FW" Oil Preheater non-contaminating, approval.

APPEARANCES—

For Applicant: John J. Cesa.

ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Commissioner Foley, Commissioner Sleeper and Commissioner Fox 3
Negative: Acting Chairman Kleinert 1

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Calendar Number 101-58-SA.

Subject: Alstrom "Filmwall" Oil Preheater Model "FW" Oil Preheater, Non Contaminating.

The Alstrom Corporation, manufacturer-owner, filed March 5, 1958 an application with the Board of Standards and Appeals for approval of the appliance known as Alstrom "Filmwall" Oil Preheater model "FW" Oil Preheater non contaminating under the provisions of the Oil Burner Rules of the Board.

Purpose

The appliance is a fuel oil preheater.

Description

The Alstrom "Filmwall" Oil Preheater model "FW" is constructed of two concentric pipes, one within the other. The inner pipe has a coupling fully welded concentrically on and partially over each end and is open straight through. This pipe which has a minimum wall thickness of 5/16 inch, contains pumped or gravity circulated boiler water. The outer pipe or shell is slipped over the inner pipe and its ends are also fully welded, partially over and to the same couplings. This leaves a completely sealed oil heating chamber between the two pipes. The oil enters and leaves through oil couplings on the surface of the shell. When customers prefer male threaded outlets on the heater instead of female as with the couplings, the inner pipe is then slipped over and centered on the outer pipe, leaving the threaded ends exposed. The pipes are then fully welded together at the ends of the outer pipe, leaving a completely sealed oil heating chamber between the two pipes, as with female outlet heater.

Because the oil is separated from the boiler water by the inner pipe which has a steel wall, 5/16 inch minimum thickness, there is no possibility of the oil contaminating the boiler water. The thickness of this steel pipe exceeds by several times the combined thickness of both tubes used in presently approved double tube oil heater and it is equal to the thickness of presently approved water wall oil heaters.

Inspection and Test

Details of construction of this appliance were examined at the Board and were found to be constructed in accordance with A.S.M.E. specifications for up to 125 lbs. working pressure.

Recommendation

On the basis of the inspection and test and the data filed by the applicant, the Committee on Test recommends the approval of the Alstrom "Film Wall" Oil Preheater Model "FW" Oil Preheater non contaminating for use in New York City when constructed as herein described and operated in accordance with Oil Burner Rules of the Board on condition that the appliance bears a label permanently affixed reading as follows: "Approved by the Board of Standards

MINUTES

and Appeals for use in New York City, under Calendar Number 101-58-SA".

(Sgd.) SAMUEL L. BECKER,
Director,
JOHN A. DARTS,
Assistant Engineer,
GEORGE F. SKLENARIK,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

157-58-SA

APPLICANT—Shampaine Electric Company, owner.
SUBJECT—Application March 21, 1958—Shampaine Electric Co., Automatic Sterilizers, for Hospitals, various types, approval of.

APPEARANCES—

For Applicant: Robert Lewis.

ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Acting Chairman Kleinert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox. 4
Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Calendar Number 157-58-SA.

Subject: Shampaine Electric Co., Automatic Sterilizers.

Shampaine Electric Co., New Rochelle, New York, filed March 21, 1958 an application with the Board of Standards and Appeals for approval of the Shampaine Electric Co. Automatic Sterilizers under the provisions of the Submerged Inlet Rules of the Board.

Purpose

The appliances are sterilizers used in hospitals.

Description

The appliances are used in hospitals for the sterilizing of utensils and surgical instruments. All the sterilizers are built with an A.S.M.E. approved body and depending on the usage; the interior chamber may be monel, nickel or stainless steel.

The heating for sterilization may be either by steam, electric or gas heat.

The water supply connection to the generators in all sterilizers is either through an approved vacuum breaker and check valve, installed in accordance with the requirements of the Submerged Inlet Rules of the Board or through a Sanitary Fill Funnel having an air gap of at least 1½ inches. The sanitary waste funnel is equipped with an air gap that is twice the diameter of the discharge orifice, but in all cases at least 1½ inches.

Inspection and Test

Details of construction of the Shampaine Automatic Sterilizers were examined by Ass't. Engr. J. A. Darts, Committee on Test, and it was noted that all the appliances were equipped with either a vacuum breaker and check valve or an air gap.

Recommendation

On the basis of the inspection and the data filed by the applicant, the Committee on Test recommends the approval of the Shampaine Electric Co. Automatic Sterilizers, on condition that all bedpan sterilizers and steamers and similar equipment shall be equipped with approved vacuum breaker and check valve and when supplied with a flush valve fixture, the equipment shall also be equipped with an approved vacuum breaker as required by the Submerged Inlet Rules of the Board; other types of sterilizers may be equipped with an air gap as herein described; and further that when

the units are gas heated, the equipment shall also comply with the requirements of Article 12, Chapter 26, Administrative Building Code and further that all electrical work shall comply with the requirements of the Electrical Code of the City of New York and that the appliance bear a label, permanently affixed reading, "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 157-58-SA".

(Sgd.) SAMUEL L. BECKER,
Director,
JOHN A. DARTS,
Asst. Engr.,
GEORGE F. SKLENARIK,
Asst. Engr.,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

210-58-SM

APPLICANT—Wilfred F. Cole, for Litecraft Manufacturing Corp., owner.

SUBJECT—Application April 8, 1958—Litecraft Lumirama; corrugated Plastic diffuser, approval of.

APPEARANCES—

For Applicant: Warren Flanigen.

ACTION OF BOARD—Material approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Acting Chairman Kleinert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox. 4
Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Calendar Number 210-58-SM.

Subject: Litecraft Lumerama.

Wilfred F. Cole for Litecraft Mfg. Corp., filed April 8, 1958 an application with the Board of Standards and Appeals for approval of the material known as Litecraft Lumirama under the provisions of C26-461.0 Administrative Building Code.

Purpose

The material is to be used as a plastic light diffusing ceiling.

Description

The ceiling consists of a plastic diffuser which is 0.007 gauge corrugated vinyl sheet as manufactured by the Bakelite Division of Union Carbide Corp. The plastic sheet is suspended in extruded aluminum channels. The channels are made of 6063-T5 alloy and have a wall thickness of 0.625 inches.

The installation is as follows:

The ceilings hanger or clip is attached directly to the ceiling floor or roof above and the ¼ inch steel hanger is inserted into the clip. The other end of this hanger is "J" shaped and is inserted into an inverted "U" on top of the main carrying member. The hook assembly and ceiling clip are installed 3 feet no inches on centers in one direction and a maximum of 8 feet no inches on centers perpendicular to those on 3 feet no inches so that a grillage is set up supporting 3 feet no inches in one direction and 8 feet no inches in the other direction.

Inspection and Test

The plastic has been tested by the Underwriters' Laboratory and is rated self extinguishing under ASTM-D-635-44.

Recommendation

On the basis of the inspection and test and the data filed by the applicant, the Committee on Test recommends the approval of the Lumin-Glo Ceiling (plastic light diffusing ceiling) for installation in New York City when constructed of materials as herein described and installed in accordance

MINUTES

with the requirements of C26-461.1 Administrative Building Code on condition that the main carrying members shall be carried on straps as herein described secured to the ceiling, floor or roof construction above, that wires shall not be used in the suspension system and further that all plans filed with the Department of Housing and Buildings showing the proposed use of this system shall be marked or stamped as follows: "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 210-58-SM", and that the containers or cartons in which the material is marketed shall be similarly marked. It is further recommended that the use of this material in Class I and II construction be limited to an area to be covered not to exceed 10,000 sq. ft. in area and only when such space is separated from the remainder of the floor area by an approved wall, fire wall, fire partition or fireproof partitions. In class III, construction shall be limited in accordance with the requirements of the Administrative Building Code.

The Committee further recommends that as C26-1354.0 Administrative Building Code was amended by Local Law 105 of 1955 to allow the use of this type of light diffuser in locations as permitted under C26-1351.1 Administrative Building Code as amended by Local Law 91 of 1954, plans filed with the Department of Buildings and will also show the proposed occupancy so that the use of this ceiling in the proposed location may be checked as to its use in the type of hazard occupancy as set forth under C26-1351.1 Administrative Building Code as amended by Local Law 91 of 1954. The Committee further recommends that in approving the installation, the Department of Buildings shall require that in the event of a change in occupancy the installation shall be re-examined under C26-1354.0 Administrative Building Code as amended by Local Law 105 of 1955.

(Sgd.) SAMUEL L. BECKER,
Director,
JOHN A. DARTS,
Asst. Engr.,
GEORGE F. SKLENARIK,
Asst. Engr.,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

241-58-SA

APPLICANT—Janitrol Division of Surface Combustion Corp., owner.

SUBJECT—Application April 18, 1958—Janitrol Gas-fired Winter Air Conditioners, Series FVS and CVC, approval of.

APPEARANCES—

For Applicant: Thomas J. Burke.

ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Acting Chairman Kleinert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox. 4
Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Calendar Number 241-58-SA.

Subject: Janitrol Gas-fired Winter Air Conditioners, Series FVS and CVC.

Surface Combustion Corporation owner, Columbus, Ohio, filed April 18, 1958, an application with the Board of Standards and Appeals for approval of Janitrol Gas-fired Winter Air Conditioners, Series FVS and CVC for use in New York City under the provisions of Article 12, of the Administrative Building Code.

Purpose

A gas-fired unit space heater flue connected. Not to be installed in garages or other places of explosive atmosphere.

Description

The Series FVS, and CVC is basically the same as the Series CVS, Calendar Number 349-52-SA—Vol. II, November 19, 1957, Bulletin 48, Vol. XLII, having the same gauge of metal, general construction features and controls. The changes incorporated in the FVS and CVC Series consist of the following:

The Series CVC conditioner is equipped with a ceramic coated heat exchanger, whereas the Series FVS conditioner is equipped with a plain steel heat exchanger of the same gauge.

Inspection and Test

The appliance has been tested and approved by the American Gas Association.

The complete report is on file with and is part of the record.

Recommendation

On the basis of the test and data filed by the applicant, the Committee on Test recommends the approval of the Janitrol Gas-Fired Winter Air Conditioners, Series FVS and CVC for use in New York City in other than explosive atmosphere, with natural, manufactured or mixed gases, on condition, that the burner shall bear a label permanently affixed reading, "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 241-58-SA".

(Sgd.) SAMUEL L. BECKER,
Director,
JOHN A. DARTS,
Asst. Engr.,
GEORGE F. SKLENARIK,
Asst. Engr.,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

406-58-SM

APPLICANT—G. & W. H. Corson, Inc., owner.

SUBJECT—Application June 25, 1958—Corsons Masonry Cement, approval of.

APPEARANCES—

For Applicant: David B. Crowther.

ACTION OF BOARD—Material approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Acting Chairman Kleinert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox. 4
Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Calendar Number 406-58-SM.

Subject: Corson Masonry Cement.

G. & W. H. Corson, Inc., Plymouth Meeting, Pa., filed June 25, 1958 an application with the Board of Standards and Appeals for approval of the material known as Corson Masonry Cement under the provisions of C26-314.0 and C26-191.0 Administrative Building Code.

Purpose

The material is to be used as a masonry cement.

Description

The material is a mixture of Miracle Lime, previously approved by the Board, and approved portland cement mixed in the proportions as permitted under C26-313.0 Administrative Building Code and when used it is mixed in the

MINUTES

proportions of one part of masonry cement to three parts of sand.

Inspection and Test

The material was tested by E. L. Conwell Co., Philadelphia, Pa., and successfully met the requirements of ASTM-C91-56T. The complete report is on file with and is part of the record.

Recommendation

On the basis of the test and the data filed by the applicant, the Committee on Test recommends the approval of the material known as Corsons Masonry Cement for voluntary use in New York City under the provision of C26-314.0 Administrative Building Code, on condition that each bag in which the material is marketed shall be stamped or labeled "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 406-58-SM".

(Sgd.) SAMUEL L. BECKER,
Director,
JOHN A. DARTS,
Asst. Engr.,
GEORGE F. SKLENARIK,
Asst. Engr.,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

518-43-SM—Vol. II

APPLICANT—Acme Steel Partition Company, Inc., owner.

SUBJECT—Application for consideration—reopening for amendment of resolution as to modification of seam—re Kalamein 1 and ½ Hour Fire Test Door Assembly, perviously approved.

APPEARANCES—

For Applicant: Daniel D. Bleiberg.

ACTION OF BOARD—Application reopened for report and possible amendment as to the modification of the seam originally approved in the center of the edge of the door.

THE VOTE—

Affirmative: Acting Chairman Kleinert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox. 4
Negative: 0

337-49-SA

APPLICANT—Federal Oil Burner Company, division of Ray Engineering Company, Inc., owner.

SUBJECT—Application for consideration—reopening for amendment of resolution, change of ownerships—re Federal Heavy Oil Burner, Models H-PA and HPRA, sizes 1 to 5 inclusive; previously approved.

APPEARANCES—

For Applicant: Isidore H. Schweidel.

ACTION OF BOARD—Application reopened for report as to additional information and referred to Examiner.

THE VOTE—

Affirmative: Acting Chairman Kleinert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox. 4
Negative: 0

413-53-SM

APPLICANT—Victaulic Company of America, owner.

SUBJECT—Application for consideration—reopening for amendment of resolution as to additional use—re Victaulic Iron Pipe Couplings and Fittings; previously approved.

APPEARANCES—

For Applicant: J. H. Krooss.

ACTION OF BOARD—Application reopened for report as to amendment, to include additional use, and for test, if necessary.

THE VOTE—

Affirmative: Acting Chairman Kleinert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox. 4
Negative: 0

582-53-SA

APPLICANT—The Trane Company, owner.

SUBJECT—Application for consideration—reopening for report as to additional models and use in garages—re Trane Gas-fired Unit Heaters, Models G50, G80, G105, G135, G165 and G230; previously approved.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application reopened for test and report as to additional models and use in garages.

THE VOTE—

Affirmative: Acting Chairman Kleinert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox.. 4
Negative: 0

720-58-SA

APPLICANT—Per-Fab Company, Inc., owner.

SUBJECT—Application for consideration—reopening for amendment as to additional use—re Per-Fab Heat Transfer System; previously approved.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application reopened for report as to amendment as to additional use.

THE VOTE—

Affirmative: Acting Chairman Kleinert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox.. 4
Negative: 0

661-58-SA

APPLICANT—Cincinnati Cleaning and Finishing Machinery Co., owner.

SUBJECT—Application November 18, 1958—Cincinnati Gas-fired Paint Bake Oven, Conveyorized and Batch Type, approval of.

APPEARANCES—

For Applicant: John Upton.

ACTION OF BOARD—Laid over, date to be set, pending amendment of the Rules of the Board.

491-43-A—Vol. II

APPLICANT—Irving Adelson, for Veg Packaging Corp., owner.

SUBJECT—Application reopened May 12, 1959 for consideration as to extension of term of variance—expires June 8, 1959—decision of the Borough Superintendent—re stairs and egress, etc.

PREMISES AFFECTED—108-112 West 3rd Street, south side, 97 feet west of Sullivan Street, Block 540, Lot 17, Borough of Manhattan.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Term of variance extended.

THE VOTE—

Affirmative: Acting Chairman Kleinert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox.. 4
Negative: 0

THE RESOLUTION—

WHEREAS, under date of November 9, 1943 under Cal. No. 491-43-S, Vol. I, the Board rendered a variation in the application of the Labor Law as cited in a decision of the Borough Superintendent on Alt. Applic. 899-43, Objections 1 and 4, so as to accept the existing stairway with an occupancy of not more than 15 persons on the 2nd floor; that the existing ramp be continued provided that there is a fireproof, self-closing door at the foot thereof and the ramp is enclosed with fireproof material from floor to ceiling on the 1st story; that the exit passageway from the rear stairway be maintained enclosed in approved fireproof material; that the existing vent shaft be maintained enclosed in masonry; that the main stairway be carried to the roof and the

MINUTES

rear stairway shall be a double rung iron ladder for access to roof through a scuttle equipped with an easy opening scuttle device, and that such variance should continue for a term of five years; that the term of such variance was extended by the Board under date of December 21, 1948 for an additional term of five years; and

WHEREAS, under date of June 1, 1954 the applicant requested reopening of this appeal so as to amend the resolution to remove the limit on the term of the variance and stated that it was proposed to include the exit conditions by erecting a fireproof vestibule on the 2nd floor at the front stairs so that the exit door will not obstruct the landing and stated that the existing 11 foot by 12 foot fireproof door at the foot of the ramp on the 1st floor had been made stationary and a new 3 foot 9 inches by 6 foot 10 inches fireproof self-closing door installed at the foot of the ramp; that the occupancy of the 1st floor was to be limited to 30 persons; and

WHEREAS, this appeal was reopened by a vote of the Board June 8, 1954 as Cal. No. 491-43-S, Vol. II, to consider such request by the applicant; and

WHEREAS, under date of February 1, 1955 the Board modified Objections 2, 3, 4 and 5 issued by the Borough Superintendent May 13, 1954 on Alt. Applic. 531-54 so as to permit the conditions substantially as proposed and continue the term of the variance for a term of five years expiring June 8, 1959; and

WHEREAS, under date of March 18, 1955 the applicant requested reopening of this appeal and amendment of the resolution so as to omit the requirement for a new fireproof vestibule at the front 2nd floor stairs; and

WHEREAS, the applicant now contends that a variance was granted by the Board November 9, 1943 for a term of five years and extended for an additional term of five years on December 21, 1948; that in both of these instances the terms of the variance did not call for a vestibule at the front 2nd floor stairs; that the proposal to erect such a vestibule was voluntarily made by the applicant to induce the Board to remove the five year limit on the term of the variance; and

WHEREAS, the applicant now requests that the board permit the maintenance of conditions substantially the same as the conditions under which the original variance was granted by the Board.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on November 9, 1943, as amended through July 12, 1955, so that amended portion of the resolution shall read:

"that the vestibule of the second floor of the front stairs to the west as formerly proposed to be constructed may be omitted as now shown on revised plans marked, "Received May 24, 1955," 4 sheets, *on condition* that in all other respects the resolution above cited shall be complied with and that the term of the variance shall be extended to five years from the date of this amended resolution."

11-59-A

APPLICANT—Samuel Rosenblum for Mollie Perl binder Sunshine Nursery School, Incorporated, owner.

SUBJECT—Application January 7, 1959—appeal from decision of Borough Superintendent re certificate of occupancy.

PREMISES AFFECTED—1440 Bryant Avenue, east side, 125 feet south of Jenning Street, Block 2999, Lot 19, Borough of The Bronx.

APPEARANCES—

For Applicant: Samuel Rosenblum, Frances K. Loeb and Margaret S. Bookman.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Acting Chairman Kleinert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox. 4
Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated December 24, 1958 on Violation P-3505-1958, reads:

"Your request of December 17, 1958, that this Department issue a certificate of occupancy for the subject premises is herewith denied for the following reason:

The change is use of the first floor of a frame dwelling from residence to a dining room for thirty children in connection with a day nursery in the adjoining building is contrary to Sec. 2.1.3.5 and 4.2.1 of the Building Code."

and

WHEREAS, the applicant states that the building is 21 feet 6 inches by 45 feet in area, 2 stories, 20 feet high, of wood frame construction, located in residence use, B area, class 1½ height district, used and occupied since 1944 as follows: Cellar—boiler and storage; 1st floor—dining room for the adjoining nursery, 30 persons; 2nd floor—caretaker's apartment; that in 1944 Alt. Applic. 163/44 was filed with the Department of Buildings for premises 1440 Bryant Avenue for use of a dining room on the 1st floor and 1 family on the 2nd floor; that at that time it was proposed to create an opening at the front between the vestibule of 1440 with the building at 1438, so as to provide access from 1438 to 1440; that this opening was protected by a fireproof door; that this Alt. Applic. 163/44 was approved by the Department of Buildings on May 15, 1944, but no certificate of occupancy was issued; that the reason being given that building is of frame construction; that the 1st story is used for dining space only and the plans for that use were approved by the Department; that the nursery itself has a certificate of occupancy; and

WHEREAS, the premises was inspected by a committee of the Board.

Resolved, that the decision of the Borough Superintendent, dated December 24, 1958, acting on Violation P-3505-58 which reads as follows:

"The change in use of the first floor of a frame dwelling from residence to a dining room for thirty children in connection with a day nursery in the adjoining building is contrary to Sec. 2.1.3.5 and 4.2.1 of the Building Code."

be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that there be not more than twenty children in occupancy of the first floor in connection with a day nursery in the adjoining building; that these children be fed but one meal; that the kitchen be equipped with a sprinkler system of two standard sprinkler heads connected to the domestic water supply just inside of the meter; that the occupancy comply with the requirements of the Day Nursery Division of the Department of Health; that the building shall not be increased in height or area; that the exits from the front and rear be maintained clear and accessible at all times; that the building and occupancy in all other respects comply with all laws, rules and regulations applicable thereto; and that a new certificate of occupancy be obtained; all for a term of ten years from the date of this resolution.

283-58-A—Vol. II

APPLICANT—Abraham Grossman, for Grenalt Company, Inc., owner.

SUBJECT—Application for consideration—reopening for amendment of resolution—re Application, decision of the Borough Superintendent—re provide legal hood and chimney; previously granted on condition.

PREMISES AFFECTED—79-83 Pine Street, 128-132 Water Street, southwest corner and 164-168 Pearl Street, 1st floor, Block 39, Lots 8, 9, 10, and 36, Borough of Manhattan.

APPEARANCES—

For Applicant: Abraham Grossman.

ACTION OF BOARD—Appeal reopened and resolution amended.

THE VOTE—

Affirmative: Acting Chairman Kleinert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox. 4
Negative: 0

MINUTES

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. II, on December 9, 1958 on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on December 9, 1958, only so far as it refers to the height of the duct in the exterior front wall of the building, so as to permit this duct to be 17 feet from the bottom of the grill to the curb level, so that as *amended* this portion of the resolution shall read:

"Whereas, the applicant states that the bottom edge of the proposed 14 inch by 16 inch louver exhaust from the duct will be located 17 feet above the street level on Water Street elevation; and that in all other respects the resolution of December 9, 1958, shall be complied with." (B.N. 3760-57)

879-56-A

APPLICANT—Samuel Rosenblum, for Caldwell Realty Corporation, new owner.

SUBJECT—Application for consideration—reopening for amendment of resolution for change of owner—re Appeal from a decision of the Fire Commissioner—re elevator, etc.; previously granted on condition.

PREMISES AFFECTED—227-229 West 29th Street, north side, 446 feet 5 inches east of 8th Avenue, Block 779, Lot 22, Borough of Manhattan.

APPEARANCES—

For Applicant: Samuel Rosenblum.

ACTION OF BOARD—Request for amendment withdrawn to comply.

THE VOTE—

Affirmative: Acting Chairman Kleinert, Commissioner

Foley, Commissioner Sleeper and Commissioner Fox. 4

Negative: 0

635-58-A

APPLICANT—Sidney H. Kitzler, for Joseph and David Bernstein, owners; Pilgrim Basket Co., lessee.

SUBJECT—Application November 6, 1958—Appeal from a decision of the Borough Superintendent, re installation of Florlift not in accordance with approval of Board.

PREMISES AFFECTED—1409-1411 Fulton Street, north side, 347 feet, 10½ inches east of Marcy Avenue, Block 1854, Lot 57, Borough of Brooklyn.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Appeal dismissed for lack of prosecution.

THE VOTE—

Affirmative: Acting Chairman Kleinert, Commissioner

Foley, Commissioner Sleeper and Commissioner Fox. 4

Negative: 0

695-58-A

APPLICANT—Dreier Structural Steel Co., Inc., lessee, for East River Basin Corp., owner.

SUBJECT—Application December 1, 1958—Appeal from a decision of the Fire Commissioner, re use of kerosene-fired salamander.

PREMISES AFFECTED—32-50 Vernon Boulevard, west side, from 10th Street to 33rd Road and 33-48 10th Street, Block 313, Lots 1, 11 and 23 and Block 31, Lot 20, Long Island City, Borough of Queens.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Appeal dismissed for lack of prosecution.

THE VOTE—

Affirmative: Acting Chairman Kleinert, Commissioner

Foley, Commissioner Sleeper and Commissioner Fox. 4

Negative: 0

974-47-A—Vol. II

APPLICANT—Leonard F. Rothkrug, for Felix Felipe and Maria Cruz, owners.

SUBJECT—Application reopened October 28, 1958 as Vol. II—Appeal from a decision of the Borough Superintendent, Commercial use, frame construction.

PREMISES AFFECTED—454 Lafayette Avenue, south side, 58 feet, 4 inches each of Franklin Avenue, Block 1950, Lot 10, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

ACTION OF BOARD—Laid over to June 16, 1959, at 2 P. M. for inspection and decision; hearing closed.

829-56-A

APPLICANT—Lama, Proskauer and Prober, for Jenny Lazzaro, owner.

SUBJECT—Application November 26, 1956—Appeal from a decision of the Borough Superintendent—re egress.

PREMISES AFFECTED—84 University Place, west side, 48 feet north of East 11th Street, Block 569, Lot 26, Borough of Manhattan.

APPEARANCES—

For Applicant: Alfred A. Lama.

ACTION OF BOARD—Laid over to June 9, 1959, at 2 P. M. for applicant to file agreement as to exit from foot of fire escape, or some other means for securing exit.

636-58-A

APPLICANT—Lama, Proskauer and Prober, for Samed Realty Corp., owner.

SUBJECT—Application November 6, 1958—Appeal from a decision of the Borough Superintendent—re marquee, factory building.

PREMISES AFFECTED—747 Broadway, northeast corner of Flushing Avenue, Block 3127, Lot 1, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

ACTION OF BOARD—Laid over to June 23, 1959, at 2 P. M. for inspection and decision; hearing closed.

1129-39-BZ—Vol. II

APPLICANT—900 Southern Boulevard Corporation, owner; Abraham Helman and Isidor Lubin, lessees.

SUBJECT—Application for consideration—reopening for extension of term of variance which has expired May 11, 1959—re Application, decision of the Borough Superintendent; previously granted on condition, under section 7i of the Zoning Resolution, permitting in a business use district, the conversion of occupancy of part of existing business building (stores, previously granted by the Board) to motor vehicle repair shop.

PREMISES AFFECTED—900-908 Southern Boulevard and 908-912 Barretto Street, northeast corner, Block 2735, Lot 1, Borough of The Bronx.

APPEARANCES—

For Applicant: Alfred Pudlin and Abraham Helman.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Acting Chairman Kleinert, Commissioner

Foley, Commissioner Sleeper and Commissioner Fox. 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. II, on May 3, 1949 on certain conditions; and

WHEREAS, the term of variance was extended on May 11, 1954; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on May 11, 1941, as *amended* through May 11, 1954 only so far as it refers to

MINUTES

the term of variance, so that as amended this portion of the resolution shall read:

"... granted under Section 7, Subdivision i for a term of five years from the date of this *amended* resolution, to permit; that other than as herein *amended* the resolution above cited shall be complied with in all respects; and that all permits, including a new Certificate of Occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution." (Alt. App. 482/45)

578-41-BZ

APPLICANT—Hazeltine Corporation, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance—re Application, decision of the Borough Superintendent; previously granted on condition, under sections 7e and 21 of the Zoning Resolution, permitting for a term of years, in a F area and also on the residence portion of the plot located in business and partly in residence use districts, the erection and maintenance of a factory building, and also the omission of the required rear yard.

PREMISES AFFECTED—58-25 Little Neck Parkway, east side, 382.57 feet south of 58th Avenue, Block 8400, Lot 134, Little Neck, Borough of Queens.

APPEARANCES—

For Applicant: Carl D. Martino.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Acting Chairman Kleinert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox. 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on July 15, 1941 on certain conditions; and

WHEREAS, the term of variance was last extended on June 2, 1954; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 2, 1954 only so far as it refers to the term of variance, so that as *amended* this portion of the resolution shall read:

"... granted under Section 7, Subdivision e for a term of five years from the date of this *amended* resolution, to permit; that other than as herein *amended* the resolution above cited shall be complied with in all respects; and that all permits, including a new Certificate of Occupancy, shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution." (NB App 3537/41)

833-41-BZ—Vol. II

APPLICANT—Dominick Salvati & Son, for Rhoda King, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired April 9, 1959—re Application, decision of the Borough Superintendent; previously granted on condition, under section 7h of the Zoning Resolution, to permit in a residence use district, the parking and storage of pleasure motor vehicles, for a term of years.

PREMISES AFFECTED—80 Beach 61st Street, east side, 654.47 feet south of Larkin Avenue, Block 353, Lot 1, Arverne, Borough of Queens.

APPEARANCES—

For Applicant: Leon Komondorea.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Acting Chairman Kleinert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox. 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. II on July 7, 1953 on certain conditions; and

WHEREAS, the resolution was amended and time extended on January 19, 1954; and

WHEREAS, the term of variance was last extended on April 9, 1957; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on May 21, 1942, as thereafter *amended* by resolutions adopted through April 9, 1957, only so far as it refers to the term of variance, so that as *amended* this portion of the resolution shall read:

"... granted under Section 7, Subdivision h for a term of two years from the date of this *amended* resolution, to permit; that other than as herein *amended* the resolution above cited shall be complied with in all respects; and that all permits, including a new certificate of occupancy, shall be obtained and all work completed within six months from the date of this *amended* resolution." (Alt App 614/53)

35-52-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Stapleton and Schneider Motor Sales, Inc., owner.

SUBJECT—Application for consideration—reopening for amendment of resolution—re Application, decision of the Borough Superintendent; previously granted on condition, under sections 7e, 7h and 21 of the Zoning Resolution, to permit in a residence use, D area district, the erection of a one story building occupying more than the permitted area for use as a bowling alley, restaurant, bar and lounge with parking of patron's cars, no fee to be charged.

PREMISES AFFECTED—32-45 75th Street, east side, 100 feet north of Northern Boulevard, Block 1171, Lots 46 and 62, Astoria, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Acting Chairman Kleinert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox. 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was amended by the Board as Vol. II, on December 16, 1958 on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted by the Board on December 16, 1958, only in the following respects:

"that the size of the building which had been shown as 262 feet, 0 inches long may be changed to 260 feet, 0 inches in length, which change increases the excess area of the lot covered to 3,469.16 square feet; and that in all other respects the above resolution shall be complied with, except that all permits and a certificate of occupancy shall be obtained and all work completed in accordance with the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution." (N.B. 1924/58)

459-55-BZ

APPLICANT—Frederick A. Ketcher, for Mary A. Antony, owner; William Penny & Angie Serret, lessee.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired February 28, 1959—re Application, decision of the Borough Superintendent; previously granted on condition, under section 7i of the Zoning Resolution, to permit in a business use district, the maintenance of an existing gasoline service station and an existing metal building for motor vehicle repairs for a term of three years.

MINUTES

PREMISES AFFECTED—5945 Broadway, west side, 811 feet north of West 240th Street, Block 3414, Lot 628, Borough of The Bronx.

APPEARANCES—

For Applicant: Frederick A. Ketcher.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Acting Chairman Kleinert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox. 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on February 28, 1956 on certain conditions; and

WHEREAS, the applicant requested an extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on February 28, 1956 only so far as it refers to the term of variance, so that as amended this portion of the resolution shall read:

"... granted under Section 7, Subdivision i for a term of three years from the date of this *amended* resolution to permit minor motor vehicle repairs for adjustment with hand tools only, that other than as herein *amended* the resolution above cited shall be complied with in all respects; and that all permits, including a new Certificate of Occupancy, shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution." (Alt. App. 436/55)

116-56-BZ

APPLICANT—Haus & Bresin, for Joseph F. Doyle, owner.

SUBJECT—Application for consideration—reopening for amendment of resolution and extension of time to complete which expired November 7, 1957—re Application, decision of the Borough Superintendent; previously granted on condition, under sections 7f and 7i of the Zoning Resolution, to permit in a retail use district, the construction and maintenance of a gasoline service station, lubritorium, auto washing, minor repairs (using hand tools only) office and sales of auto accessories for a term of 15 years.

PREMISES AFFECTED—2451-2459 Westchester Avenue and 1400-1408 Rowland Street, northeast corner, Block 3974, Lot 1, Borough of The Bronx.

APPEARANCES—

For Applicant: Joseph C. Haus.

ACTION OF BOARD—Application reopened, resolution amended and time extended.

THE VOTE—

Affirmative: Acting Chairman Kleinert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox. 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on June 26, 1956 on certain conditions; and

WHEREAS, the resolution was amended on November 7, 1956; and

WHEREAS, the applicant requested a further amendment of the resolution and extension of time to complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 26, 1956, as *amended* through November 7, 1956, only as it refers to the size of the accessory building so that as *amended* this portion of the resolution shall read:

"that the accessory building may be reduced in size from three bays, as previously permitted to a two bay building, 40 feet long by 28 feet deep, as shown on plans filed with this request for amendment marked 'Received May 5, 1959', 4 sheets; and that the time to obtain permits and complete the work may be extended so that as *amended* this portion of the resolution shall read:

"that all permits required, including a certificate

of occupancy, shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution. (Alt. App. 362/59)

671-57-BZ

APPLICANT—Max Siegel Associates, for Atomic Garage Inc., owner. Temple Garage, lessee.

SUBJECT—Application for consideration—reopening for extension of time to complete—re Application, decision of the Borough Superintendent; previously granted on condition, under section 7c of the Zoning Resolution, to permit in a business use district, roof parking for passenger type motor vehicles on an existing garage building.

PREMISES AFFECTED—118-122 West 56th Street, south side, 275 feet west of Avenue of The Americas, Block 1008, Lot 44, Borough of Manhattan.

APPEARANCES—

For Applicant: John M. Hronec.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Acting Chairman Kleinert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox. 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on May 27, 1958 on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on May 27, 1958, only as to the time to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that all permits required, including a certificate of occupancy, shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution." (Alt. App. 1234/57)

275-58-BZ

APPLICANT—J. M. Berlinger, for Martin Brown and William Turner, owners.

SUBJECT—Application for consideration—reopening for amendment of resolution,—re Application, decision of the Borough Superintendent; previously granted on condition, under sections 7e, 9A and 21 of the Zoning Resolution, to permit in a residence use, Class 1 height district, the erection of a 6 story multiple dwelling with a 70 car garage that exceeds the allowable height, is located within 2 miles of a designated airport and provides for 3 retail stores on the first floor.

PREMISES AFFECTED—1261 Far Rockaway Boulevard, southwest corner of Beach 12th Street, Block 35, Lots 17-27 and Lot 31, Far Rockaway, Borough of Queens.

APPEARANCES—

For Applicant: J. M. Berlinger.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Acting Chairman Kleinert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox. 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on December 19, 1958 on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on December 19, 1958, by adding thereto:

"that the height of the portion of the building facing on Beach 12th Street shall not be higher than 60 feet, 6½ inches; that the area of the building shall not exceed the original area granted under resolution above cited by more than 10,065 square feet for the balconies shown

MINUTES

on the typical floor and plot plan drawings, which the Building Department construed as being part of the area of the building, all as shown on plans filed herewith marked 'Received April 20, 1959,' 4 sheets; and that in all other respects the resolution above cited shall be complied with; and that all permits and a certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution." (N.B. 4643-56)

662-26-BZ—Vol. IV

APPLICANT—Robert J. Crinnion, for Post Arrow Company, owner. Highway Enterprises, lessee.

SUBJECT—Application for consideration—reopening as Vol. IV subject to regular procedure—re Application, decision of the Acting Borough Superintendent; previously denied, under section 7f of the Zoning Resolution, to permit in a business use district for a stated term of years, the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—3512 Boston Road, northeast corner of Eastchester Road, Block 4723, Lot 66. Borough of The Bronx.

APPEARANCES—

For Applicant: Thomas P. Crinnion.

ACTION OF BOARD—Application reopened as Vol. IV, subject to the regular procedure.

THE VOTE—

Affirmative: Acting Chairman Kleinert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox.. 4
Negative: 0

214-27-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Socony Mobil Oil Co., Inc., owner.

SUBJECT—Application for consideration—reopening to reconsider vote of April 28, 1959—re Application, decision of Borough Superintendent; previously granted on condition, under sections 7c and 7a of the Zoning Resolution, to permit in a manufacturing and residence use district, the reconstruction of an existing gasoline service station with the additional accessory uses of lubricatorium, minor auto repairs, car washing, utility room, store and parking and storage of more than five (5) motor vehicles with show windows and signs within 75 feet of a residence use district.

PREMISES AFFECTED—296 West Fordham Road, southeast corner of Major Deegan Expressway, Block 3233, Lot 65, Borough of The Bronx.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: Samuel Bodion, Dept. of Parks.

ACTION OF BOARD—Application reopened and set for hearing June 16, 1959, at 10 A.M.; applicant to file a new decision of the Borough Superintendent and submit new plans showing separation of this plot from the bed of the Major Deegan Highway by a 4 foot park strip and the omission of any curb cuts or entrances across the 64 foot strip of park property.

THE VOTE—

Affirmative: Acting Chairman Kleinert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox.. 4
Negative: 0

181-38-BZ—Vol. III

APPLICANT—Seymour G. Notarius, owner.

SUBJECT—Application for consideration—reopening as Vol. III subject to regular procedure—re Application, decision of the Borough Superintendent; previously denied, under sections 7f, 7i and 21 of the Zoning Resolution, to permit in a business use district, the alteration to existing garage into two buildings, by erecting a new enclosure wall and to permit the change of occupancy to gasoline service station and motor vehicle repair shop (garage use previously granted by the Board).

PREMISES AFFECTED—410-412 City Island Avenue,

east side, north of Ditmars Street, Block 5645, Lot 1, Borough of The Bronx.

APPEARANCES—

For Applicant: Gerald Kahn.

ACTION OF BOARD—Application reopened as Vol. III, subject to the regular procedure to consider proposed rebuilding of gas station.

THE VOTE—

Affirmative: Acting Chairman Kleinert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox.. 4
Negative: 0

713-41-BZ—Vol. II

APPLICANT—Fred C. Dahlem, for Louis Rifkin, owner.

SUBJECT—Application for consideration—reopening as Vol. II subject to regular procedure—re Application, decision of the Acting Borough Superintendent; previously withdrawn, under sections 7h and 21 of the Zoning Resolution, to permit partly in a residence and partly in a business use district, for a temporary period of not more than 2 years, the parking and storage of more than 5 motor vehicles.

PREMISES AFFECTED—1832-34 Longfellow Avenue and 990 Cross Bronx Expressway, southeast corner, Block 3011, Lot 30, Borough of The Bronx.

APPEARANCES—

For Applicant: Fred C. Dahlem and Louis Rifkin.

ACTION OF BOARD—Application reopened as Vol. II, subject to the regular procedure.

THE VOTE—

Affirmative: Acting Chairman Kleinert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox.. 4
Negative: 0

276-46-BZ

APPLICANT—Wechsler & Schimenti, for Jesse N. Petchers, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired October 7, 1957—re Application, decision of the Borough Superintendent; previously granted on condition, under section 7c of the Zoning Resolution, to permit in a residence and business use district, for a term of years, the extension of an existing wearing apparel factory, into the residence district.

PREMISES AFFECTED—1145-1149 Liberty Avenue and 145-159 Sheridan Avenue, northeast corner, Block 4182, Lot 1, Borough of Brooklyn.

APPEARANCES—

For Applicant: Peter F. Licari.

ACTION OF BOARD—Application reopened, subject to the regular procedure and set for hearing on June 16, 1959, at 10 A.M., waiving all requirements except two publications in the Bulletin and filing of a new decision of the Borough Superintendent.

THE VOTE—

Affirmative: Acting Chairman Kleinert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox.. 4
Negative: 0

327-51-BZ—Vol. II

APPLICANT—Ada Talbot, for Larrybette Corporation, owner.

SUBJECT—Application for consideration—reopening as Vol. II subject to regular procedure—re Application, decision of the Borough Superintendent; previously granted on condition, under section 7h of the Zoning Resolution, to permit in a residence use district, the parking and storage of motor vehicles.

PREMISES AFFECTED—2798-2826 East 29th Street, west side, 78 feet 6 $\frac{7}{8}$ inches of Emmons Avenue and east side of 2813 East 28th Street, 99 feet 1 $\frac{5}{8}$ inches north of Emmons Avenue, Block 7501, Lots 49 and 71, Borough of Brooklyn.

APPEARANCES—

For Applicant: Joseph Stech.

MINUTES

ACTION OF BOARD—Application reopened as Vol. II, subject to the regular procedure.

THE VOTE—

Affirmative: Acting Chairman Kleinert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox. 4
Negative: 0

81-54-BZ—Vol. II

APPLICANT—Siegfried A. Ramer, for Queens County Federal Savings and Loan Association, owner.

SUBJECT—Application for consideration—reopening as Vol. II subject to regular procedure—re Application, decision of the Borough Superintendent; previously denied, under section 7e of the Zoning Resolution, to permit for a term of 15 years in the local retail use district portion of a lot located in a residence and local retail use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry, motor vehicle repairs and office and an automobile showroom; and to permit the parking of motor vehicles waiting to be serviced.

PREMISES AFFECTED—32-02 Francis Lewis Boulevard, southwest corner of 32nd Avenue, Block 4940, Lot 1, Bay-side, Borough of Queens.

APPEARANCES—

For Applicant: Siegfried A. Ramer and Joseph A. Festa.

ACTION OF BOARD—Application reopened as Vol. II, subject to the regular procedure.

THE VOTE—

Affirmative: Acting Chairman Kleinert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox. 4
Negative: 0

583-55-BZ—Vol. II

APPLICANT—John F. Fitzsimons, for Emilio Longo, owner.

SUBJECT—Application for consideration—reopening as Vol. II subject to regular procedure—re Application, decision of the Borough Superintendent; previously denied, under section 7h of the Zoning Resolution, to permit in a residence use district, the parking and storage for motor vehicles.

PREMISES AFFECTED—168-39 93rd Avenue, north side, 90.98 feet east of 168th Place, Block 10211, Lots 76, 77, 78 and 272, Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: John T. Fitzsimons.

ACTION OF BOARD—Application reopened as Vol. II, subject to the regular procedure.

THE VOTE—

Affirmative: Acting Chairman Kleinert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox. 4
Negative: 0

778-56-BZ—Vol. II

APPLICANT—Morton S. Cahn, for Simon Molfetto and Joseph DeDonna, owners.

SUBJECT—Application for consideration—reopening as Vol. II subject to regular procedure—re Application, decision of the Borough Superintendent; previously withdrawn, under section 7c of the Zoning Resolution, to permit in a residence use district, the extension of a parking lot from a business use district, for the parking of motor vehicles and a 10 feet by 10 feet frame office.

PREMISES AFFECTED—102-11 Liberty Avenue, north side, from 102nd to 103rd Street, 103-67 to 103-79 102nd Street and 103-68 to 103-80 103rd Street, Block 9506, Lots 35, 43, 44 and 46, Borough of Queens.

APPEARANCES—

For Applicant: Morton S. Cahn.

ACTION OF BOARD—Application reopened as Vol. II, subject to the regular procedure.

THE VOTE—

Affirmative: Acting Chairman Kleinert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox. 4
Negative: 0

353-30-SR

SUBJECT—Proposed Amendment to Rules Governing the Storage and Use of Equipment for Spraying and Drying of Paints, Varnishes, Lacquers and other Flammable Surface Coatings.

ACTION OF BOARD—Application reopened for study by the Board as to amendment.

THE VOTE—

Affirmative: Acting Chairman Kleinert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox. 4
Negative: 0

Adjourned: 4:15 P.M.

JOSEPH J. DOYLE, *Chief Clerk.*

*CORRECTION

The minutes of the meeting of the Board of Standards and Appeals held on March 3, 1959, as they appeared in Bulletin No. 10, Vol. 44, hereby corrected to read as follows:

402-52-BZ—Vol. II

APPLICANT—Charles M. Spindler, for Edward Lehr, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which has expired February 11, 1959—re Application, decision of the Borough Superintendent; previously granted on condition, under sections 7e, 7f, 7h and 7i of the Zoning Resolution permitting in a business and residence use district, the erection and maintenance of a building to be used as auto safety inspection station, motor vehicle repair shop and 21 one car garages, also proposed extension to extension of existing building partly in a business and partly in a residence use district for use as auto showroom, in conjunction with existing uses of gasoline service station, auto washing, lubrication, office, sale of auto accessories, minor repairs with hand tools only, parking and storage for more than five motor vehicles and outdoor sale and display of more than five motor vehicles on the unbuilt upon portion of the lot as granted by the Board.

PREMISES AFFECTED—572-590 Wyckoff Avenue, and 1444-1460 Hancock Street, southeast corner and 407-413 Weirfield Street, Block 3400, Lot 46, Borough of Brooklyn.

APPEARANCES—

For Applicant: Charles M. Spindler.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Kleinert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox 5
Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. II, on February 7, 1956 on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended from time to time and last extended on February 11, 1958; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on February 7, 1956, only as to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

“that in view of the statement by the applicant that plans have been approved by the Department of Buildings, work is under way that all permits required, including a certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of

MINUTES

this *amended* resolution." (Alt. App. 3532-55 and N. B. App. 965-55)

* Correction—In the last line of the resolution "N. B. App. 965-55" added, as indicated in italics.

*CORRECTION

The minutes of the meeting of the Board of Standards and Appeals held on April 7, 1959, as they appeared in Bulletin No. 15, Vol. 44, hereby corrected to read as follows:

81-57-BZ

APPLICANT—Leonard F. Rothkrug, for Sanpark Realty Corp., doing business as B. and C. Bowling Alley Builders, Inc., owner.

SUBJECT—Application reopened February 25, 1959 for consideration as to extension of time to complete, expired September 24, 1958—decision of the Borough Superintendent, previously granted on condition under section 7c of the Zoning Resolution, permitting in a manufacturing use district, the alteration of an existing building and the erection and maintenance of a new building for the manufacture of bowling alleys, silk screens and wood frames, using power equipment.

PREMISES AFFECTED—105-111 Sanford Street, east side, 217 feet 9 inches north of Myrtle Avenue, Block 1737, Lots 52, 53 and 54, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: None.

ACTION OF BOARD—Time extended to complete the work.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Kleinert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox 5

Negative 0

THE RESOLUTION—

WHEREAS, on September 24, 1957, this application was granted by the Board on certain conditions under Section 7c of the Zoning Resolution, to permit in a manufacturing use district the alteration of an existing building and the erection and maintenance of a new building for the manufacture of bowling alleys, silk screens and wood frames, using power equipment, affecting premises 105-111 Sanford Street, east side, 217 feet 9 inches north of Myrtle Avenue, Block 1737, Lots 52, 53 and 54, Borough of Brooklyn; and

WHEREAS, the applicant requested reopening of this application and extension of time to obtain permits and complete the work, which had expired by time limitation on September 24, 1958; and

WHEREAS, this application was reopened on February 25, 1959 and set for hearing on April 7, 1959 at 10 A. M., subject to regular procedure, waiving all requirements except a new decision of the Borough Superintendent and two publications in the Bulletin; and

WHEREAS, a public hearing was held on this application on April 7, 1959 after due notice by publication in the Bulletin; and

WHEREAS, the decision of the Borough Superintendent, dated January 15, 1959 acting on Alt. Applic. No. 4557-54, reads:

"1. Extension of time has expired under Sect. 22A of Zone Resolutions."

and

WHEREAS, the decision of the Borough Superintendent, dated January 28, 1959 acting on N.B. Applic. No. 164-57, reads:

"1. Proposed extension of time violates Art. 5 Sect. 22A of Zone Resolutions."

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on September 24, 1957, only so far as it has reference to obtaining permits

and completion of the work, so that as amended this portion of the resolution shall read:

"that all permits required, including a Certificate of Occupancy, shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution." N. B. *Applic. No. 164-57*

* Correction—In the last line of the resolution "Alt. Applic. No. 4557-54" changed to "N. B. Applic. No. 164-57" as indicated in italics.

SPECIAL MEETING

WEDNESDAY MORNING, MAY 27, 1959, 10 A.M.

Present: Acting Chairman Kleinert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox.

217-21-SR

SUBJECT—Proposed Amendment to the Oil Burner Rules.
APPEARANCES—

For Applicant: George Kirchner, Office of City Administration; Joseph E. Herman, Dept. of Buildings; John P. Manfredi, Fire Dept.; Frank J. Hanasek, Bureau of Construction and Bd. of Education; John Saunders, Bd. of Education and Charles M. Spindler, Architects Council.

ACTION OF BOARD—Laid over to June 1, 1959, at 10 A.M. for decision; hearing closed.

Adjourned: 11:30 A.M.

JOSEPH J. DOYLE, *Chief Clerk.*

SPECIAL MEETING

MONDAY MORNING, JUNE 1, 1959, 10 A.M.

Present: Acting Chairman Kleinert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox.

217-21-SR

SUBJECT—Proposed Amendments to the Oil Burner Rules.
ACTION OF BOARD—Rules amended.

THE VOTE—

Affirmative: Acting Chairman Kleinert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox. 4
Negative: 0

THE RESOLUTION—

OIL BURNER RULES

(217-21-SR)

RULES COVERING THE INSTALLATION AND USE OF OIL BURNING EQUIPMENT AND THE STORAGE OF OILS USED IN CONNECTION THEREWITH

Adopted by the Board of Standards and Appeals June 15, 1934, Amended July 12, 1935, January 28, 1936, December 4, 1936, July 1, 1941, June 15, 1948, July 13, 1951, September 14, 1956 and June 1, 1959, effective June 25, 1959.

(Superseding Fuel Oil Rules adopted by the Board of Standards and Appeals November 6, 1919; amended January 6, 1922; January 18, 1924; November 3, 1926; September 11, 1928; January 11, 1929; March 20, 1931; May 12, 1931; November 24, 1931; May 10, 1932; June 24, 1932; November 4, 1932)

Authority: Section 666, paragraph 2 of the New York City Charter.

2.5

CERTIFICATE OF OPERATION: a certificate of operation as provided for in section B26-58.0 of the administrative code shall mean the operating certificate or certificate of operation issued when required by the Department of Air Pollution Control upon completion of the installation of new or remodeled or reconstructed oil burning equipment.

2.6

COMMERCIAL INSTALLATIONS: Oil burner installations in buildings, other than

MINUTES

- 2.7 dwellings when used for heating and/or generation of power for use on premises.
- 2.8 CONTROLS: Such electrical or mechanical devices as are installed for the purpose of providing safe and continuous or intermittent operation.
- 2.9 DISCHARGE LINE: That portion of the line between the discharge outlet of the pump and the burner oil inlet connection.
- 2.10 DOMESTIC INSTALLATIONS: Oil burner installations installed in dwellings as defined in these rules.
- 2.11 DWELLINGS: Buildings used exclusively for dwelling purposes and occupied by one or two families, including convents, rectories, and monasteries.
- 2.11.1 ELECTRICALLY GROUNDED: For protection against lightning shall mean storage tanks set directly in or on the ground and/or with underground piping connections. Where storage tanks without underground piping connections are built on bases above the surface of the earth outside of buildings, such storage tanks shall be grounded at two (2) points 180° (degrees) apart as follows:
- 2.11.1.1 The conductor from tank to ground connection shall be of copper not smaller than No. 6 (.162") A.W.G. wire, or pipe not less than one-half inch (1/2") in diameter.
- 2.11.1.2 One end of conductor shall be permanently and electrically bonded to tank. The other end shall be bonded to a ground connection consisting of a water pipe or a rod, pipe or plate having a surface area of not less than one hundred and ninety (190) square inches, buried in moist earth not less than two feet (2') below the surface of the earth.
- 2.12 FILL PIPE: That portion of the line between the fill pipe terminal and the fill pipe connection in the storage tank.
- 2.13 FIRE RETARDING MATERIALS:
- 2.13.1 One-half (1/2) inch plaster boards or asbestos boards, or three-eighths (3/8) inch gypsum wall boards weighing not less than 16 pounds per square yard with pointed joints covered with No. 26 U. S. gauge sheet metal with one (1) inch lapped seams nailed to the wood beams when spaced not more than sixteen (16) inches on centers, or nailed to furring strips when the floor beams are spaced more than sixteen (16) inches on centers, or
- 2.13.2 Two thicknesses of one-quarter (1/4) inch asbestos boards laid with tight staggered joints and nailed to the beams, when spaced not more than sixteen (16) inches on centers, or nailed to furring strips when the floor beams are more than sixteen (16) inches on centers, or
- 2.13.3 Metal lath weighing not less than three pounds per square yard, attached to furring strips and plastered with Portland cement mortar at least three-quarters (3/4) inch thick.
- 2.13.4 Note—All fire retarding material to be applied as required in rules for fire retarding material of the Board of Standards and Appeals.
- 2.14 GROUND: An electrical conductor having capacity to absorb current.
- 2.15 INDUSTRIAL INSTALLATIONS: Oil burner installations for industrial purposes under same requirements as for Commercial Installations.
- 2.16 OIL: Any liquid mixture, substance or compound derived from petroleum, including kerosene and fuel oil as defined in section B26-47.0 (4) of the Administrative Code and Rule 3.
- 2.17 OIL BURNING EQUIPMENT: Any device including burners, oil burning heaters, internal combustion engines used for heating, power or other purposes designed for and/or using oil as defined in these rules.
- 2.18 OIL LEVEL INDICATING DEVICE: A means by which the level of the oil in a storage tank may be indicated.
- 2.19 OVERFLOW PIPE: A pipe which conveys, by gravity, the oil from the maximum level of an auxiliary tank to the storage tank or from the pump to the storage tank.
- 2.20 PERMANENT DEFORMATION: Wherever phrase, "without permanent deformation," is used in these rules it shall mean that the tanks or containers shall, after release of test pressure, resume their original size and shape.
- 2.21 PERMIT: Shall mean permit for storage of oil.
- 2.22 PORTLAND CEMENT CONCRETE: Shall mean a mixture of one (1) part cement and not more than two and one-half (2 1/2) parts sand and five (5) parts of coarse aggregate and complying in all other respects with the requirements of C26-311.0 of the Administrative Building Code.
- 2.23 PREHEATER: A device designed for heating oil for the purpose of decreasing the viscosity.
- 2.24 RELIEF VALVE: A valve held shut by a spring or other means of automatically relieving pressure in excess of its setting.
- 2.25 RELIEF LINE: That portion of the line between the by-pass connection of the relief valve and the supply line or storage tank.
- 2.26 REMOTE CONTROL: A hand, electric, or mechanically-operated device to shut off the oil supply. A thermostat is not acceptable as a remote control.
- 2.27 SCAVENGING LINE: A line installed to permit the removal of water or foreign matter from a storage tank.
- 2.28 SHOP FABRICATED: Shall mean completely built in the shop of the tank manufacturer.
- 2.29 SHUT-OFF VALVE: A device that can be actuated to prevent the flow of liquid in a line of pipe.
- 2.30 STORAGE CONTAINER: Any container for oil connected to a burner or oil-burning heater and having a capacity of six (6) gallons or less.
- 2.31 STORAGE TANK: Any tank for oil having the capacity of two hundred and seventy-five (275) gallons or more, having a fill line and vent line connected thereto.

MINUTES

- 2.32 STORAGE TANK AUXILIARY: Any container for oil having a capacity of not over 60 gallons and used as an intermediary tank for gravity feed and equipped with an automatic or manually operated pump.
- 2.33 SUPPLY LINE: That portion of the line between the storage tank and the pump oil inlet connection or hand valve. Where a pump is not used, it shall be that portion of the line between storage tank and burner and burner oil inlet connection or hand valve.
- 2.34 TEST WELL: An opening in the top of the storage tank or a straight pipe connected to such opening through which a gauge stick may be inserted into the storage tank.
- 2.35 TRANSFER PUMP: An oil pump that is not an integral part of the burner and which is installed between storage tank and burner.
- 2.36 VENT PIPE: That portion of the line between vent pipe terminal and vent pipe connection in the storage tank.
- 6.5 Tanks located along line of Subways.
- 6.5.2 For the purpose of this rule a subway shall be deemed to be any covered subsurface railroad or rapid transit roadbed.
- 10.1.1 No oil burner installation of more than six (6) gallons capacity shall be operated until after a Certificate of Approval has been issued by the Commissioner of Buildings and a permit for the storage of fuel oil has been issued by the Fire Commissioner, except that temporary operation shall be permitted upon the filing by the licensed oil burner installer of a certificated statement that such equipment conforms with the approved application for a work permit and plan submitted therewith, and with applicable provisions of law.
- 10.1.2 Application for Fire Department permit for the storage of fuel oil shall be made within ten days after the completion of the installation by the installer who holds a Certificate of License issued by the Commissioner of Buildings on forms furnished by the Commissioner of Buildings which shall include the location of the building in which the installation has been made, name and address of installer, quantity of fuel oil to be stored and signature of the owner.
- 10.1.3 No certificate or approval shall be issued by the Commissioner of Buildings and no fuel oil storage permit shall be issued by the Fire Commissioner until the installer has furnished a certified statement to the Commissioner of Buildings that the installation complies with all requirements, and that the CO₂ content of the flue gas by actual test of the completed installation is not less than 8 percent without smoking.
- 10.2.1 The installer shall file with the Commissioner of Buildings plans showing the size and location of all storage tanks having a capacity greater than 275 gallons where such tanks are to be installed either inside of buildings in or below the lowest floor level or outside of buildings below ground. Plans, however, shall be filed where 275 gallon tanks are to be buried and for all places of public assembly. All such plans shall show compliance with all structural requirements and shall show all salient features of the installation. Plans shall also be approved by the New York City Transit Authority within the limitation in Rule 6.5.1 for all tanks located in or outside of buildings along the line of subways under its jurisdiction.
- 10.3.1 All fuel storage tanks and piping installed, as required to be tested by these Oil Burner Rules, shall after installation, except as indicated in this section, be tested by the installer in the manner and the pressures set forth in this section, and proved tight before any fuel oil system shall be placed in operation. A certified statement by the installer attesting to such installation and test shall be filed with the Commissioner of Buildings.
- 10.4.1 When application for permit for the storage of fuel oil is made, as provided for in Rule 10.1, a fee covering the permit shall be paid to the Fire Department in accordance with the schedule given in the Administrative Code.
- 10.5 Each oil burning installation shall be inspected by a representative of the Department of Buildings and if upon such inspection, it is determined that the installation complies with the requirements of the administrative code, the rules of the Board of Standards and Appeals and all laws and regulations applicable thereto, a certificate of approval shall be issued by the Commissioner of Buildings.
- 12.2 Adequate ventilation, at least 15 square inches clear opening per gallon of oil per hour, required to fire the equipment to gross output shall be provided in all rooms in which burners are installed. If the fixed ventilation is supplied mechanically, it shall be electrically interlocked with the burner, and it shall be capable of supplying at least 36 CFM of air per gallon oil per hour, required to fire the equipment to gross output. It shall also be capable of maintaining an air pressure in the boiler room when the burner is in operation, no less than the outdoor atmospheric pressure at the same time and elevation.
- 15.2.1 The provisions of Rule 15.2 shall not apply to heating systems in residential occupancies where the building or the building units are contiguous on a site or plot under common ownership, and when such systems are equipped with approved, fully automatic, self-checking electrical safety controls which will shut down the system or systems within five (5) seconds following oil flame failure. The collective number of such heating systems, which in operation, shall be under the care and supervision of one person holding a certificate of fitness issued by the Fire Commissioner and who is regularly employed on full time, and resides on the premises, and whose employment has as one of its purposes the operating and maintenance of the oil burner, except that a person holding a certificate of fitness as a licensed engineer or as a licensed fireman issued after May 1, 1941 under the provision of C-26-213.0 of the Administrative Building Code, or a person with such license issued prior to May 1, 1941 carrying an endorsement reading "Oil Burner" shall not be required to obtain such certificate. The safety controls shall be reset for burner operation only by the person holding the certificate of fitness or license referred to in this section, or by an installer holding a certificate of license issued by the Commissioner of Buildings for the installation of such oil burning equipment.

Adjourned: 10:40 A. M.

JOSEPH J. DOYLE, *Chief Clerk.*

3
University of Illinois Library
Serials Dept.
Urbana, Ill.

NOTICE

APPEALS AS TO MULTIPLE DWELLINGS

The Legislature, under Chapter 333 of 1948, has clarified Section 60 of the Multiple Dwelling Law by describing the agency authorized to grant variances under this Section, so as clearly to mean in New York City—the Board of Standards and Appeals.

Chapter 508 of 1948 has also been adopted by the Legislature, amending the Multiple Dwelling Law to provide, under new Section 310, for a Board of Appeals. By description the Board of Appeals means in New York City—the Board of Standards and Appeals. Section 310 provides as follows as to appeals:

LAWS OF NEW YORK—By Authority

Chapter 508 of 1948

§ 310. Board of appeals. 1. As used in this section "board" shall mean the agency of a city constituted as a board and authorized by law both to grant variances of the zoning resolution and to make rules supplemental to laws regulating construction, maintenance, use and area of buildings.

2. Where the compliance with the strict letter of this chapter causes any practical difficulties or any unnecessary hardships the board shall have the power, on satisfactory proof at a public hearing, provided the spirit and intent of this chapter are maintained and public health, safety and welfare preserved, and substantial justice done, to vary or modify any provision or requirement of this chapter, or any rule, regulation, supplementary regulation, ruling or order of the department with respect to the provisions of this chapter, as follows:

a. For multiple dwellings and buildings existing on July first, nineteen hundred forty-eight, provisions relating to:

- (1) Height and bulk;
- (2) Required open spaces;
- (3) Minimum dimensions of yards or courts; or
- (4) Means of egress.

b. For multiple dwellings and buildings erected or to be erected after July first, nineteen hundred forty-eight, and

such dwellings thereafter altered or to be altered, provisions relating to:

- (1) Required open spaces; or
- (2) Minimum dimensions of yards or courts.

Variations or modifications may be granted pursuant to this paragraph b only on condition that open areas for light and air are provided which are at least equivalent in area to those required by the applicable provisions of this chapter.

3. An application for such a variance or modification may be made by any person aggrieved or by the head of any public agency, within such time and under such procedure, conditions and rules as may be prescribed by the board. The board shall fix a reasonable time for the hearing of an application and shall require that due notice be given of the time and place of such hearing to the applicant and to the department. Any person or a duly authorized representative of any public agency may appear at any such hearing and be heard on any such application.

4. In every case the board shall state the reason or reasons for its decision. All decisions of the board shall be subject to review in the same manner as is provided by law for review of decisions of such board respecting variances of the zoning resolution.

5. A record of all decisions of the board, indexed according to the section or sections of this chapter affected thereby, shall be kept in the office of the board. Such record shall be open to public inspection at all times during business hours.

52.05
FW 287

BULLETIN

OF THE

BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

Issued under authority of Chapter 27, Section 665 of the Charter of the City of New York
Published weekly by the Board of Standards and Appeals at its office, 80 Lafayette Street, 9th Floor, Manhattan,
New York 13, N. Y.

Vol. XLIV

Subscription
\$15.00 a year

June 11, 1959

Single Copies, 25 cents
By Mail, 35 cents

No. 23

DIRECTORY

BOARD OF STANDARDS AND APPEALS

MAX H. FOLEY, Chairman

EDWIN W. KLEINERT, Vice Chairman

HAROLD R. SLEEPER

HUGH P. FOX

SAMUEL L. BECKER

JOSEPH J. DOYLE, Chief Clerk

OFFICE—80 Lafayette Street, 9th Floor, Manhattan, New
York 13, N. Y.

TELEPHONE—WHitchall 3-3600, Extensions 2600-2609, 2769-
2770 and 3020-3024.

CONTENTS

Docket.

Notice of Hearing Calendar.

Minutes of Regular Meeting, Tuesday Morning, June 2,
1959, Affecting Calendar Numbers 911-47-BZ—Vol. II,
138-59-A, 384-50-BZ—Vol. II, 191-53-BZ—Vol. II, 814-
55-BZ—Vol. II, 24-59-BZ, 203-59-A, 924-17-BZ—Vol.
II, 958-27-BZ—Vol. II, 72-30-BZ—Vol. II, 608-40-BZ—
Vol. II, 63-44-BZ—Vol. II, 878-52-BZ—Vol. II, 585-
56-BZ, 246-58-BZ—Vol. II, 350-58-BZ, 729-58-BZ,
1-59-BZ, 28-59-BZ and 63-59-BZ.

Minutes of Regular Meeting, Tuesday Afternoon, June
2, 1959, Affecting Calendar Numbers 688-39-SA—Vol.
II, 707-40-SM—Vol. II, 799-47-SM, 619-48-SM, 644-
51-SM, 364-55-SM, 34-56-SA, 79-56-SM, 862-57-SM, 51-
58-SM, 97-58-SM, 255-58-SM, 387-58-SM, 465-58-SM,
500-58-SA, 601-58-SA, 72-59-SM, 132-59-SA, 241-59-
SM, 684-55-SM, 485-56-SA, 34-58-SM, 47-33-A—Vol.
II, 202-44-A—Vol. II, 145-49-A, 120-57-A—Vol. II,
121-57-A—Vol. II, 173-59-A, 174-59-A, 149-55-A—
Vol. II, 144-56-A—Vol. II, 410-58-A, 8-59-A, 69-59-A,
93-59-A, 99-59-A, 543-26-BZ—Vol. III, 205-29-BZ—Vol.
III, 235-31-BZ—Vol. III, 128-32-BZ, 1132-39-BZ—Vol.
II, 3-49-BZ, 166-48-BZ—Vol. II, 37-52-BZ, 780-53-BZ,
584-55-BZ, 59-58-BZ, 491-58-BZ, 744-28-BZ—Vol. II,
250-46-BZ—Vol. III, 753-57-BZ, 258-56-BZ, 852-56-BZ
Vol. II, 285-57-BZ—Vol. II, 870-57-BZ—Vol. II and
1019-57-BZ—Vol. II.

NOTICE

Commencing with the issue dated June 4, 1959, the date
of the Bulletin of the Board of Standards and Appeals has
been advanced two days to coincide with actual publication
contract requirements.

NOTICE

In accordance with sound management practice and due
to budgetary limitations, two changes have been instituted
in the Bulletin of the Board of Standards and Appeals.
These changes, in compliance with the requirements of
Chapter 27, Section 665 of the Charter of the City of New
York and the rules of the Board, are as follows:

1—CALENDAR: Notices of public hearing on applica-
tions for zoning variances will be published twice: first
publication, listing new cases set for hearing, in the Bulletin
available to the public at least 14 days before the date of
hearing; second publication, in the last Bulletin available
to the public immediately prior to the hearing date. The
second publication will be augmented with a listing of cases
laid over from previous hearings. Attention is directed to
the MINUTES of such previous hearings, where the rea-
sons for laid over cases will have been published. Notices
of public hearing on applications for approval of materials
and appliances will be published once, at least 10 days prior
to the hearing date.

2—MINUTES: The publication of the "digest" of the
applicant's statement has been discontinued, except that the
administrative orders, decisions, etc., which are the subject of
each application or appeal will be published. The summary
of information given in the Appeal Form (Form A) shall
be published for Administrative Appeals. The Board will
continue to publish such other matters as it may deem ad-
visable.

HOURS OF CONSULTATION

10 A.M. to 1 P.M.

Any person desiring to consult the Chairman, the Com-
missioners, Director or the Engineers, pertaining to the
work of the board, will be seen only between the hours of
ten in the morning and one in the afternoon—Saturdays ex-
cepted.

CALENDAR

DOCKET

New Cases filed up to June 2, 1959

Cal. No. Dept.

Premises Affected

347-59-A—B.M.—144 East 39th Street, south side, 200 feet west of 3rd Avenue and 146 East 39th Street, south side, 175 feet west of 3rd Avenue, Block 894, Lots 55 and 56, Borough of Manhattan, Amendment to Alt. 1055-58—re Class III construction—proposed commercial use on 5th floor for offices.

348-59-BZ—B.Q.—24-10 Francis Lewis Boulevard, west side, 53.15 feet south of 24th Avenue, Block 4898, Lot 25, Auburndale, Borough of Queens, N.B. 602-59—re funeral chapel and loading space, etc.—local retail use district.

349-59-A—B.B.—419-431 Avenue W, northeast corner of East 3rd Street, Block 7155, Lots 40, 33, 1, 36, 62, 64 and 60, Borough of Brooklyn, Alt. 1578-59—re Class III construction—extension to cover over 6,000 sq. ft.

350-59-BZ—B.Q.—205-07 Northern Boulevard, northeast corner of Clearview Expressway, Block 6274, Lot 33, Flushing, Borough of Queens, N.B. 1642-59—re gasoline service station, lubritorium, minor auto repairs with hand tools only, parking of cars, etc.—business use district.

351-59-SM—High Strength Structural Bolts, manufactured by Bultfabriks Aktiebolaget, Material.

352-59-BZ—B.Bx.—3145-3149 Bruckner Boulevard, west side, 50 feet south of Waterbury Avenue, Block 5340, Lot 40, Borough of The Bronx, Amendment to N.B. 877-58—re display windows within 75 feet of a residence use district; roof sign in local retail use district—local retail use district.

353-59-SA—Hammond 25#/40# Laundry Washer-Extractor, Models WEL-25 and WEL-40, manufactured by Hammond Laundry Machinery Co., Appliance.

354-59-SA—Hammond Dry Cleaning Unit, Perchloroethylene, Model WEDC-35, manufactured by Hammond Laundry Machinery Co., Appliance.

355-59-BZ—B.Q.—26-10 24th Avenue, southeast corner of 26th Street, Block 852, Lots 31 and 34, Astoria, Borough of Queens, N.B. 1102-59—re gasoline service station, accessory minor auto repairs with hand tools only, parking of cars awaiting service, etc.—residence use district.

356-59-BZ—B.B.—8609-8913 Fort Hamilton Parkway, east side, 67 feet, 5 inches south of 86th Street, Block 6053, Lot 14, Borough of Brooklyn, Alt. 1537-59—re proposed construction of an extension to a building used as a commissary for catering establishment and parking for more than 5 motor vehicles; area excessive—retail and residence use district.

357-59-BZ—B.M.—21-23 Hillside Avenue, south side, 252 feet east of Broadway, Block 2170, Lot 110, Borough of Manhattan, Alt. 817-59—re parking and storage of more than five (5) motor vehicles—residence use district.

Restored to Docket

149-55-A—Vol. II—B.Bx.—1347-1349 Boston Road, north side, 288.06 feet west of Jefferson Place, 1st floor, Block 2934, Lot 52, Borough of The Bronx, Alt. 358-59—re egress, live load, etc.

144-56-A—Vol. II—B.Q.—36-40 Union Street, west side, 50 feet north of 37th Avenue, 1st floor, Block 4977, Lot 64, Flushing, Borough of Queens, Amendment to Alt. 2372-59—re work in bed of mapped street.

684-55-SM—Etnalon—plasticizer in concrete, manufactured by Etna Pozzolana Corp., reopened for test and report as to use in mortar, Material.

485-56-SA—Red Jacket Big-Flo Submerged Petroleum—bulk storage pump and In-Line Booster Pumps, manufactured by Red Jacket Manufacturing Co.; reopened for test and report.

250-45-BZ—Vol. III—B.B.—95-115 Vanderbilt Avenue, east side, 290 feet south of Park Avenue, Block 1887, Lots 18, 20, 22, 24, and 26, Borough of Brooklyn, Alt. 1093-59—re extension to a storage garage building, etc.—business use district.

1019-57-BZ—Vol. II—B.M.—560 West 181st Street, south side, 549-559 West 180th Street, north side, 100 feet east of St. Nicholas Avenue, Block 2153, Lot 81, Borough of Manhattan, Alt. 1245-57—re change of use of the first floor to a post office—business and residence use district.

870-57-BZ—Vol. II—B.Q.—182-01 Union Turnpike and 75-85 182nd Street, northeast corner, Block 7199, Lot 48, Bayside, Borough of Queens, Alt. 2151-57—re 1 story frame extension in a G-1 area district, etc.—residence use district.

258-56-BZ—B.Bx.—3933-3943 Laconia Avenue and 1060-1068 East 224th Street, southwest corner, Block 4870, Lot 64, Borough of The Bronx, Amendment to N.B. 419-56—reopened for consideration as to extension of time to complete—re gasoline service station, lubritorium, car washing, parking and storage of motor vehicles, etc.—retail and residence use district.

852-56-BZ—Vol. II—B.Q.—143-05 Liberty Avenue, northeast corner of Remington Street, Block 10020, Lot 138, Jamaica, Borough of Queens, Amendment to N.B. 4151-56—re gasoline service station, lubritorium, accessory auto washing, parking of cars awaiting service, etc.—retail use district.

285-57-BZ—Vol. II—B.M.—614-624 East 14th Street, south side, 213 feet east of Avenue B, Block 396, Lot 15, Borough of Manhattan, Amendment to Alt. 340-57—re change of use of first floor to stores and bowling alleys—restricted retail use district.

744-28-BZ—Vol. II—B.Bx.—1674-1676 Longfellow Avenue, northeast corner of East 173rd Street, Block 3010, Lots 1, 2 and 3, Borough of The Bronx, Alt. 429-59—re parking and storage of motor vehicles—residence use district.

CALENDAR

753-57-BZ—B.B.—1263 Bedford Avenue and 9 Herkimer Street, northeast corner, Block 1860, Lot 1, Borough of Brooklyn, Amendment to Alt. 3019-57—reopened for consideration as to extension of time to complete—re motor vehicle repair shop in existing one story extension—business use district.

DESIGNATIONS: B.—Department of Buildings; B.B.—Department of Buildings, Brooklyn; B.M.—Department of Buildings, Manhattan; B.Q.—Department of Buildings, Queens; B.R.—Department of Buildings, Richmond; B.Bx.—Department of Buildings, Bronx; H.D.—Health Department; F.D.—Fire Department, and M. and A.—Dept. of Marine and Aviation.

RULES

Last Publication

Arc and Gas Welding and Oxygen Cutting	Nov. 27, 1956.
Carbon Dioxide Liquefier, Rules..	Mar. 18, 1947—Vol. 32, No. 11
Cements, Air Entraining Portland, Rules for Approval and Use of	April 12, 1955.
Cements, Blended, Rules for Testing and Use of	Mar. 15, 1955—Vol. 40, No. 11
Certificate of Occupancy, approved form	Dec. 28, 1943—Vol. 28, No. 52A
Concrete Flat Slabs, Rules	July 13, 1937—Vol. 22, No. 28
Concrete Masonry Units, Rules for Manufacture, Testing and Use of	April 24, 1951—Vol. 36, No. 7A
Dry Cleaning Establishments, Rules Covering	Sept. 15, 1955.
Concrete Rules (Hydrated Lime)..	Aug. 3, 1937—Vol. 22, No. 31
Elevator Rules	Mar. 3, 1936—Vol. 21, No. 9
Erection, Alteration, Repair, Excavation for and Demolition of Buildings	Feb. 1, 1956.
Exit Rules (Revolving Doors) ...	June 15, 1937—Vol. 22, No. 24
Exterior Veneering Materials, Rules for	Mar. 11, 1952—Vol. 37, No. 11A
Factory Exit Rules	Feb. 22, 1955.
Fire Alarm Rules (Interior).....	April 15, 1958.
Fire Drill Rules	April 15, 1958.
Fire Resistant, Flameproof Materials, etc., Rules for Testing of Fire Retarding Rules for Garages, Motor Vehicle Repair Shops and Oil Selling Stations	Jan. 8, 1957.
Fireproof Wood, Testing of.....	Apr. 22, 1952—Vol. 37, No. 17
Gas Shut-Off Rules	Apr. 13, 1937—Vol. 22, No. 15
Hatchway Protection	Apr. 7, 1925—Vol. 10, No. 14
Insulating Fibre Board Rules	June 5, 1928—Vol. 13, No. 23
Methyl Chloride Rules for Class B and C Refrigerating Systems...	Mar. 25, 1952—Vol. 37, No. 13A
Oil Burner Rules	Feb. 11, 1947—Vol. 32, No. 6
Opening Protective Assemblies, Rules for Inspection of	Nov. 20, 1956.
Parking and Storage of Motor Vehicles—Rules of Commissioner of Housing and Buildings	May 27, 1954.
Plumbing Rules	Sept. 7, 1948—Vol. 33, No. 36
Plumbing Rules (Submerged Inlets; Protective Methods to Prevent Contamination of Water Supply)	Aug. 3, 1937—Vol. 22, No. 31
Procedure, Rules of	Nov. 13, 1956.
Smoking in Factories, Rules for..	Sept. 7, 1937—Vol. 22, No. 36
Spraying and Drying of Paints, Varnishes, Lacquers, etc.	April 15, 1958.
Sprinkler, Rules	Mar. 4, 1958.
Standpipe Fireline Rules	June 29, 1937—Vol. 22, No. 26
Structural Alterations, Reporting.	June 8, 1937—Vol. 22, No. 23
Wire Glass Rules (Amendment to Rule 505 of Industrial Code)...	June 7, 1932—Vol. 17, No. 23
Zoning Resolution, Rule to Supplement Section 19-A—July 11, 1958.	Sept. 3, 1946—Vol. 31, No. 36

Section I, List of Approved Gas Fired Heating Equipment, Gas Burner and Heater Accessories. Oil Fired Heating Equipment and Oil Burner and Heater Accessories, issued June 1, 1955, listing all approvals through May 24, 1955.

Section II, List of Approved Concrete and Clay Products, issued June 27, 1958, listing all approvals through July 2, 1957.

These pamphlets may be purchased at 80 Lafayette Street, Manhattan. Single Copies \$1.25; By Mail—\$1.50.

Further Sections will be published, containing other approved materials and appliances.

JUNE 16, 1959, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, June 16, 1959, at 10 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:

384-50-BZ—Vol. II

APPLICANT—Tito di Vincenzo, for Edward Wilson and Catherine Kennedy, owners; J & J Perry's Drug Store, Lessee.

SUBJECT—Application reopened November 12, 1958 as Vol. II—decision of the Borough Superintendent under sections 7c and 21 of the Zoning Resolution, to permit in a residence use, B area district in an existing one story building used for wholesale drug storage the erection of an extension to the first floor and a new second story. The proposed building will exceed the permitted area coverage. PREMISES AFFECTED—9 Hillside Avenue, south side, 102 feet 2 inches east of Broadway, Block 2170, Lot 104, Borough of Manhattan.

814-55-BZ—Vol. II

APPLICANT—Fred C. Dahlem, for Jack Starr, owner.

SUBJECT—Application reopened January 20, 1959 as Volume II—decision of the Borough Superintendent, under sections 7f and 7i of the Zoning Resolution, to permit in a business and residence use district, the erection and maintenance of a gasoline service station, on the business portion of the plot, with accessory uses of lubricatorium, office, minor motor vehicle repairs with hand tools, car wash and ground sign.

PREMISES AFFECTED—295-299 East 165th Street, northeast corner of College Avenue, Block 2433, Lot 1 and 6, Borough of The Bronx.

24-59-BZ

APPLICANT—Reginald S. Hardy for Bohack Realty Corporation, owner.

SUBJECT—Application January 13, 1959—decision of the Borough Superintendent, under sections 7c and 21 of the Zoning Resolution, to permit in a local retail and residence use, D area district, the erection of a one story and cellar structure for use as a retail supermarket with accessory parking extending into the residence portion of the premises, the proposed business sign extends above the first floor ceiling and the proposed building encroaches on the required rear yard.

PREMISES AFFECTED—298 West 231st Street, southeast corner of Tibbett Avenue, Block 3406, Lots 14, 29, 35, 36 and 37, Borough of The Bronx.

203-59-A

APPLICANT—Reginald S. Hardy, for Bohack Realty Corporation, owner.

SUBJECT—Application March 31, 1959—Appeal from a decision of the Borough Superintendent, re parapet wall.

PREMISES AFFECTED—298 West 231st Street, southeast corner of Tibbett Avenue, Block 3406, Lots 14, 29, 35, 36 and 37, Borough of The Bronx.

613-54-BZ—Vol. II

APPLICANT—Tufaro Realty Corp., owners.

SUBJECT—Application reopened March 3, 1959 as Volume II—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot for the parking and mortgage of more than five (5) motor vehicles.

PREMISES AFFECTED—111-04 41st Avenue and 41-10 111th Street, southeast corner, Block 2014, Lot 5, Corona, Borough of Queens.

320-59-BZ

APPLICANT—J. Clarence Davies for Department of Real Estate, City of New York, owner; The New York City Transit Authority, lessee.

CALENDAR

SUBJECT—Application May 11, 1959—decision of the Borough Superintendent, under sections 7a, 7b, 7c, 7A and 21 of the Zoning Resolution, to permit in a unrestricted and residence use, B area and class 1½ height district, the erection and maintenance of an extension to the present electric power generating station extending into the residence portion of the plot, exceeding the permitted height and having loading entrances and business entrances exceeding three feet, six inches (3'-6") in width within 75 feet of the residence use district.

PREMISES AFFECTED—506 East 75th Street, south side, 98 feet east of York Avenue and 507 East 74th Street, Block 1486, Lot 5, Borough of Manhattan.

842-26-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Max Roth, Helen B. Nixon, and James D. Bennett, owners.

SUBJECT—Application reopened April 14, 1959 as Volume II—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a residence use, E-1 area district, the erection of a multiple dwelling, six stories in height exceed the permitted coverage and total floor area.

PREMISES AFFECTED—1525 Avenue H, north side, 160 feet west of East 17th Street, Block 6691, Lots 54, 57 and 60, Borough of Brooklyn.

32-59-BZ

APPLICANT—Leonard F. Rothkrug for Shield Oil Company, Incorporated and Morris Miller, owners.

SUBJECT—Application January 16, 1959—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station with accessory motor vehicle repairs, lubritorium, car washing, non-automatic, office, sales of auto accessories and parking of cars awaiting service all for a temporary term of fifteen (15) years.

PREMISES AFFECTED—8211 Flatlands Avenue, northwest corner of East 83rd Street, Block 8003, Lots 1, 3, 5 and 7, Borough of Brooklyn.

194-59-BZ

APPLICANT—Samuel S. Schiffer, for L. M. T. Corporation, owners.

SUBJECT—Application March 30, 1959—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a C area district the erection of a one story extension to a present one story building, occupying the remaining portion of the plot and being in excess of the permitted area coverage.

PREMISES AFFECTED—1461-1471 38th Street, north side, 100 feet west of 15th Avenue, Block 5348, Lot 49, Borough of Brooklyn.

271-48-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Herbert Kramer, owner.

SUBJECT—Application reopened April 21, 1959 as Volume III—decision of the Borough Superintendent, under sections 7f, 7i and 7e of the Zoning Resolution, to permit in a local retail use, district, the erection and maintenance of an auto showroom, store, storage room, gasoline service station, lubritorium, minor auto repairs, inspection station and parking of cars awaiting service for a term of fifteen (15) years.

PREMISES AFFECTED—20-20 Francis Lewis Boulevard and 160-02 to 160-12 Willets Point Boulevard, southwest corner; and 160-11 to 160-15 20th Road and 20-19 160th Street, Block 4876, Lot 1, Whitestone, Borough of Queens.

57-59-BZ

APPLICANT—Leonard F. Rothkrug for 864 Pennsylvania Avenue Corporation, owner, doing business as Superior Woodworking Company.

SUBJECT—Application January 29, 1959—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a business use district the extension of building and use for manufacturing of kitchen cabinets, using low horsepower saws, with accessory storage, showroom, spray painting and office.

PREMISES AFFECTED—864-880 Pennsylvania Avenue, west side, 95 feet south of Stanley Avenue, Block 4368, Lot 11, Borough of Brooklyn.

214-27-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Socony Mobil Oil Co., Inc., owner.

SUBJECT—Application reopened May 26, 1959 for consideration of vote of April 28, 1959—decision of the Borough Superintendent, previously granted on condition under section 7A of the Zoning Resolution, permitting in a manufacturing and residence use district, the reconstruction of an existing gasoline service station with the additional accessory uses of lubritorium, minor auto repairs, car washing, utility room, store and parking and storage of more than five (5) motor vehicles with show windows and signs within 75 feet of a residence use district.

PREMISES AFFECTED—296 West Fordham Road, southeast corner of Major Deegan Expressway, Block 3233, Lot 65, Borough of The Bronx.

276-46-BZ

APPLICANT—Wechsler and Schimmenti, for Jesse N. Petchers, owner.

SUBJECT—Application reopened May 26, 1959 for consideration as to extension of term of variance—expired October 7, 1959—decision of the Borough Superintendent, previously granted on condition, under section 7c of the Zoning Resolution, permitting in a residence and business use district, for a term of years, the extension of an existing wearing apparel factory, into the residence district.

PREMISES AFFECTED—1145-1149 Liberty Avenue and 145-159 Sheridan Avenue, northeast corner, Block 4182, Lot 1, Borough of Brooklyn.

The following cases were laid over from previous public hearings for reasons published in the MINUTES of such hearings.

145-59-BZ

APPLICANT—George J. Regan for Ellen de Gange, owner.

SUBJECT—Application March 5, 1959—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a G-1 area district a one family dwelling with less than the required setback.

PREMISES AFFECTED—7-24 Clintonville Street, northwest corner of Eighth Avenue, Block 4512, Lot 35, Whitestone, Borough of Queens.

623-58-BZ

APPLICANT—Carl H. Salminen, for Frank Reis, owner; Bari Construction Co., Inc., owner under contract.

SUBJECT—Application October 31, 1958—decision of the Borough Superintendent, under sections 7e and 21 of the Zoning Resolution, to permit in a residence use district, the erection of a one-story structure of Class 3 construction to be used for light manufacturing as permitted in a business use district, office, loading and unloading and parking of trucks used in conjunction with business, the structure to occupy more than the permitted area.

PREMISES AFFECTED—33-04 23rd Street and 21-04 33rd Avenue, southwest corner, Block 556, Lots 34-39 inclusive, Astoria, Borough of Queens.

Hearing Closed.

767-58-BZ

APPLICANT—Elliot Saltzman for Roclou Realty Corp., owner.

SUBJECT—Application December 30, 1958—decision of the Borough Superintendent, under sections 7c, 7i and 7A of

CALENDAR

the Zoning Resolution, to permit in a retail use district, at an existing gasoline service station, the erection of a one story extension to the store and auto accessory building and to extend the uses to include lubritorium, minor auto repairs with hand tools, office and the parking and storage of more than five (5) motor vehicles; it is also proposed to add additional gasoline tanks and new curb cuts and business signs within 75 feet of the residence use district.

PREMISES AFFECTED—4102-4110 Avenue U and 2201-2211 Coleman Street, southeast corner, Block 8558, Lot 36, Borough of Brooklyn.

Hearing Closed.

962-28-BZ—Vol. II

APPLICANT—Unger and Unger, for Sinclair Refining Co., owner.

SUBJECT—Application reopened October 7, 1958—as Vol. II—decision of the Borough Superintendent, under sections 7c, 7i and 21 of the Zoning Resolution, to permit in a business and residence use district, at an existing gasoline service station with office, grease pits and auto laundry the extension of the uses to include sale of accessories, minor auto repairs and the parking and storage of motor vehicles and to have the present pump islands remain in their present location.

PREMISES AFFECTED—714 Jamaica Avenue, southwest corner of Richmond Street, Block 4102, Lot 27, Borough of Brooklyn.

Hearing Closed.

1050-38-BZ—Vol. II

APPLICANT—Leonard F. Rothkrug for Sovereign Homes, Inc., owner.

SUBJECT—Application reopened June 3, 1958 as Vol. II—decision of the Borough Superintendent, under sections 7e and 21 of the Zoning Resolution, to permit in a local retail and residence use district the erection of a gasoline service station with accessory motor vehicle repair shop with hand tools only, auto laundry—non automatic and lubritorium without the required rear yard all for a temporary term of 15 years.

PREMISES AFFECTED—1301-1319 65th Street and 6411-6423 13th Avenue, northeast corner, Block 5747, Lot 1, Borough of Brooklyn.

Hearing Closed.

447-48-BZ—Vol. II

APPLICANT—Fredeick A. Ketcher, for Hamax Holding Corp., owner; Rayco Auto Seat Covers Inc., lessee.

SUBJECT—Application reopened April 7, 1959 for consideration as to amendment of resolution—re Application, decision of the Borough Superintendent; previously granted on condition, under sections 7c, 7i and 7h of the Zoning Resolution, permitting in a local retail and residence use district, a one-story extension to an existing one-story building used for sales, display, storage and installation of auto seat covers, the extension to be used for minor motor vehicle repairs limited to the installation and service of mufflers and to use the unbuilt upon portion of the premises for patron parking.

PREMISES AFFECTED—233-20 Northern Boulevard, southwest corner of 234th Street, Block 8166, Lot 25, Douglaston, Borough of Queens.

Hearing Closed.

MAX H. FOLEY, *Chairman.*

JUNE 16, 1959, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, June 16, 1959, at 2 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:

974-47-A—Vol. II

APPLICANT—Leonard F. Rothkrug, for Felix Felipe and Maria Cruz, owners.

SUBJECT—Application reopened October 28, 1958, as Vol. II—Appeal from a decision of the Borough Superintendent, Commercial use, frame construction.

PREMISES AFFECTED—454 Lafayette Avenue, south side, 58 feet, 4 inches east of Franklin Avenue, Block 1950, Lot 10, Borough of Brooklyn.

288-59-A

APPLICANT—Julius S. Rapson, for Del-Hi Homes Incorporated, owner.

SUBJECT—Application May 5, 1959—decision of the Borough Superintendent, re: Frame construction, fire limits.

PREMISES AFFECTED—259-59 147th Drive, northwest corner of Francis Lewis Boulevard, Block 13683, Lot 9, Rosedale, Borough of Queens.

289-59-A

APPLICANT—Julius S. Rapson, for Del-Hi Homes Incorporated, owner.

SUBJECT—Application May 5, 1959—decision of the Borough Superintendent, re: Frame construction, fire limits.

PREMISES AFFECTED—259-55 147th Drive, north side, 111.15 feet west of Francis Lewis Boulevard, Block 13683, Lot 13, Rosedale, Borough of Queens.

290-59-A

APPLICANT—Julius S. Rapson, for Del-Hi Homes Incorporated, owner.

SUBJECT—Application May 5, 1959—decision of the Borough Superintendent, re Frame construction, fire limits.

PREMISES AFFECTED—259-51 157th Drive, north side, 146.65 feet west of Francis Lewis Boulevard, Block 13683, Lot 14, Rosedale, Borough of Queens.

291-59-A

APPLICANT—Julius S. Rapson, for Del-Hi Homes Incorporated, owner.

SUBJECT—Application May 5, 1959—decision of the Borough Superintendent, re: Frame construction, fire limits.

PREMISES AFFECTED—259-52 147th Road, southwest corner of Francis Lewis Boulevard, Block 13683, Lot 1, Rosedale, Borough of Queens.

292-59-A

APPLICANT—Julius S. Rapson, for Del-Hi Homes Incorporated, owner.

SUBJECT—Application May 5, 1959—decision of the Borough Superintendent, re Frame construction, fire limits.

PREMISES AFFECTED—259-48 147th Road, south side, 47.34 feet west of Francis Lewis Boulevard, Block 13683, Lot 64, Rosedale, Borough of Queens.

293-59-A

APPLICANT—Julius S. Rapson, for Del-Hi Homes Incorporated, owner.

SUBJECT—Application May 5, 1959—decision of the Borough Superintendent, re: Frame construction, fire limits.

PREMISES AFFECTED—259-44 147th Road, south side, 82.84 feet west of Francis Lewis Boulevard, Block 13683, Lot 62, Rosedale, Borough of Queens.

294-59-A

APPLICANT—Julius S. Rapson, for Del-Hi Homes Incorporated, owner.

SUBJECT—Application May 5, 1959—decision of the Borough Superintendent, re: Garage below street grade.

PREMISES AFFECTED—259-47 147th Drive, north side, 182.15 feet west of Francis Lewis Boulevard, Block 13683, Lot 16, Rosedale, Borough of Queens.

295-59-A

APPLICANT—Julius S. Rapson, for Del-Hi Homes Incorporated, owner.

CALENDAR

SUBJECT—Application May 5, 1959—decision of the Borough Superintendent, re: Garage below street grade.
PREMISES AFFECTED—259-43 147th Drive, north side, 217.65 feet west of Francis Lewis Boulevard, Block 13683, Lot 18, Rosedale, Borough of Queens.

296-59-A

APPLICANT—Julius S. Rapson, for Del-Hi Homes Incorporated, owner.
SUBJECT—Application May 5, 1959—decision of the Borough Superintendent, re: Garage below street grade.
PREMISES AFFECTED—259-39 147th Drive, north side, 253.15 feet west of Francis Lewis Boulevard, Block 13683, Lot 19, Rosedale, Borough of Queens.

297-59-A

APPLICANT—Julius S. Rapson, for Del-Hi Homes Incorporated, owner.
SUBJECT—Application May 5, 1959—decision of the Borough Superintendent, re: Garage below street grade.
PREMISES AFFECTED—259-35 147th Drive, north side, 288.65 feet west of Francis Lewis Boulevard, Block 13683, Lot 21, Rosedale, Borough of Queens.

298-59-A

APPLICANT—Julius S. Rapson, for Del-Hi Homes Incorporated, owner.
SUBJECT—Application May 5, 1959—decision of the Borough Superintendent, re: Garage below street grade.
PREMISES AFFECTED—259-31 147th Drive, north side, 286.5 feet east of 259th Street, Block 13683, Lot 22, Rosedale, Borough of Queens.

299-59-A

APPLICANT—Julius S. Rapson, for Del-Hi Homes Incorporated, owner.
SUBJECT—Application May 5, 1959—decision of the Borough Superintendent, re: Garage below street grade.
PREMISES AFFECTED—259-27 147th Drive, north side, 251 feet east of 259th Street, Block 13683, Lot 24, Rosedale, Borough of Queens.

300-59-A

APPLICANT—Julius S. Rapson, for Del-Hi Homes Incorporated, owner.
SUBJECT—Application May 5, 1959—decision of the Borough Superintendent, re: Garage below street grade.
PREMISES AFFECTED—259-23 147th Drive, north side, 215.5 feet east of 259th Street, Block 13683, Lot 25, Rosedale, Borough of Queens.

301-59-A

APPLICANT—Julius S. Rapson, for Del-Hi Homes Incorporated, owner.
SUBJECT—Application May 5, 1959—decision of the Borough Superintendent, re: Garage below street grade.
PREMISES AFFECTED—259-19 147th Drive, north side, 180 feet east of 259th Street, Block 13683, Lot 27, Rosedale, Borough of Queens.

302-59-A

APPLICANT—Julius S. Rapson, for Del-Hi Homes Incorporated, owner.
SUBJECT—Application May 5, 1959—decision of the Borough Superintendent, re: Garage below street grade.
PREMISES AFFECTED—259-40 147th Road, south side, 118.34 feet west of Francis Lewis Boulevard, Block 13683, Lot 60, Rosedale, Borough of Queens.

303-59-A

APPLICANT—Julius S. Rapson, for Del-Hi Homes Incorporated, owner.
SUBJECT—Application May 5, 1959—decision of the Borough Superintendent, re: Frame Construction, fire limits.
PREMISES AFFECTED—259-69 148th Avenue, northwest corner of Francis Lewis Boulevard, Block 13684, Lot 1, Rosedale, Borough of Queens.

304-59-A

APPLICANT—Julius S. Rapson, for Del-Hi Homes Incorporated, owner.
SUBJECT—Application May 5, 1959—decision of the Borough Superintendent, re: Frame construction, fire limits.
PREMISES AFFECTED—259-65 148th Avenue, north side, 148.75 feet west of Francis Lewis Boulevard, Block 13684, Lot 7, Rosedale, Borough of Queens.

305-59-A

APPLICANT—Julius S. Rapson, for Del-Hi Homes Incorporated, owner.
SUBJECT—Application May 5, 1959—decision of the Borough Superintendent, re: Frame construction, fire limits.
PREMISES AFFECTED—259-61 148th Avenue, north side, 184.25 feet west of Francis Lewis Boulevard, Block 13684, Lot 9, Rosedale, Borough of Queens.

306-59-A

APPLICANT—Julius S. Rapson, for Del-Hi Homes Incorporated, owner.
SUBJECT—Application May 5, 1959—decision of the Borough Superintendent, re: Frame construction, fire limits.
PREMISES AFFECTED—259-66 147th Drive, southwest corner of Francis Lewis Boulevard, Block 13684, Lot 99, Rosedale, Borough of Queens.

307-59-A

APPLICANT—Julius S. Rapson, for Del-Hi Homes Incorporated, owner.
SUBJECT—Application May 5, 1959—decision of the Borough Superintendent, re: Frame construction, fire limits.
PREMISES AFFECTED—259-62 147th Drive, south side, 40.42 feet west of Francis Lewis Boulevard, Block 13684, Lot 97, Rosedale, Borough of Queens.

308-59-A

APPLICANT—Julius S. Rapson, for Del-Hi Homes Incorporated, owner.
SUBJECT—Application May 5, 1959—decision of the Borough Superintendent, re: Frame construction, fire limits.
PREMISES AFFECTED—259-58 147th Drive, south side, 75.92 feet west of Francis Lewis Boulevard, Block 13684, Lot 96, Rosedale, Borough of Queens.

1238-23-A—Vol. II

APPLICANT—Fred C. Dahlem, for Edwin H. Morris & Co., Owners.
SUBJECT—Application reopened March 10, 1959 as Volume II—appeal from a decision of the Borough Superintendent—re Fifth Floor must remain vacant, exceeds tabular height, Class 3 construction.
PREMISES AFFECTED—31 West 54th Street, north side, 535 feet west of Fifth Avenue, Block 1270, Lot 16, Borough of Manhattan.

783-52-A—Vol. II

APPLICANT—Albert B. Bauer for the Department of Public Works, City of New York.
SUBJECT—Application reopened February 25, 1959 as Volume II—Appeal from a decision of the Borough Superintendent—re Door Fastenings on required means of egress.
PREMISES AFFECTED—South side of Pelham Parkway and Eastchester Road, Blocks 4281, 4282 and 4217, Lot 1, Borough of the Bronx.

201-58-A

APPLICANT—Leonard F. Rothkrug, for William Black, owner; Arbee Food Shoppe, Inc., lessee.
SUBJECT—Application April 7, 1958—Appeal from a decision of the Borough Superintendent, re egress.
PREMISES AFFECTED—25 Trinity Place, east side, 78 feet, 10½ inches north of Exchange Alley, Block 20, Lot 13, Borough of Manhattan.

MAX H. FOLEY, *Chairman.*

CALENDAR

JUNE 23, 1959, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, June 23, 1959, at 2 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:

502-51-SA

APPLICANT—Johnson Pump Company, owner.
SUBJECT—Application July 17, 1951—Johnson Volatile Liquid Pumps, approval of.

679-53-SM

APPLICANT—Dewey & Almy Chemical Company, owner.
SUBJECT—Application August 20, 1953—Darex, AEA, approval of.

160-58-SM

APPLICANT—Dewey & Almy Chemical Company, owner.
SUBJECT—Application March 17, 1958—WRDA Water Reducing Agent for Portland Cement Concrete, approval of.

341-57-SM

APPLICANT—Sika Chemical Corporation, owner.
SUBJECT—Application April 7, 1957—Sikacrete, approval of.

863-57-SM

APPLICANT—Stanley G. Flagg & Company, Inc., owner.
SUBJECT—Application November 21, 1957—Flagg Extra Heavy Malleable Iron Pipe Fittings, Size 2½ inches to 8 inches, approval of.

982-57-SM

APPLICANT—National Plastics Products Company, owner.
SUBJECT—Application December 16, 1957—Nevamar Board, approval of.

47-58-SA

APPLICANT—The Williamson Company, owner. J. Kidd, Agent.
SUBJECT—Application January 28, 1958—Williamson Special Counter-Flow Gas Furnace, Models 1625-07, 1625-10, 1525-07, 1525-10, 1525-12 and 1525-15, approval of.

82-58-SA

APPLICANT—The Coleman Company, Inc., owner.
SUBJECT—Application February 14, 1958—Coleman Gas-fired Warm Air Furnace, Models 2701, 2702 and 2600, Series, approval of.

130-58-SA

APPLICANT—The Silent Glow Oil Burner Corporation, owner.
SUBJECT—Application March 14, 1958—Little Bos'n Silent Glow Oil Burner, Model 650, approval of.

308-58-SM

APPLICANT—Hercules Cement Company, owner.
SUBJECT—Application May 13, 1958—Hercules Mortar Cement, approval of.

444-58-SM

APPLICANT—Eastern Products Corp., Acoustical Division, approval of.
SUBJECT—Eastern Silent Ceiling, Perforated Metal Acoustical Panels, approval of.

503-58-SM

APPLICANT—The E. J. Deegan Manufacturing Company, Inc., owner.
SUBJECT—Application July 22, 1958—Deegan Toilet Bowl Setting Wax Gasket, approval of.

549-58-SM

APPLICANT—National Builders Supply Company, owner.
SUBJECT—Application September 18, 1958—National Nailing System, approval of.

3-59-SM

APPLICANT—A. C. Horn Companies, Div. of Sun Chemical Corp., owner.
SUBJECT—Application October 21, 1958—Hornbond (bonding agent), approval of.

18-59-SM

APPLICANT—Kelly Associates, for Leavitt Bleacher Company, owner.
SUBJECT—Application January 9, 1959—No. 3 Telescoping Bleacher, approval of.

143-59-SA

APPLICANT—E. J. Marre, for C. A. Olsen Manufacturing Company, owner.
SUBJECT—Application March 10, 1959—Luxaire Gas-fired Furnaces, Series, G, SH, SHC, A, Y, H, HC and D, also to be marketed as Moncrief and Crane Sunnyland Furnaces, approval of.

746-38-SA—Vol. II

APPLICANT—John Wood Company, Bennett Pump Division, owner.
SUBJECT—Application reopened November 5, 1958 for amendment of resolution as to additional models, namely 2056, 2057, 2066, 2067, 2086 and 2087, gasoline dispensers—re Models 725, 725D, 725 Code 126, 725-D Code 126, 782 and 792 Bennett Pumps for Motor Fuels, Models 748, 749, 548 and 549; previously approved.

862-54-SA

APPLICANT—John Wood Company, Bennett Pump Division, owner.
SUBJECT—Application reopened November 5, 1958 for amendment of resolution as to include new models, namely 2052, 2053, 2062, 2063, 2072, 2073, 2082 and 2083—re Models 952, 953, 962, 972, 982, 973, 748RC, 749RC, 1052, 1053, 1062, 1063, 1072, 1073, 1082, 1983, Gasoline Dispensers; Models 170, 172 and 173 Submerged Gasoline Pumps; Bennett Pumping Unit, Model 70; previously approved.

795-38-SM

APPLICANT—Lehigh Portland Cement Company, owner.
SUBJECT—Application reopened December 2, 1958 for amendment of resolution as to additional cement mills—re Lehigh Portland Cement and Lehigh Early Strength Portland Cement; previously approved.

1224-39-SM—Vol. II

APPLICANT—Sloan Valve Company, owner.
SUBJECT—Application reopened October 30, 1956 for amendment of resolution as to additional vacuum breaker—re Sloan V-100-A Vacuum Breaker; previously approved.

162-43-SM

APPLICANT—New Castle Products, owner.
SUBJECT—Application reopened July 15, 1958 for amendment of resolution as to additional fabric on approved folding door—re Modernfold Doors; previously approved.

38-47-SM—Vol. II

APPLICANT—Bergen Building Block, Inc., owner.
SUBJECT—Application reopened February 25, 1959 for amendment of resolution as to additional masonry units—re Waylite Aggregate used as aggregate in manufacture of concrete masonry units; previously approved.

500-49-SA

APPLICANT—Metromatic Manufacturing Company, Inc., owner.

CALENDAR

SUBJECT—Application reopened April 7, 1959 for amendment of resolution as to additional trade name, Waterair—re Metropac Oil Burner, Model 1-B, previously approved.

709-51-SM

APPLICANT—Bestwall Certain-teed Products Corporation, owner.

SUBJECT—Application reopened June 9, 1953 for amendment of resolution as to additional forms of construction—re Firestop Bestwall (wall material); previously approved.

710-51-SM

APPLICANT—Certain-teed Products Corporation, owner.

SUBJECT—Application reopened June 9, 1953 for amendment of resolution as to use of $\frac{5}{8}$ inch Firestop Bestwall Ceiling on openweb steel joints and concrete floor—re Firestop Bestwall (ceiling material); previously approved.

569-57-SM

APPLICANT—Dura-Vent Corporation, owner.

SUBJECT—Application reopened February 25, 1959 for amendment of resolution as to additional trade name, Vampacker Div. of Flintcote Co.—re Dura-Vent Gas Pipe, round & oval pipe and fitting, Models DVR and DVO; previously approved.

900-57-SM

APPLICANT—Joseph Platzker, for Curtis-Wright Corp., owner.

SUBJECT—Application reopened April 28, 1959 for amendment of resolution as to additional size tile—re Curon Wall Covering; previously approved.

MAX H. FOLEY, *Chairman.*

JUNE 30, 1959, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, June 30, 1959, at 10 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:

275-59-BZ

APPLICANT—Voorhees Walker Smith, Smith and Haines, for The Cooper Union for the Advancement of Science and Art, owner.

SUBJECT—Application April 30, 1959—decision of the Borough Superintendent, under sections 21 and 19A(j) of the Zoning Resolution, to permit in a C area district, the erection of a structure occupying more than the permitted area coverage and with a loading berth, not required, less than 25 feet from the street intersection.

PREMISES AFFECTED—51 Astor Place, north side from 3rd to 4th Avenues, 24, 3rd Avenue, 45, 4th Avenue and 100 East 9th Street, Block 554, Lot 35, Borough of Manhattan.

13-33-BZ—Vol III

APPLICANT—Henry J. Nurick, for Carjack Petroleum Corp., owner.

SUBJECT—Application reopened April 7, 1959 as Volume III—decision of the Borough Superintendent, under sections 7c and 7i of the Zoning Resolution, to permit in a business use district the alteration and modernization of the existing gasoline service station.

PREMISES AFFECTED—116-124 Kings Highway and 1652-1658 Stillwell Avenue, southwest corner, Block 6253, Lot 29, Borough of Brooklyn.

166-59-BZ

APPLICANT—Lama, Proskauer and Prober, for Salvatore Martinelli, owner.

SUBJECT—Application March 17, 1959—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the erection of a one story building to be used as a retail shop, lunchroom, work room, storage room and parking of patrons cars in the unbuilt upon portion of the plot for a term of fifteen (15) years.

PREMISES AFFECTED—151-07 North Conduit Avenue, and 135-01 to 135-13 151st Place, northeast corner, and 151-40 to 151-42 135th Avenue, Block 12133, Lot 1, Jamaica, Borough of Queens.

146-59-BZ

APPLICANT—Fred C. Dahlem for Samuel Simon, owner.

SUBJECT—Application March 12, 1959—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot, for the parking and storage of more than five (5) motor vehicles.

PREMISES AFFECTED—686-688 Gerard Avenue, east side, 180 feet north of East 153rd Street, Block 2473, Lot 8, Borough of The Bronx.

895-47-BZ—Vol. II

APPLICANT—Goldwater & Flynn, for H.A.M. Realty Corp., owner; The New York Riverside Memorial Chapel, Inc., lessee.

SUBJECT—Application reopened March 20, 1959 as Volume II—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a residence use district, the reconstruction of the present structure and continue the present use of funeral chapel and one family dwelling for caretaker with parking of cars for patrons.

PREMISES AFFECTED—1963-1967 Grand Concourse and 160 East 179th Street, southwest corner, Block 2808, Lots 42, 44 and 46, Borough of The Bronx.

177-59-BZ

APPLICANT—Leonard F. Rothkrug, and Atkins and Ross, for Crest Towers, Incorporated, owners.

SUBJECT—Application March 20, 1959—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district the maintenance of the premises for the non-transient parking and storage of pleasure type vehicles for a temporary term of five (5) years.

PREMISES AFFECTED—2233-2235 Creston Avenue, northwest corner of East 182nd Street, Block 3171, Lots 41 and 42, Borough of The Bronx.

729-52-BZ—Vol. III

APPLICANT—Haus & Bresin, for Allerton Three, owner.

SUBJECT—Application reopened May 5, 1959 as Volume III—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a local retail use district, the erection and maintenance of a gasoline service station for a temporary term of fifteen (15) years.

PREMISES AFFECTED—25-15 Francis Lewis Boulevard, east side, 36.21 feet south of 25th Avenue, Block 5769, Lot 18 (tentative new lot) and parts of Lots 23 and 24, Flushing, Borough of Queens.

19-59-BZ

APPLICANT—Morris Kwellner, owner.

SUBJECT—Application January 9, 1959—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a DD area district, the construction of a one story and cellar extension to the present dwelling, occupying more than the permitted area.

PREMISES AFFECTED—144-36 76th Avenue, south side, 156 feet west of 147th Street, Block 6666, Lot 22, Flushing, Borough of Queens.

14-59-BZ

APPLICANT—Ervin Palmer for Hyman Perl, owner.

SUBJECT—Application January 5, 1959—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district the change of use of an existing building from stable to manufactur-

CALENDAR

ing of walk-in refrigerators using power tools and saws, storage and offices.

PREMISES AFFECTED—182 Thompson Street, east side, 125 feet south of Bleecker Street, Block 525, Lot 41, Borough of Manhattan.

184-59-BZ

APPLICANT—Dominick Salvati and Son, for L and F Realty Corporation, owner.

SUBJECT—Application March 24, 1959—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a D area district, the erection of a one story building occupying more than the permitted area.

PREMISES AFFECTED—333 Avenue X, north side, 20 feet west of West Street, Block 7175, Lot 39, Borough of Brooklyn.

258-56-BZ

APPLICANT—Lama, Proskauer and Prober, for Alfred Marer, owner.

SUBJECT—Application reopened June 2, 1959 for consideration as to extension of time to complete—expired December 17, 1958—decision of the Borough Superintendent, previously granted on condition under sections 7f, 7e, 7i, 7h and 7A of the Zoning Resolution, permitting in a retail and residence use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, minor repairs, storage room, office and sales, and parking and storage of motor vehicles, for a term of fifteen (15) years, with show windows, sign and entrance within 75 feet of a residence use district.

PREMISES AFFECTED—3933-3943 Laconia Avenue and 1060-1068 East 224th Street, southwest corner, Block 4870, Lot 64, Borough of The Bronx.

753-57-BZ

APPLICANT—Leonard F. Rothkrug, for Prisco Luongo, owner; Dolphas Kelly, doing business as Kelly's Auto Repairs, lessee.

SUBJECT—Application reopened June 2, 1959 for extension of time to complete, expired November 13, 1958—decision of the Borough Superintendent, previously granted on

condition, under section 7i of the Zoning Resolution, permitting in a business use district, the change in use from storage to motor vehicle repair shop in the existing one story extension for a term of ten (10) years.

PREMISES AFFECTED—1263 Bedford Avenue and 9 Herkimer Street, northeast corner, Block 1860, Lot 1, Borough of Brooklyn.

The following cases were laid over from previous public hearings for reasons published in the **MINUTES** of such hearings.

192-24-BZ—Vol. II

APPLICANT—Frederick A. Ketcher, for Jerome Evander Corp., owner; Jack Grotsky, lessee.

SUBJECT—Application reopened December 9, 1958 as Vol. II—decision of the Borough Superintendent, under sections 7c and 7i of the Zoning Resolution, to permit in a business use district, in an existing two story building occupied as a Public garage, the use of the store area on the first floor as a motor vehicle repair shop with hand tools only and incidental welding.

PREMISES AFFECTED—2359-2369 Jerome Avenue, west side, 60.26 feet south of West 184th Street, Block 3198, Lot 18, Borough of The Bronx.

Hearing Closed.

870-55-BZ—Vol. II

APPLICANT—Lama, Proskauer & Prober, for Joseph Stumer, owner.

SUBJECT—Application reopened March 10, 1959 as Volume II—decision of the Borough Superintendent, under sections 7f, 7i, and 7e of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of an auto showroom, gasoline service station, lubritorium, car wash, minor auto repairs, hand tools only, office and sales, storage room, parking and storage of motor vehicles.

PREMISES AFFECTED—5402-5412 Church Avenue and 261-271 East 54th Street, southeast corner, Block 4702, Lot 1, Borough of Brooklyn.

Hearing Closed.

MAX H. FOLEY, *Chairman.*

MINUTES

REGULAR MEETING

TUESDAY MORNING, JUNE 2, 1959, 10 A.M.

Present: Acting Chairman Kleinert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox.

The minutes of the regular meetings of the Board held on Tuesday morning and afternoon, May 19, 1959 and special meeting Friday morning, May 22, 1959 were approved as printed in the Bulletin of May 26, 1959, Vol. 44, No. 21.

911-47-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Jewel Plumbing and Heating Co., Inc.

SUBJECT—Application reopened March 3, 1959 as Vol. II—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a residence use district, continued present uses of garage for more than five (5) trucks, storage of plumbing supplies, plumbing and heating shop, cutting, pipe threading and offices on first floor, boiler room in cellar with the addition of offices on a proposed second floor.

PREMISES AFFECTED—474 Hemlock Street, west side, 125 feet south of Liberty Avenue, Block 4198, Lot 17, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

ACTION OF BOARD—Laid over to June 23, 1959, at 10 A. M. for inspection and decision; hearing closed.

138-59-A

APPLICANT—Lama, Proskauer and Prober, for Jewel Plumbing and Heating Company, Inc., owner.

SUBJECT—Application February 17, 1959—Appeal from a decision of the Borough Superintendent—re two story building, Class 3 construction.

PREMISES AFFECTED—474 Hemlock Street, west side, 125 feet south of Liberty Avenue, Block 4198, Lot 17, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

ACTION OF BOARD—Laid over to June 23, 1959, at 10 A. M. for inspection and decision; hearing closed.

384-50-BZ—Vol. II

APPLICANT—Tito di Vincenzo, for Edward Wilson and Catherine Kennedy, owners; J & J Perry's Drug Co., lessee.

MINUTES

SUBJECT—Application reopened November 12, 1958 as Vol. II—decision of the Borough Superintendent under sections 7e and 21 of the Zoning Resolution, to permit in a residence use B area district, in an existing one story building used for wholesale drug storage, the erection of an extension to the first floor and a new second story; the proposed building to exceed the permitted area coverage.

PREMISES AFFECTED—9 Hillside Avenue, south side, 102 feet, 2 inches east of Broadway, Block 2170, Lot 104, Borough of Manhattan.

APPEARANCES—

For Applicant: Carmine Innedioti.

For Opposition: Bernard Haber.

ACTION OF BOARD—Laid over to June 16, 1959, at 10 A. M. at the request of property owners in objection; no further adjournments.

191-53-BZ—Vol. II

APPLICANT—Lama, Proskauer & Prober for Socony Mobil Company, owners.

SUBJECT—Application reopened March 3, 1959 as Volume II—decision of the Borough Superintendent, under sections 7c and 7A of the Zoning Resolution, to permit in a retail and residence use district, the reconstruction of the present gasoline service station with its accessory uses of lubritorium, minor auto repairs with hand tools only, car washing, utility room, store and parking and storage of more than five (5) motor vehicles with curb cuts within 75 feet of a residence use district, the elimination of the present garage, auto showroom and sale of motor vehicles, reception room and auto upholstering shop.

PREMISES AFFECTED—42-02 to 42-18 Queens Boulevard, south side, from 42nd Street to 43rd Street, 45-01 to 45-09 42nd Street and 45-02 to 45-10 43rd Street, Block 169, Lot 22, Sunnyside, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: Rosie Bunda, Emily P. Hampl, J. J. O'Donohue and C. Lumia.

ACTION OF BOARD—Laid over to June 23, 1959, at 10 A. M. for inspection and decision; hearing closed.

814-55-BZ—Vol. II

APPLICANT—Fred C. Dahlem, for Jacob Starr, owner.

SUBJECT—Application reopened January 20, 1959 as Volume II—decision of the Borough Superintendent, under sections 7f and 7i of the Zoning Resolution, to permit in a business and residence use district, the erection and maintenance of a gasoline service station on the business portion of the plot, with accessory uses of lubritorium, office, minor motor vehicle repairs with hand tools, car wash and ground sign.

PREMISES AFFECTED—295-299 East 165th Street, northeast corner of College Avenue, Block 2433, Lots 1 and 6, Borough of The Bronx.

APPEARANCES—

For Applicant: Fred C. Dahlem and Jacob Starr.

For Opposition: Aaron Samuelson and A. Alfred Schreiber.

ACTION OF BOARD—Laid over to June 16, 1959, at 10 A. M. at the request of an objector.

24-59-BZ

APPLICANT—Reginald S. Hardy for Bohack Realty Corporation, owner.

SUBJECT—Application January 13, 1959—decision of the Borough Superintendent, under sections 7c and 21 of the Zoning Resolution, to permit in a local retail and residence use, D area district, the erection of a one story and cellar structure for use as a retail supermarket with accessory parking extending into the residence portion of the premises, the proposed business sign extends above the first floor ceiling and the proposed building encroaches on the required rear yard.

PREMISES AFFECTED—298 West 231st Street, southeast corner of Tibbett Avenue, Block 3406, Lots 14, 29, 35, 36 and 37, Borough of The Bronx.

APPEARANCES—

For Applicant: R. S. Hardy.

For Opposition: Patrick F. O'Callaghan.

ACTION OF BOARD—Laid over to June 16, 1959, at 10 A. M. at the request of the objector; no further adjournments.

203-59-A

APPLICANT—Reginald S. Hardy, for Bohack Realty Corporation, owner.

SUBJECT—Application March 31, 1959—Appeal from a decision of the Borough Superintendent—re parapet wall.

PREMISES AFFECTED—298 West 231st Street, southeast corner of Tibbett Avenue, Block 3406, Lots 14, 29, 35, 36 and 37, Borough of The Bronx.

APPEARANCES—

For Applicant: R. S. Hardy.

ACTION OF BOARD—Laid over to June 16, 1959, at 10 A. M. at the request of objector; no further adjournments.

924-17-BZ—Vol. II

APPLICANT—Herman Kron, for L. B. Auto Sales, Inc., owner.

SUBJECT—Application reopened November 25, 1958 as Vol. II—decision of the Borough Superintendent, under sections 7c and 7h of the Zoning Resolution, to permit in a manufacturing and residence use district, on a plot presently occupied with a public garage, auto laundry, auto repair shop and gasoline service station, the reconstruction of the lubritorium and office portion of the building and the use of the adjoining vacant lot for the parking and storage of more than five (5) motor vehicles.

PREMISES AFFECTED—396-418 Coney Island Avenue, southwest corner of Caton Avenue, Block 5331, Lots 15, 22 and 28, Borough of Brooklyn.

APPEARANCES—

For Applicant: Herman Kron and George G. Kron.

For Opposition: Casimir F. Sojka.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Acting Chairman Kleinert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox. 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on November 25, 1958 subject to regular procedure; and

WHEREAS, a public hearing was held on this application on May 5, 1959 after due notice by publication in the Bulletin; laid over to May 26, 1959, for inspection and decision; then to June 2, 1959, for inspection and decision; applicant to file corrected plans; hearing previously closed; and

WHEREAS, the decision of the Borough Superintendent, dated October 31, 1958 acting on Alt. Applic. No. 2712-58, reads:

"1. Proposed alteration to building and change of use on a plot partly in a Manufacturing and partly in a Residence zone to be used for Garage, gasoline station, repair shop, auto laundry, office, toilets and open air parking and storage for more than 5 cars is contrary to Article II, PP. 3 of the Zoning Resolution."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended that the application be granted under certain conditions; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivisions c and h of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7c; and under Section 7h for a term of ten years for parking, to permit in

MINUTES

manufacturing and residence use districts, on a plot presently occupied by a public garage, auto laundry, auto repair shop and gasoline service station, the reconstruction of the lubritorium and office portion of the building and the use of the adjoining lot to the west along Friel Place for the parking and storage of more than five motor vehicles, *on condition* that the work shall be done substantially as shown on plans filed herewith, marked "Received November 10, 1958", 4 sheets, and "May 29, 1959", 1 sheet; that along the westerly lot line on the Caton Avenue front for a distance of ten feet between the car wash building and the building line there shall be erected a brick fence wall to a height of 6 feet, with face brick on the west side of said wall and coped on top, to protect adjacent owner of lot 13 from the car wash use; that the parking lot to the west opening on Friel Place shall be enclosed by a split sapling fence 5 feet, 6 inches high with 3-inch posts set in concrete, as shown on drawing, and along the Friel Place building line, the west and north lot lines of said parking lot; that parking shall be limited to pleasure cars only; that access through two ten foot doors equipped with overhead doors may be had to the existing public garage; that the offices at the front of the gasoline station may be altered as shown on filed drawings; that in all other respects the construction and occupancy shall comply with all laws, rules and regulations applicable thereto; that the proposed parking lot shall be graded approximately to the level of Friel Place and paved with steam cinders or gravel and with a proper binder; that the level of the pavement shall be pitched so that there shall be no flow of rain water onto the adjacent properties or across the sidewalk; that the driveway in front of the car wash on the Caton Avenue side shall be graded, paved and drained in a similar way to prevent water from wetting cars crossing the sidewalk or entering upon adjacent properties; that all curb cuts and sidewalks abutting the site shall be repaired to the satisfaction of the Borough President; and that all permits and a new certificate of occupancy shall be obtained and all work completed within the provisions of Section 22A of the Zoning Resolution.

958-27-BZ—Vol. II

APPLICANT—Larry Meltzer, for Edith Wayne, owner; Gany Brothers Service Station, lessee.

SUBJECT—Application reopened April 28, 1959 for consideration as to extension of time to complete—expired June 17, 1958—decision of the Borough Superintendent, previously granted on condition, under sections 7e and 7i of the Zoning Resolution, permitting in a business use district, the change of use of the premises from gasoline selling station, garage, accessory store and office to gasoline selling station, garage for the parking and storage of more than 5 motor vehicles, repair shop, accessory store and office.

PREMISES AFFECTED—285-295 Driggs Avenue and 503-509 Leonard Street, southwest corner, Block 2697, Lot 16, Borough of Brooklyn.

APPEARANCES—

For Applicant: Ronald Ogur and Larry Meltzer.

For Opposition: None.

ACTION OF BOARD—Time extended to complete the work.

THE VOTE—

Affirmative: Acting Chairman Kleinert, Commissioner

Foley, Commissioner Sleeper and Commissioner Fox 4

Negative: 0

THE RESOLUTION—

WHEREAS, the applicant requested reopening of this application and extension of time, to obtain permits and complete the work, which had expired by time limitation on June 17, 1958; and

WHEREAS, this application was reopened on April 28, 1959 and set for hearing on June 2, 1959, subject to regular procedure, waiving all requirements except a new decision of the Borough Superintendent and two publications in the Bulletin; and

WHEREAS, a public hearing was held on this application on June 2, 1959 after due notice by publication in the Bulletin; and

WHEREAS, the decision of the Borough Superintendent, dated March 13, 1959 acting on amendment to Alt. Applic. No. 4939-54, reads:

"1. As the Bd. of Standards and Appeals variance has expired under section 22-A of the Zoning Resolution, proposed extension of time is referred to the Bd. of Standards and Appeals."

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 17, 1957, only as to the time within which to obtain permits and complete the work, so that as amended this portion of the resolution shall read:

"that in view of the time to complete having expired on June 17, 1958, that all permits required, including a certificate of occupancy, shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this amended resolution." Alt. App. 4939-54.

72-30-BZ—Vol. II

APPLICANT—Herman Kron, for L. B. Oil Company, Inc., owner.

SUBJECT—Application reopened April 21, 1959—decision of the Borough Superintendent, under section 7f of the Zoning Resolution, to permit in a business use district, the reconstruction of the present gasoline service station and extend the use to include lubritorium, motor vehicle repair shop, parking and storage of more than five (5) cars and the sale of used cars.

PREMISES AFFECTED—3491-3507 Fort Hamilton Parkway, south side, 264.5 feet east of 36th Street, Block 5302, Lot 21, Borough of Brooklyn.

APPEARANCES—

For Applicant: Herman Kron.

For Opposition: None.

ACTION OF BOARD—Time extended to complete the work.

THE VOTE—

Affirmative: Acting Chairman Kleinert, Commissioner

Foley, Commissioner Sleeper and Commissioner Fox. 4

Negative: 0

THE RESOLUTION—

WHEREAS, the applicant requested reopening of this application and extension of time to obtain permits and complete the work which had expired by time limitation on February 25, 1959; and

WHEREAS, this application was reopened on April 21, 1959 and set for hearing on June 2, 1959 at 10 A. M., subject to regular procedure, waiving all requirements except a new decision of the Borough Superintendent and two publications in the Bulletin; and

WHEREAS, a public hearing was held on this application on June 2, 1959 after due notice by publication in the Bulletin; and

WHEREAS, the decision of the Borough Superintendent, dated March 24, 1959 acting on amendment to Alt. Applic. No. 4170-56, reads:

"1. Application has expired under section 22A of the Zoning Resolution, proposed extension of time is referred to the Bd. of Standards and Appeals for consideration."

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on February 25, 1958, only as to the time to obtain permits and complete the work, so that as amended this portion of the resolution shall read:

"that all permits required, including a certificate of occupancy, shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this amended resolution." Alt. App. 4170-56.

MINUTES

608-40-BZ—Vol. II

APPLICANT—Martyn Weston, for Garon Realty Corp., owner; The Great Atlantic and Pacific Tea Co., lessee.

SUBJECT—Application reopened April 28, 1959 for consideration as to extension of term of variance—expired May 1, 1956—decision of the Borough Superintendent, previously granted on condition, under sections 7h and 7A of the Zoning Resolution, permitting in a residence and business use district, the parking of patrons' automobiles for a term of five (5) years, with entrances beyond permitted distance from intersection.

PREMISES AFFECTED—47-35 41st Street, east side, 125.43 feet north of Greenpoint Avenue, Block 196, Lot 7 and part of Lot 42, Sunnyside, Borough of Queens.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: None.

ACTION OF BOARD—Term of variance extended.

THE VOTE—

Affirmative: Acting Chairman Kleinert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox 4

Negative: 0

THE RESOLUTION—

WHEREAS, the applicant requested reopening of this application and extension of the term of variance which had expired by time limitation on May 1, 1956; and

WHEREAS, this application was reopened on April 28, 1959 and set for hearing on June 2, 1959, subject to regular procedure, waiving all requirements except a new decision of the Borough Superintendent and two publications in the Bulletin; and

WHEREAS, a public hearing was held on this application on June 2, 1959 after due notice by publication in the Bulletin; and

WHEREAS, the decision of the Borough Superintendent, dated March 3, 1959 acting on Alt. Applic. No. 2440-50, reads:

"1. Extension of the use as an "open parking lot for shoppers' automobiles" is contrary to Board of Standards and Appeals Resolution Cal. #608-40-BZ."

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on May 1, 1951, which expired on May 1, 1956, only so far as it refers to the term of the variance, so that as amended this portion of the resolution shall read:

"... granted under Sections 7h and 7A for a term of five years from the date of this amended resolution, to permit; *on condition* that bumpers shall be installed on all sides of this lot to prevent the overhang of automobiles damaging adjacent buildings or fences; that other than as herein amended the resolution above cited shall be complied with in all respects; and that all permits, including a new certificate of occupancy, shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this amended resolution."

63-44-BZ—Vol. II

APPLICANT—Casale and Newell, for Bavasi Realty Corp., owners.

SUBJECT—Application reopened February 25, 1959 as Volume II—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the change in use of an existing three story building of class 1 construction from storage and factory to storage of electrical, electronic and radio parts and equipment, offices and garage.

PREMISES AFFECTED—236-246 West 17th Street, south side, 256 feet 9 inches east of Eighth Avenue, Block 766, Lot 65, Borough of Manhattan.

APPEARANCES—

For Applicant: Alvin F. Gunther and Edward F. Rosiny.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Acting Chairman Kleinert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox. 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on February 25, 1959 subject to regular procedure; and

WHEREAS, a public hearing was held on this application on May 12, 1959 after due notice by publication in the Bulletin; laid over to June 2, 1959, for inspection and decision; applicant to correct his papers to show exactly what is proposed as to signs and to eliminate from the application the request for building to revert to its original use as a garage; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated January 19, 1959 acting on Alt. Applic. No. 55-59, reads:

"5. Proposed change of use from storage & manufacturing to storage, parking garage & offices in a residence use district is not permitted. Sec. 3 & 6 Zoning Resolution."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended that the application be granted under certain conditions; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision e of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7e of the Zoning Resolution, for a term of fifteen years, to permit in a residence use district the change in use of an existing three-story building of Class One construction from storage and factory to storage of electrical, electronic and radio parts and equipment, offices and garage, as shown on plans filed herewith marked "Received February 4, 1959", 16 sheets, and May 28, 1959", 1 sheet, *on condition* that in all other respects the occupancy, construction and use shall comply with all laws, rules and regulations applicable thereto; that such portable fire-fighting appliances shall be maintained as the Fire Commissioner may require; that the sign on the front of the building shall be as shown on drawing marked "Front Elevation" filed May 28, 1959; and that all permits and a new certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

878-52-BZ—Vol. II

APPLICANT—Fred C. Dahlem, for Jack Starr, owner.

SUBJECT—Application reopened February 17, 1959 as Volume II—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot with suitable bumpers, for the parking and storage of more than five (5) motor vehicles of the passenger car type.

PREMISES AFFECTED—1563-1565 Longfellow Avenue, west side, 75 feet south of East 173rd Street, Block 3001, Lots 28, 29 and 30, Borough of The Bronx.

APPEARANCES—

For Applicant: Fred C. Dahlem, Jack Starr and Mildred Hirsh.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Acting Chairman Kleinert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox. 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on February 17, 1959 subject to regular procedure; and

WHEREAS, a public hearing was held on this application on May 12, 1959 after due notice by publication in the Bul-

MINUTES

letin; laid over to June 2, 1959, for inspection and decision; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated December 30, 1958 acting on Alt. Applic. No. 1127-58, reads:

"1. In a residence district the proposed parking of motor vehicles is contrary to Sec. 3, Art. II Zoning Resolution and is therefore denied."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application should be granted on condition; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision h of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7h to permit for a term of five years in a residence use district, the maintenance of a parking lot for the parking and storage of more than five motor vehicles of the passenger car type, *on condition* that all work shall be substantially in accordance with plans filed herewith marked "Received February 17, 1959", two sheets; that the plot shall be leveled substantially to the grade of Longfellow Avenue and shall be treated with steam cinders or gravel with a suitable binder and properly rolled; that the wall between the wings of the apartment house to the north, which is now in an unsightly condition, shall be rebuilt with a wood fence six feet high on the existing low retaining wall with the consent of the owner of the adjacent apartment house; that along the front building line there shall be erected a woven wire fence five feet high on a six inch concrete curb, with no opening therein except a gate 12 feet in width, with a 14 foot curb cut opposite; that wooden bumpers shall be provided on all sides of the plot set back five feet from the lot lines to prevent damage to adjacent buildings or fences; that the sloping rock outcropping at the rear shall not be used for storage of cars; that the sidewalk and curbing shall be repaired to the satisfaction of the Borough President; that the only signs permitted shall be those required by the Commissioner of Licenses outlining the charges made for parking; that such portable fire-fighting appliances shall be maintained as the Fire Commissioner shall direct; that in all other respects the premises shall comply with all laws, rules and regulations applicable thereto; and that all permits shall be obtained and all work completed and a certificate of occupancy issued within the requirements of Section 22A of the Zoning Resolution.

585-56-BZ

APPLICANT—Leonard F. Rothkrug, for Lucille Kritikos, doing business as Krit Lumber Co., owner.

SUBJECT—Application reopened April 21, 1959—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a residence use district, the change of use of an existing two story building from bottling works and a caretaker's apartment, to a wood-working shop using power saws and offices and dwelling for two families.

PREMISES AFFECTED—98-100 Luqueer Street (102 displayed), south side, 197 feet, 6 inches east of Clinton Street, Block 376, Lot 21, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: None.

ACTION OF BOARD—Time extended to complete the work.

THE VOTE—

Affirmative: Acting Chairman Kleinert, Commissioner

Foley, Commissioner Sleeper and Commissioner Fox. 4

Negative 0

THE RESOLUTION—

WHEREAS, the applicant requested reopening of this application and extension of time, to obtain permits and complete the work, which had expired by time limitation on June 11, 1958; and

WHEREAS, this application was reopened on April 21, 1959 and set for hearing on June 2, 1959, subject to regular procedure, waiving all requirements except a new decision of the Borough Superintendent and two publications in the Bulletin; and

WHEREAS, a public hearing was held on this application on June 2, 1959 after due notice by publication in the Bulletin; and

WHEREAS, the decision of the Borough Superintendent, dated March 24, 1959 acting on Alt. Applic. No. 477-56, reads:

"1. In a residence use district the proposed change of occupancy from "Bottling Works" to woodworking shop and offices is contrary to Art. II Sec. 3 of the Zoning Resolution."

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 11, 1957 only as to the time to obtain permits and complete the work, so that as amended this portion of the resolution shall read:

"that in view of the time to complete having expired by limitation on June 11, 1958, that all permits required, including a certificate of occupancy, shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this amended resolution." Alt. App. 477-56.

246-58-BZ—Vol. II

APPLICANT—Victor G. Madonia, for Dominick Iandoli, owner.

SUBJECT—Application reopened April 28, 1959 as Volume II—decision of the Borough Superintendent, under sections 7e, 7h, and 21 of the Zoning Resolution, to permit the erection and maintenance of a building for a period of 25 years on a plot partly in a local retail and partly in a residence use district; the building to be used as a bowling center with a bar, restaurant, lounge and parking facilities on the unbuilt portion of the plot for patrons and employees no fees to be charged; the proposed building will occupy more than the permitted area and will encroach on the front setback and rear yard requirements.

PREMISES AFFECTED—44-21 227th Street, southeast corner of Northern Boulevard, Block 7480, Lot 50, Douglaston, Borough of Queens.

APPEARANCES—

For Applicant: Joseph M. Lonergan, Arthur V. Selig, Victor G. Madonia and Fannie Burnstein.

For Opposition: Samuel Bodian, Park Dept.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative: 0

Negative: Acting Chairman Kleinert, Commissioner

Foley, Commissioner Sleeper and Commissioner Fox. 4

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on April 28, 1959 subject to regular procedure; and

WHEREAS, a public hearing was held on this application on June 2, 1959 after due notice by publication in the Bulletin; and

WHEREAS, the decision of the Borough Superintendent, dated March 27, 1959 acting on N. B. Applic. No. 960-59, reads:

"1. Erection of building to be used as a Bowling purpose in a local retail and Residential use district is contrary to Art. II Sect. 3 and Sect. 4c of the Zoning Resolution.

2. Parking of more than three cars in a Residence use district is contrary to Art. II, Sect. 3 of the Zoning Resolution.

MINUTES

3. In a G district, any building erected nearer than 20 feet to the street on which it fronts, is contrary to Art. II Sec. 16-B(b) of the Zoning Resolution.

4. A rear yard in a "G" district less than 30% of depth of plot is contrary to Art. II Sec. 16-B(f) of the Zoning Resolution.

5. In a G district, area of building which exceeds 30% of area of lot is contrary to Art. II Sec. 16-B(e) of the Zoning Resolution."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that there was no justification for the exercise of discretion to grant a zoning variance under Section 7, Subdivisions e and h of the Zoning Resolution; and

WHEREAS, the Board found that the applicant failed to substantiate a basis to warrant exercise of discretion to grant under Section 21 of the Zoning Resolution and was therefore not entitled to relief on the grounds of practical difficulty or unnecessary hardship.

Resolved, that the decision of the Borough Superintendent, acting on N. B. Applic. 960-59, Objections Nos. 1, 2, 3, 4 and 5 be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

350-58-BZ

APPLICANT—Harry Mandell for Prescott Realty Corp., owner.

SUBJECT—Application May 23, 1958, decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the change in use of the present store building from stores and bakery to include hat factory.

PREMISES AFFECTED—1731 to 1739 East 172nd Street, and 1305 to 1313 Rosedale Avenue, northwest corner, Block 3873, Lot 1, Borough of The Bronx.

APPEARANCES—

For Applicant: Harry Mandell.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Acting Chairman Kleinert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox. 4

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on May 12, 1959 after due notice by publication in the Bulletin; laid over to June 2, 1959, for inspection and decision; applicant to file a letter stating the exact date when the present tenant took possession; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated April 28, 1958 acting on Alt. Applic. No. 985-57, reads:

"1. The proposed use as a hat factory in a Residence use district is contrary to Article II Sec. 3 of the Z.R."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended that the application be granted under certain conditions, particularly that all store fronts be repaired and renovated; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision e of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7e, for a term of ten years, to permit in a residence use district, the change in use of the present store building from stores and bakery, to include in stores Nos. 6, 7 and 8 on East 172nd Street and returning through Store No. 1 on Rosedale Avenue, the use and occupancy of these stores as a hat factory, all as shown on plans filed herewith marked "Received May 23, 1958", 5 sheets and "April 8, 1959", 2 sheets, *on condition*

that the fronts of all the existing stores on 172nd Street and on Rosedale Avenue shall be rebuilt and finished in a presentable condition, including the front of Store No. 1 on Rosedale Avenue, which shall have windows painted a dark color, eliminating the present white or shall have a dark colored screen set up inside the windows without painting the windows; that in all other respects the use and occupancy of the premises shall comply with all laws, rules and regulations applicable thereto; and that all permits and a certificate of occupancy shall be obtained and all work completed within the provisions of Section 22A of the Zoning Resolution.

729-58-BZ

APPLICANT—Louis B. Santangelo for Ralph G. Ortiz.

SUBJECT—Application December 12, 1958—decision of the Borough Superintendent, under section 7e of the Zoning Resolution for a term of 20 years to permit in a residence and local retail use district, the erection of a funeral parlor, undertaking establishment and caretaker's apartment, with parking and storage of motor vehicles of the employees and patrons only to be at the rear of the lot by means of ramp at the west end of the building.

PREMISES AFFECTED—135-141 East 103rd Street, north side, 79 feet west of Lexington Avenue, Block 1631, Lots 111, 112 and 113, Borough of Manhattan.

APPEARANCES—

For Applicant: H. E. Horwood and Louis B. Santangelo.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Acting Chairman Kleinert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox. 4

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on May 5, 1959 after due notice by publication in the Bulletin; laid over to June 2, 1959, for applicant to make a search as to the Certificates of Occupancy of the buildings adjacent; applicant to file a new decision of the Borough Superintendent as to "undertaking" and for inspection and decision, hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated December 9, 1958 acting on amendment to N.B. Applic. No. 7958, reads:

"1. Proposed use as 'Funeral Parlor' on a lot partly in a residence & partly in a local retail use district is not permitted. Art. II, PP. 3 & 4c Zoning Resolution.

"2. Proposed parking & storage of motor vehicles on a lot partly in a residence use district & partly in a local retail use district is not permitted. Art. II, PP. 3 & 4c Zoning Res."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application should be granted on condition; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivisions e and h of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Sections 7e and 7h of the Zoning Resolution to permit for a term of twenty years in a residence and local retail use district, the erection of a funeral parlor and undertaking establishment and caretakers apartment, with parking and storage of motor vehicles for the employees and patrons only *on condition* that all work shall be done according to the plans filed with this application marked "Received December 12, 1958", 6 sheets; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; and that all permits shall be obtained and all work completed and a certificate of occupancy issued within the provisions of Section 22A of the Zoning Resolution.

MINUTES

1-59-BZ

APPLICANT—Ingram S. Carner, for Shell Oil Company, owner.

SUBJECT—Application January 2, 1959—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a business use district, on a plot presently occupied with a public garage and gasoline service station, the reconstruction for use as gasoline service station, lubritorium, car washing—non automatic, auto repairs with hand tools only, office, sales and storage of auto accessories and the parking of more than five (5) motor vehicles waiting to be serviced.

PREMISES AFFECTED—112 Flatbush Avenue Extension, southwest corner of Tillary Street, Block 132, Lot 14, Borough of Brooklyn.

APPEARANCES—

For Applicant: Ingram S. Carner.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Acting Chairman Kleinert, Commissioner

Foley, Commissioner Sleeper and Commissioner Fox. 4

Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on May 12, 1959 after due notice by publication in the Bulletin; laid over to June 2, 1959, for inspection and decision; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated December 15, 1958 acting on Alt. Applic. No. 3781-58, reads:

"1. Proposed reconstruction of building and change of use, in a Business Zone, to gasoline service station, lubritorium, car washing (non-automatic), auto repairs with hand tools only, office, sales and storage of auto accessories, parking of more than five motor vehicles waiting to be serviced, is contrary to Article II, PP. 4a, subsections 29 and 46 of the Zoning Resolution."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended that the application be granted under certain conditions; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivisions c, i and e of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is granted under Section 7c; and under Sections i and e for a term of ten years, to permit in a business use district on a plot presently occupied for a public garage and gasoline service station, the reconstruction for use as gasoline service station, lubritorium, non-automatic car washing, auto repairs with hand tools only, office, sales and storage of auto accessories and the parking of more than five motor vehicles awaiting service, on condition that all work shall be done in accordance with the plans filed herewith marked "Received January 2, 1959," 5 sheets; that the occupancy and construction shall comply with all laws, rules and regulations applicable thereto; that such portable fire-fighting appliances as the Fire Commissioner may direct shall be maintained; that the brand sign proposed to be erected at the corner of Tillary Street and Flatbush Avenue Extension shall be permitted, but shall be a stationary type, not rotating; that there shall be no vehicular entrance or exit to Tillary Street; that all sidewalks and curbing abutting the premises shall be restored to the satisfaction of the Borough President; and that all permits and a certificate of occupancy shall be obtained and all work completed within the provisions of Section 22A of the Zoning Resolution.

28-59-BZ

APPLICANT—Henry J. Nurick for the 160 3rd Avenue Corporation, owner.

SUBJECT—Application January 15, 1959—decision of the

Borough Superintendent under sections 7h and 7c of the Zoning Resolution, to permit in a business use and local retail use district, the maintenance of a parking lot for the parking and storage of more than five (5) motor vehicles.

PREMISES AFFECTED—156-160 Third Avenue, west side, 25 feet 6 inches south of East 16th Street, Block 871, Lots 44 and 45, Borough of Manhattan.

APPEARANCES—

For Applicant: Henry J. Nurick.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Acting Chairman Kleinert, Commissioner

Foley, Commissioner Sleeper and Commissioner Fox 4

Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on May 12, 1959 after due notice by publication in the Bulletin; laid over to June 2, 1959, for inspection and decision; applicant to file corrected plans showing construction taken place within the area since application was filed, hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated December 29, 1958 acting on Alt. Applic. No. 1790-58, reads:

"1. A proposed Parking Lot, located partially in a Local Retail District, for more than five (5) motor vehicles is contrary to Article II, Section 4B (i) & 4-c."

and

WHEREAS, the applicant added Section 7c of the Zoning Resolution as a basis of his application; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended that the application be granted under certain conditions; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivisions c and h of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is granted under Section 7c and Section 7h for a term of ten years, to permit in business and local retail use districts the maintenance of a parking lot for the parking and storage of more than five motor vehicles, on condition that the premises shall be graded substantially to the grade of the surrounding streets, Third Avenue and East 16th Street, and paved with steam cinders or gravel, treated with a binder; that where walls of adjacent buildings do not occur, there shall be erected on all lot lines a woven wire fence 5 feet in height erected on a 6 inch concrete curb; that there shall be no exit or entrance to East 16 Street; that on Third Avenue there shall be an entrance 20 feet wide with curb cut opposite as shown on drawings; that there may be a 10 foot by 10 foot wood frame shelter adjacent thereto; that all bumpers and other conditions shall be as shown on drawings filed herewith marked "Received January 15, 1959," 4 sheets and "May 22, 1959," 2 sheets, except that bumpers shall be five feet from adjacent fences or walls of adjoining buildings; that in all other respects the premises shall comply with all laws, rules and regulations applicable thereto; that such portable fire-fighting appliances shall be provided as the Fire Commissioner shall direct; that curb cuts and sidewalks abutting the site shall be repaired to the satisfaction of the Borough President; and that all permits and a certificate of occupancy shall be obtained and all work completed.

63-59-BZ

APPLICANT—Goldwater and Flynn for Huntington Hartford doing business as Huntington Hartford Enterprises, owner.

SUBJECT—Application January 29, 1959—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a residence use district the change

MINUTES

in use of the present building from factory and showroom to offices, and model agency.

PREMISES AFFECTED—214 East 52nd Street, south side, 180 feet east of 3rd Avenue, Block 1325, Lot 45, Borough of Manhattan.

APPEARANCES—

For Applicant: Louis R. Coleman and Samuel Rosenblum.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Acting Chairman Kleinert, Commissioner

Foley, Commissioner Sleeper and Commissioner Fox 4

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on May 5, 1959 after due notice by publication in the Bulletin; laid over to June 2, 1959, for inspection and decision; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated January 7, 1959 acting on Alt. Applic. No. 1944-58, reads:

"1. Proposed change in use of 5 story class 3 building from one non-conforming use (factory) to another non-conforming use (storage), offices and model agency) in a residence use district is contrary to Sections 3 and 6 of Z. R."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application should be granted on condition; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision c of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7c to permit in a residence use district the change in use of the present building from factory and showroom to office and model agency *on condition* that all work shall be in accordance with plans filed with this application marked "Received January 29, 1959", 12 sheets; that the metal sign on the facade of the building above the first floor windows and entrance doors shall not cover an area of the wall in excess of 2 feet by 15 feet, or 30 square feet; that the building and occupancy shall in all other respects comply with all laws, rules and regulations applicable thereto; and that all permits shall be obtained and all work completed and a certificate of occupancy issued within the requirements of Section 22A of the Zoning Resolution.

Adjourned: 12:30 P.M.

JOSEPH J. DOYLE, *Chief Clerk.*

REGULAR MEETING

TUESDAY AFTERNOON, JUNE 2, 1959, 2 P. M.

Present: Acting Chairman Kleinert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox.

688-39-SA—Vol. II

APPLICANT—Metallizing Engineering Company, Inc., owner.

SUBJECT—Application reopened October 8, 1957 for amendment of resolution as to additional model "P", metal spraying blowpipe—re The Metco Metallizing Gun, Type E; previously approved.

APPEARANCES—

For Applicant: Herbert Charlop.

ACTION OF BOARD—Resolution amended in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Acting Chairman Kleinert, Commissioner

Foley, Commissioner Sleeper and Commissioner Fox. 4

Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Calendar Number 688-39-SA—Vol. II.

Subject: Amendment to resolution as to additional model metal spraying Blowpipe.

Metallizing Engineering Co., Inc., Westbury, New York, requested, by filing an application dated August 12, 1957, that the resolution adopted March 18, 1941 under Calendar Number 688-39-SA—Vol. I be amended so as to include the additional Model P, Metal Spraying Blowpipe. The application was reopened by a vote of the Board, October 8, 1957.

Purpose

The appliance is designed for the Thermal Spraying of powdered metals and ceramics.

Description

The powdered material to be sprayed is contained in a refillable cannister on top of the gun. The powder feeds by gravity through the metering valve. From this point it is drawn at reduced pressure into the aspirator chamber from which it is propelled into the flame by a jet of fuel gas.

Heat for melting and spraying the metal is obtained from a fuel gas and oxygen flame projected from a nozzle similar to that used on a welding torch. Either acetylene or hydrogen may be used for the fuel gas. The gases are conveyed from compressed gas cylinders fitted with the usual pressure reducing valves used for welding service to the gun by means of two hoses which connect through shut off valves at the rear of the gun.

The flow of powdered material is controlled by a finger operated trigger so that the flow of material may be started and stopped at will. The flow of gas used for aspirating the powdered material is controlled by a needle valve.

Inspection and Test

The device has been approved by the Underwriters' Laboratory under Safety Appliance 753, Application No. 57C2837. The complete report is on file with and is part of the record.

Recommendation

On the basis of the data filed by the applicant, the Committee on Test recommends that the resolution adopted March 18, 1941, under Calendar Number 688-39-SA—Vol. I, be amended so as to include the Model P Metco Thermo-Spray Gun, on condition that the requirements of the resolution adopted March 18, 1941 under Calendar Number 688-39-SA—Vol. I be complied with.

(Sgd.) SAMUEL L. BECKER

Director,

JOHN A. DARTS,

Assistant Engineer,

GEORGE F. SKLENARIK,

Assistant Engineer,

Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *amend* the above cited resolution in accordance with the above report.

707-40-SM—Vol. II

APPLICANT—The W. S. Tyler Company, owner.

SUBJECT—Application reopened March 31, 1959 for amendment of resolution as to additional thickness of door—re Tyler One & One-half Hour Hollow Metal Fire Door, thickness up to 2½ inches; previously approved.

APPEARANCES—

For Applicant: John Haig.

ACTION OF BOARD—Resolution amended in accordance with the report of Committee on Test.

MINUTES

THE VOTE—

Affirmative: Acting Chairman Kleinert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox. 4
Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Calendar Number 707-40-SM—Vol. II.

Subject: Amendment to resolution as to additional thickness of door.

The W. S. Tyler Co., New York, requested by letter dated March 1, 1959, that the resolution adopted September 10, 1940 and amended through February 11, 1958 under Calendar Number 707-40-SM—Vol. I and II be amended so as to increase the thickness of the approved door. The application was reopened by a vote of the Board March 31, 1959.

Purpose

The material is a one and one half hour opening protective assembly.

Description

The original doors, approved by the Board were 1½ inches in thickness and the Board approved, by amendment, an increase in thickness to 2½ inches. The requested change is to increase the thickness up to and including 4 inches. The space resulting from this increased thickness is filled with additional insulation of the same material as in the previously approved door.

Recommendation

On the basis of the data filed by the applicant, the Committee on Test recommends that the resolution adopted September 10, 1940 and as amended through February 11, 1958 under Calendar Number 707-40-SM—Vol. I and II be amended so as to include additional thickness of doors up to and including 4 inches, on condition that the requirements of the resolution adopted September 10, 1949 and as amended through February 11, 1958 be complied with.

(Sgd.) SAMUEL L. BECKER,

Director,

JOHN A. DARTS,

Asst. Engr.,

GEORGE F. SKLENARIK,

Asst. Engr.,

Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby amend the above cited resolution in accordance with the above report.

799-47-SM

APPLICANT—Kohler Company, owner.

SUBJECT—Application reopened March 3, 1959 for amendment of resolution as to additional models K-7782 Rockford, K-7794 Edgewater and K-7430 Bancroft, sink and lavatory fitting—re Kohler Company, sink and lavatory fittings, Models K-8605 and K-8245; previously approved.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Resolution amended in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Acting Chairman Kleinert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox. 4
Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Calendar Number 799-47-SM.

Subject: Amendment to resolution as to additional model Sink and Lavatory Fittings.

Kohler Co., Inc., Kohler, Wisconsin, requested by letter dated February 18, 1959 that the resolution adopted Janu-

ary 16, 1951 under Calendar Number 799-47-SM be amended so as to include additional Models of Sink and Lavatory Fittings. The application was reopened by a vote of the Board, March 3, 1959.

Purpose

The units are sink and lavatory fittings with a spray attachment.

Description

The requested Models K-7782 Rockford, K-7794 Edgewater and K-7430 Bancroft are basically the same as those previously approved. The operation, mechanical and functional design are the same as in the models previously approved, the only difference being in styling.

Inspection and Test

Details of construction of the requested models were compared with the models previously approved and it was noted that the only change was in styling.

Recommendation

The Committee on Test recommends that the resolution adopted January 16, 1951 under Calendar Number 799-47-SM be amended so as to include the Models K-7782 Rockford, K-7794 Edgewater and K-7430 Bancroft Sink and Lavatory Fittings for use in New York City under the provisions of the Submerged Inlet Rules of the Board, on condition that the requirements of the resolution adopted January 16, 1951 under Calendar Number 799-47-SM are complied with.

(Sgd.) SAMUEL L. BECKER

Director,

JOHN A. DARTS,

Assistant Engineer,

GEORGE F. SKLENARIK,

Assistant Engineer,

Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby amend the above cited resolution in accordance with the above report.

619-48-SM

APPLICANT—American Rock Wool Corporation, owner.

SUBJECT—Application reopened January 13, 1959 for amendment of resolution as to additional thickness of wool—re Homart, Wards, Red Top, Barrett, Carey & Celotex Granulated Mineral Wool and Mineral Wool Batts; previously approved.

APPEARANCES—

For Applicant: C. B. Setterberg.

ACTION OF BOARD—Resolution amended in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Acting Chairman Kleinert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox. 4
Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Calendar Number 619-48-SM.

Subject: Amendment to resolution as to additional thickness of wool batts and permission to market under additional trade names.

American Rock Wool Corp., Chicago, Ill., requested by letter dated December 15, 1958, that the resolution adopted July 12, 1949, under Calendar Number 619-48-SM be amended so as to include additional thickness of rock wool batts and permission to market under additional trade names. The application was reopened by a vote of the Board January 13, 1959.

Description

The approved batts were of 2 and 3 inch thickness. The requested batts are of the approved material made into rigid form for use as perimeter insulation, joint filler and fire stopping.

MINUTES

Recommendation

The Committee on Test recommends that the resolution adopted July 12, 1949 be amended so as to include rock wool batts of thickness ranging from 1/2 inch to 3 inch thick and of 10 inch to 30 inch in 48 inch lengths, as herein described and further that this material may be marketed under the following trade names:

Red Top—Perimeter Insulation, by United States Gypsum Co.

U.S.G.—Perimeter Insulation, by United States Gypsum Co.

Thermafiber—Perimeter Insulation
on condition that the requirements of the resolution adopted July 12, 1949 under Calendar Number 619-48-SM be complied with.

(Sgd.) SAMUEL L. BECKER
Director,
JOHN A. DARTS,
Assistant Engineer,
GEORGE F. SKLENARIK,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *amend* the above cited resolution in accordance with the above report.

644-51-SM

APPLICANT—Seelye Stevenson Value & Knecht, for Granco Steel Products Co., owner.

SUBJECT—Application reopened December 6, 1955 for amendment of resolution as to additional use of Cofar Floor and Roof Construction—re Cofar Concrete Floor and Roof Construction; previously approved.

APPEARANCES—

For Applicant: William A. Faiella.

ACTION OF BOARD—Resolution amended in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Acting Chairman Kleinert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox. 4
Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Calendar Number 644-51-SM

Subject: Amendment to resolution as to additional use of Cofar Floor and Roof Construction.

Seelye Stevenson Value & Knecht for Granco Steel Products Co., requested by letter dated November 18, 1955 that the resolution adopted July 27, 1954 under Calendar Number 644-51-SM be amended so as to include additional uses of Cofar Floor and Roof Construction. The application was reopened by a vote of the Board, December 6, 1955.

Purpose

The material is a composite steel and concrete fire resistive floor and roof construction.

Description

The material is the same as the material approved by the Board July 27, 1954 under Calendar Number 644-51-SM. The difference in construction was the provisions for electrical raceways.

Inspection and Test

The assembly was tested at the Underwriters' Laboratory, Chicago, Illinois, in accordance with the requirements of Article 11, Group 5 through 11 and Group 13, Chapter 26, Administrative Building Code.

The materials used in the construction were as follows:
Corrugated forms, cellular forms, header ducts, reinforcing bars, concrete, lath and perlite plaster.

The construction is as follows: The form units and the

cellular floor units, are laid so as to form the deck of the test sample. The header ducts are then placed on top of the form units and perpendicular to them and spaced 9 1/2 inches apart. The opening between the header duct and the form unit, through which the electrical conduit could be passed, was 3 inches in diameter and located below each junction box.

The beam in the assembly was wrapped with 3.4 expanded metal lath.

As the header ducts and junction boxes are in intermittent contact with the cells of the floor units and provide a path for heat flow from the ceiling to the top surface, it is necessary to apply the acoustical plaster to a greater thickness.

The plaster is applied direct to the under side of the form units to a thickness of 3/4 inches and for an area of 3'-0" x 4'-0" minimum under the junction box area, the plaster was applied to a thickness of 2 inches.

The plaster, protecting the beam, is applied to the metal lath, in a thickness of 2 inches.

The assembly successfully met the requirements as a three hour fire resistive floor and ceiling construction. The assembly also successfully passed a load test, conducted by the K. W. Hunt Laboratories, as required under C26-626.0.

Recommendation

On the basis of the test and the data filed by the applicant, the Committee on Test recommends that the resolution adopted July 27, 1954 under Calendar Number 644-51-SM be amended so as to include the type of construction as herein described as a 3 hour fire resistive floor and roof construction with electrical raceways installed and further that the construction of Type 4, as contained in the resolution adopted July 27, 1954 under Calendar Number 644-51-SM be now recommended for approval as the construction was tested with raceways installed both perpendicular and parallel to the corrugations and further that the superimposed load, live and dead, shall not exceed 150 lbs. per sq. ft. and further that the plaster thickness shall be 2 inches on top of the metal lath on the beam, and shall be 3/4 of an inch in thickness on the under side of the floor, except that under the header units for an area of a minimum of 3'-0" x 4'-0". The plaster shall be applied to a thickness of 2 inches and the lath shall comply with the requirements of C26-577.0 Administrative Building Code, on condition that the requirements of the resolution, adopted July 27, 1954, under Calendar Number 644-51-SM be complied with.

(Sgd.) SAMUEL L. BECKER,
Director,
JOHN A. DARTS,
Asst. Engr.,
GEORGE F. SKLENARIK,
Asst. Engr.,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *amend* the above cited resolution in accordance with the above report.

364-55-SM

APPLICANT—Fullerton Manufacturing Company, owner.
SUBJECT—Application reopened March 3, 1959 for amendment as to additional trade name—Flur-O-Lux Luminus Ceilings, plastic light diffuser; previously approved.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Resolution amended in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Acting Chairman Kleinert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox. 4
Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Calendar Number 364-55-SM

Subject: Amendment as to additional trade name.

MINUTES

Fullerton Manufacturing Co., Norwalk, Conn., requested by letter dated February 6, 1959, that the resolution adopted July 19, 1955 under Calendar Number 364-55-SM be amended so that the approved ceiling may be marketed under an additional trade name. The application was reopened by a vote of the Board, March 3, 1959.

Recommendation

The Committee on Test recommends that the resolution adopted July 19, 1955 under Calendar Number 364-55-SM be amended so as to permit the approved light-diffusing ceiling to be marketed under the additional trade name of Architectural Ceiling Inc., on condition that the requirements of the resolution adopted July 19, 1959 under Calendar Number 364-55-SM be complied with.

(Sgd.) SAMUEL L. BECKER,
Director,
JOHN A. DARTS,
Asst. Engr.,
GEORGE F. SKLENARIK,
Asst. Engr.,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby amend the above cited resolution in accordance with the above report.

34-56-SA

APPLICANT—Caloric Appliance Corp., owner.
SUBJECT—Application December 23, 1955—Caloric Domestic and Commercial Gas Clothes Dryers, Models 100, 150 and 125X; approval of.

APPEARANCES—

For Applicant: None.
ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Acting Chairman Kleinert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox. 4
Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Calendar Number 34-56-SA.

Subject: Caloric Domestic and Commercial Gas-fired Clothes Dryer, Models 100, 150 and 125X.

Caloric Appliance Corp., Tipton, Penn., filed December 23, 1955, an application with the Board of Standards and Appeals for approval of the Caloric Gas-fired Clothes Dryer, Models 100, 150 and 125X for use in New York City under the provisions of Article 12, of the Administrative Building Code.

Purpose

The appliance is used for drying laundry, using gas heat as the drying medium.

Description

Caloric domestic and commercial gas clothes dryers are all of the same construction.

They are of the revolving drum type having a gas burner and a motor driven blower for circulation of air.

All models are powered with a $\frac{1}{2}$ horsepower, 115V, 60 cycle motor which drives the revolving drum and the air blower. In case of current failure or overheating of motor due to over-loading, all gas flow is shut off by automatic thermal switch. When motor restarts, pilot relights automatically. Motor is equipped with overload protection.

The load capacity for all models are approximately 18 pounds of wet clothes.

The Model 100 is a fully automatic one-knob control. When the knob is turned the burner light starts the blower and drying cylinder lights the Sweet-air Lamp and illuminating bulb. Dry cycle is up to 90 minutes. Temperature is automatically maintained at Lo-Heat level. Drying time varies with the weight, size and wetness of load, and type of fabric. Five minutes before drying cycle ends, heat is

turned off automatically. Blower continues to end of cycle. Bell rings when drying cycle ends.

These dryers are fabricated from heavy gauge sheet steel and are finished in a baked synthetic finish with the exception of the top which is finished in vitreous porcelain enamel. All other exterior parts and interior parts such as frame and cylinder are finished in high temperature baked enamel, "Bonderized" to resist rusting.

The drying cylinder is a heavy gauge steel, with smooth surface; has horizontal baffles to tumble clothes. Cylinder is made in eight parts. Cylinder is supported at the front on rubber tires, and at the rear on rubber mounted, pillow-block type of self-aligning bearing. Cylinder speed—approx. 50 R.P.M.

All controls are reached by removing main top or main front. Access door in front is provided for servicing air shutter and burner.

Waist-high lint drawer is located at front of dryer.

Dryer may be installed flush against wall. Hollow-back construction accommodates gas and electric connections.

Lo-Heat is vented up and away from walls and wood-work to outside, by means of Adapto-Flex Exhaust.

Base screws are provided to level dryer on an uneven floor.

Dryer is provided with a lamp called Sweet-air lamp which acts to purify the clothes.

A separate illuminating bulb lights automatically and remains lighted during drying cycle.

Steel door with heat-resistant glass panel is equipped with an automatic master cut-off switch. Door opens down. When door is opened, everything stops. Illuminating lamp remains lit. Cycle resumes when door is closed.

Burner can use Natural, Bottled, Manufactured or Mixed Gas. Gas input 20,000 BTU, all gases.

Gas connection, standard $\frac{3}{8}$ inch pipe.

Exterior dimensions of dryer is width 30"; height to working surface 36"; height to top of backguard $39\frac{7}{16}$ "; depth 26", not including handle.

Shipping weight approx. 200 lbs.

All models are the same with the following exception;

Models 125X and 150, cylinder speed—approx. 44 RPM.

Model 125Z, access door in front and side provides for adjusting gas and lighting pilot. Model 150 access door same as Model 100.

Exterior dimensions the same as Model 100 except height to top of backguard is $37\frac{15}{16}$ ".

Shipping weight of Models 125X and 150 approx. 230 lbs.

Gas connection on Models 125X and 150, standard $\frac{3}{8}$ " I.P.S. (female).

The Models 125X and 150 dryers are non-vented gas appliances.

For moisture exhaust, two methods are available:

1. Indoor exhaust from rear of dryer.
2. Permanent outside exhaust using Caloric Exhaust kit #100-ROY.

Model 125X provides automatic operation with constant burning pilot.

Model 150 provides either:

1. Automatic operation with constant burning pilot.
2. Push button electric ignition (located on top, right rear of working surface, near timer).

Model 125X commercial automatic clothes dryer, is equipped with the "Accumulator" coin meter. The mechanism consists of five parts. No rewiring or removal of panels necessary. Meter is connected into dryer using attached Jones Plug, and attached with four bolts. The "Accumulator" meter is available for 10¢, 15¢, 20¢ and 25¢ operation. Meter can accept up to fourteen coins in advance.

Inspection and Test

All details of construction were examined by Ass't. Architect, T. W. Farricker, Committee on Test.

The appliances have been tested and approved by the American Gas Association. The reports are on file with and are part of the record.

MINUTES

Recommendation

On the basis of the examination and the data filed by the applicant, the Committee on Test recommends the approval of the Caloric Domestic and Commercial Gas-fired Clothes Dryer, Models 100, 150 and 125X for use in New York City when installed in accordance with this report and the requirements of Article 12, with particular reference to C26-696.0 of the Administrative Building Code and provided that each appliance shall bear a label permanently affixed, reading "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 34-56-SA".

(Sgd.) SAMUEL L. BECKER,
Director,
JOHN A. DARTS,
Asst. Engr.,
GEORGE F. SKLENARIK,
Asst. Engr.,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

79-56-SM

APPLICANT—Phoenix Building Products, Inc., owner.
SUBJECT—Application January 23, 1956—Phoenix Type A Cop-R Flash and Phoenix Type B Cop-R Flash (for concealed flashing and waterproofing), approval of.

APPEARANCES—

For Applicant: C. B. McBride.

ACTION OF BOARD—Material approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Acting Chairman Kleinert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox. 4
Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Calendar Number 79-56-SM.

Subject: Phoenix Types A & B Cop-R-Flash (Flashing Material).

Phoenix Building Products, Inc., Holyoke, Mass., filed January 23, 1956 an application with the Board of Standards and Appeals for approval of the material known as Phoenix Types A & B Cop-R-Flash (flashing material) under the provision of C26-191.0 Administrative Building Code.

Purpose

The material is to be used as a flashing material.

Description

The material is a flashing material wherein lead and copper are combined in a multi ply lamination.

The Type A contains lead and copper, exposed face on one side and backed on the other with a specially designed protective covering made of fiberglass. The Type B is the same as the Type A, except that both faces are covered with fiberglass.

The covering is combined to the metal laminate with asphalt applied under heat and pressure.

The thickness of the combined sheets of metal ranges from .002 to .010.

Inspection and Test

Samples of the material were examined by Ass't. Engr. J. A. Darts, Committee on Test as to the bond between the plys and also as to thickness.

Recommendation

On the basis of the inspection and the data filed by the applicant, the Committee on Test recommends the approval of the material known as Phoenix Type A & B Cop-R-Flash for voluntary use in New York City under the provisions of C26-191.0 Administrative Building Code, on condition

that all cartons or containers in which the material is marketed shall be tagged, stamped or labeled "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 79-56-SM."

(Sgd.) SAMUEL L. BECKER,
Director,
JOHN A. DARTS,
Asst. Engr.,
GEORGE F. SKLENARIK,
Asst. Engr.,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

862-57-SM

APPLICANT—Stanley G. Flagg and Co., Inc., owner.
SUBJECT—Application November 21, 1957—Flagg Galvanized Mushroom Type Vent with Brass Screen, Fig. No. S-800, Vent Cap for Fuel Oil Tanks, approval of.

APPEARANCES—

For Applicant: Eugene F. Brown.

ACTION OF BOARD—Material approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Acting Chairman Kleinert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox. 4
Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Calendar Number 862-57-SM.

Subject: Flagg Galvanized Mushroom Type Vent, Fig. S-800.

Stanley G. Flagg & Co., Inc., Philadelphia, Pa., filed November 21, 1957 an application with the Board of Standards and Appeals for approval of the Flagg Galvanized Mushroom Type Vent, Fig. S-800 under the provisions of the Oil Burner Rules of the Board.

Purpose

The material is a cap for use on fuel oil storage tank vent pipes.

Description

The vent cap is made of galvanized malleable iron and is made in sizes to fit from a $\frac{3}{4}$ inch to 3 inch vent pipe.

Inspection and Test

Samples of various size caps were inspected at the office of the Board by Ass't. Engr. J. A. Darts, Committee on Test, and computations show that the venting area of the caps had a 25% greater venting area than the corresponding size of pipe.

Recommendation

On the basis of the inspection and the data submitted by the applicant, the Committee on Test recommends the approval of the Flagg Mushroom Type Vent, Fig. S-800 for use in New York City in accordance with this report and the provisions of the Oil Burner Rules of the Board and provided each cap shall bear a label, permanently attached reading as follows:

"Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 862-57-SM"

(Sgd.) SAMUEL L. BECKER,
Director,
JOHN A. DARTS,
Asst. Engr.,
GEORGE F. SKLENARIK,
Asst. Engr.,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

MINUTES

51-58-SM

APPLICANT—Signal Chemical Manufacturing Co., Inc., owner.

SUBJECT—Application January 27, 1958—Duronite-200, solvent-soluble fire retardant liquid applicable to cotton and synthetic textile, approval of.

APPEARANCES—

For Applicant: Arthur J. Nascarella.

ACTION OF BOARD—Material approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Acting Chairman Kleinert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox. 4
Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Calendar Number 51-58-SM

Subject: "Duronite-200"

The Signal Chemical Mfg. Co., Inc., Bedford, Ohio, filed January 27, 1958, an application with the Board of Standards and Appeals for approval of "Duronite-200", solvent-soluble fire retardant liquid applicable to cotton and synthetic textile, for use in New York City under the provisions of Flame Proofing Rules of the Board.

Purpose

Solvent-soluble fire retardant for cotton and synthetic draperies.

Description

The "Duronite-200" is a solvent-soluble fire retardant as applied to a cotton or synthetic drapery fabric as a flame resistant finish.

Inspection and Test.

Samples of the material were tested at the United States Testing Co., Inc., Hoboken, New Jersey, under report #39403, in the presence of Mr. G. B. Krumholz, Jr. representing the applicant.

Samples of the material also were tested at the Better Fabrics Testing Bureau in the presence of Ass't. Engr. J. A. Darts, Committee on Test, and W. H. Masterson, representing the applicant.

Fabrics Identified as:

- #1. All cotton drape & upholstery type — Color — Green.
- #2. All cotton drape & upholstery type — Color — Dark Brown.
- #3. All cotton drape & upholstery type — Color — Tan.

The fabrics submitted treated with "Duronite-200" meet the flammability requirements in respect to flashing, flaming, and after glow (outside of char).

In accordance with requirements glow confined to the charred area may be disregarded.

The complete report is on file with and is part of the record.

Recommendation

On the basis of the inspection and test the Committee on Test concludes that the material "Duronite-200", solvent-soluble fire retardant liquid applicable to cotton and synthetic textile, possess inherent flameproofing properties and accordingly recommends the approval of the material for use as a flame resistant finish for use in treatment of cotton and synthetic draperies. The Committee further recommends that this material shall not be used in locations wherein an approved opening protective assembly is required.

Tests on each specific installation or any retests thereof shall be made by the Fire Commissioner or in a Laboratory approved by him in accordance with the requirements of the Flameproofing Rules of the Board.

The Committee further recommends that all cartons or containers in which this material is marketed shall be tagged, stamped or labeled "Approved by the Board of Standards

and Appeals for use in New York City under Calendar Number 51-58-SM".

(Sgd.) SAMUEL L. BECKER,
Director,
JOHN A. DARTS,
Asst. Engr.,
GEORGE F. SKELNARIK,
Asst. Engr.,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this material in accordance with the above report.

97-58-SM

APPLICANT—United Chemical Co., Division of United Laboratories, Inc., owner.

SUBJECT—Application January 27, 1958—Chemcon Concrete Conditioner, approval of.

APPEARANCES—

For Applicant: R. J. Burrell.

ACTION OF BOARD—Material approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Acting Chairman Kleinert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox. 4
Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Calendar Number 97-58-SM.

Subject: ChemCon Concrete Conditioner, approval of.

United Chemical Company, a Division of United Laboratories, Inc., Cleveland, Ohio, filed January 27, 1958 an application with the Board of Standards and Appeals for approval of the material known as ChemCon Concrete Conditioner under the provisions of C26-191.0 Administrative Building Code.

Purpose

The material is to be used as an admixture to concrete.

Description

The material is a dispersing agent for portland cement and by so dispersing the cement particles in a concrete mix, less mixing water may be used.

As the formulation is of a proprietary nature, the applicant has submitted the formula which the Board has placed in the Board's safe, for further reference if necessary.

Inspection and Test

Various design mixes of concrete, both control, without ChemCon and companion mixes with ChemCon, the ratio of $\frac{1}{4}$ lb. per sack of cement, were tested by the Herron Testing Laboratories, Inc., Cleveland, Ohio. The samples were tested on three, seven and twenty-eight days and in all instances, the concrete with ChemCon tested higher. The complete report is on file with and is part of the record.

Recommendation

On the basis of the tests and the data filed by the applicant, the Committee on Test recommends the approval of the material known as ChemCon for voluntary use in New York City under the provisions of C26-191.0 Administrative Building Code as an admixture to concrete on condition that the amount used shall not exceed $\frac{1}{4}$ of a lb. per sack of cement and further that each container in which the material is to be marketed shall be stamped or labeled as follows: "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 97-58-SM."

(Sgd.) SAMUEL L. BECKER,
Director,
JOHN A. DARTS,
Asst. Engr.,
GEORGE F. SKLENARIK,
Asst. Engr.,
Committee on Test.

MINUTES

Resolved, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

255-58-SM

APPLICANT—Deeptex Plastic Corporation, owner.
SUBJECT—Application April 22, 1958—Deeptex Plastic Corporation Vinyl Wall Covering, approval of.

APPEARANCES—

For Applicant: Edward G. Jesinsky.

ACTION OF BOARD—Material approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Acting Chairman Kleinert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox. 4
Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Calendar Number 255-58-SM.

Subject: Deeptex Plastic Corp., Vinyl Wall Covering.

The Deeptex Plastic Corp., New York, N. Y., filed April 22, 1958, an application with the Board of Standards and Appeals for approval of Deeptex Plastic Corp., Vinyl Wall Covering for use in New York City under the provisions of C26-667.0 of the Administrative Building Code.

Purpose

Wallcovering to be used similar to wallpaper.

Description

Deeptex vinyl wallcovering is .012" vinyl sheeting, embossed, printed and laminated to cellulose fiber backing to be used as a wall-covering in a manner similar to wallpaper.

Deeptex is pasted to wall surfaces, or to any other rigid structural interior surface for decorative purposes.

Inspection and Test

Samples of the material were examined at the Board by Ass't. Engr. J. A. Darts, Committee on Test.

Test was also made at the United States Testing Company, Inc., Hoboken, New Jersey for Fade-O-Meter Exposure, Cyclic Exposure and Setting Time.

The report is on file and is part of the record.

Recommendation

On the basis of the examination and test and data filed by the applicant, the Committee on Test recommends that the material known as Deeptex Plastic Corp., Vinyl Wall Covering be approved for use in New York City.

The Committee further recommends that all cartons in which the material is to be marketed shall be tagged, stamped or labeled "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 255-58-SM". The Committee further recommends that this material shall not be used in locations prohibited by the Multiple Dwelling Law.

(Sgd.) SAMUEL L. BECKER,
Director.
JOHN A. DARTS,
Asst. Engr.
GEORGE F. SKLENARIK,
Asst. Engr.
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

387-58-SM

APPLICANT—Fentron Industries, Inc., owner.
SUBJECT—Application filed June 20, 1958—Fentron Super-Bar #200 Detention and Security Windows, approval of.
APPEARANCES—

For Applicant: Stanley J. Gordon.

ACTION OF BOARD—Material approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Acting Chairman Kleinert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox. 4
Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Calendar Number 387-58-SM.

Subject: Fentron Super-Bar #200 Steel Detention and Security Windows.

Fentron Industries, Inc., Seattle, Washington, filed June 20, 1958 an application with the Board of Standards and Appeals for approval of Fentron Super-Bar #200 Steel Detention and Security Windows for use in New York City under the provisions of C26-88.0, C26-178.0, C26-191.0, C26-239.0 and C26-650.0, of the Administrative Building Code.

Purpose

For window openings in Public Buildings.

Description

There are two types of windows; maximum and medium. Fentron Series 200 maximum and medium Detention Windows are of equal quality except that the guard portion of the former window is reinforced with special tool resistant high carbon-chromium steel bars welded to the inside face of all vertical muntins and to the web of all horizontal muntins by 1" long welds spaced 9" apart.

The construction is a guard window with protected ventilator openings and detachably mounted inside or outside ventilators, screened as required, having light divisions generally on 6 $\frac{3}{8}$ " center horizontally and 9 $\frac{3}{8}$ " centers vertically fabricated of sections as hereinafter described. Glazing is from the exterior, with those openings located at the ventilators left unglazed to provide ventilating area. All members are of solid sections, hot-rolled from new billets and of structural grade low carbon steel.

Guard Portion—The vertical and horizontal muntins and the head, sill and jamb members are of continuous one piece special hot-rolled Tee and Zee shaped sections. The muntin section is not less than 1 $\frac{3}{4}$ " deep front to back, nor more than 1" wide across the inside face and not less than $\frac{3}{8}$ " wide across the outside face and weighs not less than 1.9 pounds per foot. The frame sections have an outstanding leg of not less than 1" to provide wall bearing of not less than $\frac{5}{8}$ " and weighs not less than 2.0 pounds per lineal foot. They provide a retention for the glazing cement, and have glazing rebates not less than $\frac{3}{8}$ " deep and present flat-faced surfaces inside. Horizontal members occurring in front of ventilators are provided with weep holes.

Construction of Guard Portion—The joints at the corners of window frames and at the ends of muntins where they intersect with the frames are tenoned and riveted and welded. The intersections of muntins are formed mechanically, then the joints are welded across and deeply into interior and exterior faces; the metal being cut back as necessary to maintain a solid weld whether or not the joints are dressed. Welds are not dressed flush except on all surfaces where screen frames and the supporting frames of ventilators contact the guard portion, when ventilators are located as required.

Ventilators—Ventilators attach to the guard portion by interlocking and overlapping the bottom frame member upon the horizontal guard member, and the top rail of each supporting frame is clamped to the guard portion by not less than 3 special screws or bolts, each not less than $\frac{5}{16}$ " diameter and having socket type heads; these screws or bolts are inserted from the outside through formed clips into blind nuts located within the space between the top rail of the supporting frame and the ventilator frame, or into tapped holes provided in the down standing leg of the top rail of the supporting frame.

MINUTES

Ventilator frames and their supporting frames are made from solid hot-rolled double-contact steel casement sections not less than $1\frac{1}{4}$ " in depth from front to back and having a combined weight of not less than 2.9 pounds per linear foot, except that the bottom rail of the ventilator is 1" in depth, and the sill member of supporting frame is of cold formal low carbon steel to meet the specified weathering and screen conditions in an acceptable manner; the combined weight of the frame and ventilator sections at the sill is not less than 2.4 pounds per linear foot. Weathering contacts at both outside and inside points of closure are not less than $\frac{1}{4}$ " wide and are formed by projections rolled integral with the sections. Muntins are hot-rolled tee sections not less than 1" deep, $\frac{1}{8}$ " thick and not more than 1" wide.

The corner joints of ventilator frames and their supporting frames are welded solid along their entire lines of intersection in full depth and in full width across all faces, except that the jamb and head members of supporting frame are made from one continuous piece, V notched at corners and bent 90 degrees. Muntin intersections are interlocked and welded. Ends of muntins are neatly coped or mitered on the face and the joints welded and riveted. Welds are dressed flush on all exposed and contact surfaces.

The supporting frames for inside ventilators provide a continuous retention for a contact fill where the frames make metal contacts with the guard portion. The fill is a waterproof mastic, and all-wool felt. The fill is not accessible after the supporting frames have been fastened in place.

Ventilators are hinged at the bottom to swing in at the top, or hinged at the top to swing out at the bottom.

The hinges of ventilators are not less than $\frac{1}{8}$ " stock, welded to the frame and welded or riveted to the ventilator, and have fixed steel pins not less than $\frac{3}{8}$ " in diameter, or may be five-knuckle hinges with fixed steel pins not less than $\frac{7}{32}$ " in diameter; the whole assembly being so constructed as to prevent the removal of a ventilator except by actual cutting of metal. Limit friction arms of not less than $\frac{3}{16}$ " by 1" stock or of $\frac{3}{16}$ " by $\frac{3}{4}$ " high carbon steel are provided, and the friction element consists of a heavy bronze shoe operating in a steel slide located within the jamb contact. The steel slide is so formed as to protect the shoe from damage.

Hardware—All ventilators have a heavy steel or malleable iron pole ring catch applied to the center of the top rail. The catch plates for this hardware are not less than No. 12 gauge (.109") stock and are securely riveted or welded to the frame. The catches attach to the ventilator by means of rivets or tap-screws; the tap screws have the ends riveted over after attachment. All parts are extra heavy and of generous size to withstand severe use.

Screens—Metal screens to cover all unglazed ventilator areas are furnished with and as an integral part of the windows. They are located on the inside face of the guard between the guard and the ventilator, attaching to the ventilator frame by means of brass cams and clips located at intervals on the outside face of the frame. The operation of attachment is a half turn or quarter turn by means of a spanner wrench or socked wrench from the inside. The stud or bolt so turned and which rotates the cam or clip is cadmium plated steel and extends thru the screen frame.

Screen frames are formed of stainless steel of not less than No. 16 gauge and are of S or U shape with walls pressed together to clamp the screen wire in the center groove. The screen wire is 10 by 10 mesh, No. 23 W. & M. gauge (.0258). Type 18-8 stainless steel wire;

The mesh is plain weave, double crimped.

Inspection and Test

Samples of the material were examined at the Board of Standards and Appeals by Ass't. Engr. J. A. Darts.

Recommendation

On the basis of the sample examined and data filed by the applicant, the Committee on Test recommends the approval of the material known as Fentron Super-Bar #200 Steel Detention and Security Windows for use in New York

City under the provisions of C26-88.0, C26-178.0, C26-191.0, C26-239.0 and C26-650.0 of the Administrative Building Code.

The Committee on Test further recommends approval on condition that these windows shall not be installed in locations wherein a fire resistive window is required. The Committee on Test further recommends that the windows shall not be used in factories as prohibited under the Labor Law; and further that all windows or bills of lading shall be marked, tagged or stamped; "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 387-58-SM".

(Sgd.) SAMUEL L. BECKER,
Director,

JOHN A. DARTS,
Assistant Engineer,

GEORGE F. SKLENARIK,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

465-58-SM

APPLICANT—Joseph Platzker, for Colonial Blue Diamond Mortar Corp., owner.

SUBJECT—Application July 30th, 1958—Zinc Oxide as Retarder for Brick Mortar, approval of.

APPEARANCES—

For Applicant: Joseph Platzker.

ACTION OF BOARD—Material approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Acting Chairman Kleinert, Commissioner

Foley, Commissioner Sleeper and Commissioner Fox 4

Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Calendar Number 465-58-SM.

Subject: Zinc Oxide as Retarder for Brick Mortar.

J. Platzker for Colonial Blue Diamond Mortar Corp., filed July 30, 1958 an application with the Board of Standards and Appeals for approval of the material known as Zinc Oxide, as a retarder for brick mortar, under the provisions of C26-191.0 Administrative Building Code.

Purpose

The material is used as a retarder in brick mortar.

Description

The material, zinc oxide, is added to a cement mortar at a predetermined percentage, in order to retard the set of the mortar, thereby permitting the mortar to set up more slowly which reduces the shrinkage that may occur when the mortar sets too rapidly.

Inspection and Test

Tests were conducted at the Foster D. Snell Laboratory with various percentages of zinc oxide added to the mortar in order to determine the most workable mix without re-tempering for about 8 hours.

The design mix was 1 part of cement, $1\frac{1}{2}$ parts of lime putty and 6 parts of sand to which was added zinc oxide in percentages ranging from $\frac{1}{4}$ of 1% to $1\frac{1}{4}$ %.

The tensile strength at 28 days was 178 p.s.i. with 1% zinc oxide added.

The complete report is on file with and is part of the record.

Recommendation

On the basis of the test and data filed by the applicant, the Committee on Test recommends the approval of the material known as Zinc Oxide as Retarder for Brick Mortar as added to Blue Diamond Mortar for voluntary use under C26-191.0 Administrative Building Code under

MINUTES

the permissive section of C26-314.0 Administrative Building Code on condition that the mix used shall be 1 part of cement, 1½ parts lime putty, 6 parts of sand and 1% of zinc oxide, on condition that the container in which the material is marketed shall be tagged, stamped or labeled "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 465-58-SM".

(Sgd.) SAMUEL L. BECKER,
Director,
JOHN A. DARTS,
Asst. Engr.,
GEORGE F. SKLENARIK,
Asst. Engr.,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

500-58-SA

APPLICANT—Lynn Products Company, owner.
SUBJECT—Application August 25, 1958—Lynn Oil Burner Model 55, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Acting Chairman Kleinert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox. 4
Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Calendar Number 500-58-SA.

Subject: Lynn Oil Burner, Model 55.

Lynn Products Co., Lynn, Mass., filed August 25, 1958 an application with the Board of Standards and Appeals for approval of the appliance known as the Lynn Oil Burner, Model 55, under the provisions of the Oil Burner Rules of the Board.

Purpose

The appliance is a high pressure gun type oil burner.

Description

The oil burner is designed for firing with fuel oil not heavier than No. 2 and the capacity ranges from 0.65 to 5.00 gallons per hour. The burners are designed for either floor mounting or flange mounting. The body is either aluminum or iron casting, the air tube is of steel, the end cone is of chrome steel and iron, the pump, motor and transformer are of standard make.

Inspection and Test

Details of construction were examined by Ass't. Engr. J. A. Darts, Committee on Test.

The appliance has been approved by the Underwriters' Laboratory under MP 686.

Recommendation

On the basis of the data filed by the applicant, the Committee on Test recommends the approval of the appliance known as the Lynn Oil Burner Model 55 for use in New York City when installed in accordance with the Oil Burner Rules of the Board and Article 12, Chapter 26, Administrative Building Code on condition that the appliance bear a label, permanently affixed, reading, "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 500-58-SA".

(Sgd.) SAMUEL L. BECKER
Director,
JOHN A. DARTS,
Assistant Engineer,
GEORGE F. SKLENARIK,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

601-58-SA

APPLICANT—Cribben and Sexton Co., owner.
SUBJECT—Application October 20, 1958—Universal Gas Space Heaters, Models 30, S30, M30, 45, S45, M45, 65, S65, and M65, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test.

THE VOTE:

Affirmative: Acting Chairman Kleinert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox. 4
Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Calendar Number 601-58-SA.

Subject: Universal Gas Space Heaters, Models 30, S30, M30, 45, S45, M45, 65, S65, M65 and supplements to M30 and M45.

The Cribben and Sexton Company, Chicago, Illinois, filed an application with the Board of Standards and Appeals for approval of the appliance known as Universal Gas Space Heaters, Models 30, S30, M30, 45, S45, M45, 65, S65, M65 and supplements to M30 and M45 for use in New York City under the provisions of Article 12, Chapter 26 of the Administrative Building Code.

Purpose

The appliance is a gas-fired space heater.

Description

These are gas burning floor type space heaters, designed for BTU input ranging from 30,000 to 65,000 BTU per hour.

The heater is an assembly of parts, namely a cabinet, burner, heat exchanger, draft diverter and controls.

The combustion chamber and heat exchanger is constructed of 18 gauge steel. The heater cabinet is of 20 gauge steel with a hammerloid finish and is lined with aluminum foil and fiberglass insulation.

The main burner of Models 30 and 45 is circular cast iron and has raised and drilled ports. Cuts out completely when thermostat is satisfied. Auxiliary burner operates to hold room temperatures at desired level. Model 65 has twin rectangular cast iron main burners with raised and drilled ports. Twin auxiliary burners operate constantly (if desired) to hold room temperature at desired level.

All three models have the reversible flue. Vent may be taken from top or from rear of heater, by reversing flue block and draft hood cover. Built in blower automatically adjusts to burner output demanded by thermostat. The thermostat is regulated by incoming air, coordinates blower with burner. Heater controls are mounted at eye level in the heater cabinet, covered by a decorative access door. Filter is mounted below louvers at top of heater cabinet. Models 30 and 45 have adjustable vents on front and both sides at base of cabinet. Model 65 has 6" x 12" vent and 4" x 14" adjustable vents on both sides at base of cabinet.

The heaters may be used with the various gas as follows:

MODEL 30

30,000 BTU per hr. maximum
Snap-action
Natural, Mixed, Mfg'd, & LP gases

MODEL S30

30,000 BTU per hr. maximum
Snap-action
L.P. gases

MINUTES

MODEL M30

30,000 BTU per hr. maximum
Snap-action
Natural and Mixed gases

MODEL 45

45,000 BTU per hr. maximum
Snap-action
Natural, Mixed, Manufactured and L.P. gases

MODEL S45

45,000 BTU per hr. maximum
Snap-action
L.P. gases

MODEL M45

45,000 BTU per hr. maximum
Modusnap
Natural and Mixed gases

MODEL 65

65,000 BTU per hr. maximum
Snap-action
Natural and L.P. gases

MODEL S65

65,000 BTU per hr. maximum
Snap-action
L.P. gases

MODEL M65

65,000 BTU per hr. maximum
Modusnap
Natural gas

As indicated above, the heaters come with either of the following equipment:

SNAP-ACTION

A 100% shut-off snap-action Minneapolis Honeywell Adatrol and a Q 305 pilot. A Barber Coleman auxiliary burner is used to maintain even heat and is shut off manually when desired.

MODUSNAP

A 100% shut-off, modusnap Minneapolis Honeywell Adatrol with a minimum bi-pass setting.

Inspection and Test

All details of construction were examined by Ass't. Architect T. W. Farricker, Committee on Test.

The above Universal Gas Space Heaters have been tested and approved by the American Gas Association for natural, mixed, manufactured and liquefied petroleum gas.

The complete report is on file with and is part of the record.

Recommendation

On the basis of the examination and test and data filed by the applicant, the Committee on Test recommends the approval of the appliances known as Universal Gas Space Heaters, Models 30, S30, M30, 45, S45, M45, 65, S65 and M65 and supplements to M30 and M45, for use in New York City when installed in accordance with this report and the requirements of Article 12, Administrative Building Code with a minimum clearance of 3 in. from rear wall and 6 in. side walls, to adjacent combustible construction.

The Committee on Test also recommends that the units shall not be installed in garages or places of explosive atmosphere and further that the appliance bear a label permanently affixed reading "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 601-58-SA".

(Sgd.) SAMUEL L. BECKER,

Director,

JOHN A. DARTS,

Asst. Engr.,

GEORGE F. SKLENARIK,

Asst. Engr.,

Committee on Test

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

72-59-SM

APPLICANT—Armstrong Cork Company, Incorporated, owner.

SUBJECT—Application February 6, 1959—Armstrong Acoustical Fire-Guard (2-hour Fire Resistive Ceiling Construction), approval of.

APPEARANCES—

For Applicant: James M. Goodwillie.

ACTION OF BOARD—Material approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Acting Chairman Kleinert, Commissioner

Foley, Commissioner Sleeper and Commissioner Fox. 4

Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Calendar Number 72-59-SM.

Subject: Armstrong Acoustical Fire Guard.

M. A. Gensler for Armstrong Cork Co., Lancaster, Pa., filed February 6, 1959 an application with the Board of Standards and Appeals for approval of the material known as Armstrong Acoustical Fire Guard under the provisions of C26-604.0, C26-240, and C26-239.0 Administrative Building Code.

Purpose

The material is to be used as a fire resistive ceiling and floor assembly.

Description

The material is an acoustical tile that is used in conjunction with approved steel joists, a reinforced concrete slab and required suspenders to afford a two hour fire resistive floor and ceiling construction. A second system consists of steel beam, cellular steel deck, a suspension system and the acoustical tile affords a four hour fire resistive ceiling. The tile is basically a mineral wool tile with inert binders.

Inspection and Test

The material was tested at the Underwriters' Laboratory, Chicago, Illinois, in conjunction with a floor construction under the provisions of C26-599.0 Administrative Building Code.

Type 1. This system consisted of open web steel joists, metal lath, wire fabric, concrete, acoustical tile and its tunners, splines and attachments and the construction is as follows:

The open web steel joists were spaced 2'-0" on centers and the adjoining joists were bridged by means of 1/2 by 3/4 inch budging channels. The 3/8 inch ribbed lath was then placed on top of the joists, as a form for the concrete topping, and was wire tied to each joist on 4 inch centers. The concrete, reinforced with No. 8 steel wire in the form of a 6 inch by 6 inch mesh, is poured to depth of 2 inches over the joists. The main runner channels, used in conjunction with the clip splines supporting the acoustical tile, formed of 24 gauge galvanized steel, are attached, by means of runner attachment clips, formed of 19 gauge steel, to the lower flanges of the steel joists on 12 inch centers. The clip spline used with the main runner channel is formed of 25 gauge steel. The tile 1 inch thick is carried on the clip spline.

This system, during the fire endurance test was loaded to 150 lbs. per sq. ft. and the end point of the test was reached at 2 hours 49 minutes, at which time the transmitted temperature through the floor construction reached the limiting maximum. The temperature on the steel joists at this time was 693°F which was well below the limiting temperature of 1000°F.

Type 2. This system consists of a floor and ceiling construction of cellular steel floor units, topped with 2 1/2 inches

MINUTES

of concrete and a steel beam protected with suspended ceiling of $\frac{3}{4}$ inch thick acoustical tile.

The construction is as follows: The cellular units are placed perpendicular to the beam and welded there to every 12 inches on center, holes, 4 feet on centers, are then drilled between the cells in the steel floor units and No. 12 gauge hangers are inserted through the holes. The wires are then bent in an irregular pattern at one end so as to form a solid anchor when the concrete hardens around them. The concrete is then poured to a depth of $2\frac{1}{2}$ inches over the top plane of the floor units.

The $1\frac{1}{2}$ inch carrying channels are placed 4'-0" on centers and are secured in place by means of the No. 12 gauge hangers. The main runner channels are then attached in a perpendicular plane to the $1\frac{1}{2}$ inch carrying channels 1'-0" on centers by means of a main runner attachment clip.

The $\frac{3}{4}$ inch tiles are then supported by the main runner spline clips which are forced between the jaws of the main runners and fitted into the tile kerfs. The main runner spline slips are attached 1'-0" on center and straddle the tile joints.

This system during the fire endurance test, was loaded to 140 lbs. per sq. ft. live load. The end point of the test was reached at 4 hours 44 minutes at which time the temperature through the floor construction reached the limiting maximum. The temperature of the steel beam at 5 hours was 931°F which was below the limiting maximum of 1000°F.

The complete reports of the Underwriters' Laboratory Retardant 4177-1 & 4177-2 are on file with and are part of the record.

Recommendation

On the basis of the tests and the data filed by the applicant, the Committee on Test recommends the approval of the material known as Armstrong Acoustical Fire Guard for use in New York City as an incombustible acoustical tile and for use as a fire resistive floor and ceiling construction under the following conditions:

The system herein described as Type 1 under Inspection and Test for use as a two hour fire resistive floor and ceiling construction: on condition that the joists used in conjunction with this construction shall be approved joists and shall be installed in accordance with their individual approval, that the use of this type of construction shall be limited to the usages permitted under C26-240.0 and C26-519.0 Administrative Building Code.

The system herein described under Inspection and Test as Type 2, for use as a four hour fire resistive floor and ceiling construction, in conjunction with steel beams, for use under the provisions of C26-239.0 Administrative Building Code.

The Committee further recommends that all plans submitted to the Department of Buildings showing the proposed use of either or both of these systems shall be marked or stamped "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 72-59-SM" and all cartons in which the tiles are marketed shall be similarly tagged, stamped or labeled.

(Sgd.) SAMUEL L. BECKER,
Director,
JOHN A. DARTS,
Asst. Engr.,
GEORGE F. SKLENARIK,
Asst. Engr.,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this material in accordance with the above report.

132-59-SA

APPLICANT—Charles Abrahams for American Furnace Company, owner.

SUBJECT—Application March 6, 1959—re AFco Gas-Fired Air Conditioning Units, Models SH-75, SH-90, SH-105, SH-135, 12-GC-2, 23-GC, 28-GC, 33-GC, 50-UH, 100-UH, 160-UH, 250-UH, approval of.

APPEARANCES—

For Applicant: Charles Abrahams and Lester Aksman.
ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Commissioner Foley, Commissioner Sleeper and Commissioner Fox 3
Negative: Acting Chairman Kleinert 1

THE RESOLUTION—

REPORT OF COMMITTEE ON TEST

Re: Calendar Number 132-59-SA.

Subject: Afco Gas-Fired Air Conditioning Units, Models SH-75, SH-90, SH-105, SH-135, 12-GC-2, 23-GC, 28-GC, 33-GC, 50-UH, 100-UH, 160-UH, 250-UH, approval of.

Charles Abrahams for American Furnace Co., St. Louis, Mo., filed March 6, 1959 an application with the Board of Standards and Appeals for approval of the Afco Gas-Fired Air Conditioning Units, Models SH-75, SH-90, SH-105, SH-135, 12-GC-2, 23-GC, 28-GC, 33-GC, 50-UH, 100-UH, 160-UH, 250-UH for use in New York City under the provisions of Article 12, Administrative Building Code.

Purpose

Gas fired suspended type warm air furnace for residential and commercial use including garages and similar occupancies.

Description

The SH Models are horizontal suspended type furnaces consisting of atmospheric slotted port gas burners that fire into a nickel-copper alloy steel heat exchanger terminating in a flue outlet. A blower fan and motor are installed to provide forced circulation of the heated air.

Each unit is supplied with a gas shut off valve, safety pilot, automatic gas valve, gas pressure regulator and a temperature control switch. Temperature limit control is set at 250°F maximum.

All controls and operating parts of the units are encased in an enameled sheet metal cabinet.

The numeral in the model designation indicates in thousands the BTU input per hour.

The GC Models are suspended type furnaces and are similar to the SH Models except that they employ an externally installed Siemon Power Flame Gas Burner previously approved by the Board, March 5, 1957, under Calendar Number 230-55-SA.

The 12-GC-1 Model is equipped with a Siemon FG-175 burner with an input rating of 188,000 BTU per hour.

The 23-GC Model is equipped with a Siemons FG-330 burner with an input rating of 280,000 BTU per hour.

The 28 GC and 33-GC Models are equipped with Siemon FG-500 burners with input ratings of 350,000 and 410,000 BTU per hour respectively.

Controls consist of a temperature limit switch set at 250°F maximum, a centrifugal fan switch which prevents the gas valve from opening until the blower fan for combustion air is up to speed, a safety pilot and automatic gas valve.

The VH Models are suspended type unit heaters made with aluminized steel heat exchanger and stainless steel ribbon burners of the atmospheric type. An aluminized draft hood with flue outlet is built into the unit. A motor driven fan behind the exchanger circulates air between and around the exchanger radiating tubes and through adjustable louvers at the front.

Controls consist of an automatic gas valve, pressure regulating valve, safety switch, safety pilot and thermostat.

The numeral in the model designation indicates in thousands the BTU input per hour.

Inspection and Test

All details of construction were examined by Ass't. Engr. G. F. Sklenarik, Committee on Test, also installations of a GC unit in Utica Avenue, Brooklyn, and an SH unit at Fresh Meadows, Queens were inspected.

MINUTES

The SH and UH Model heaters were tested and approved by the American Gas Association.

The GC Model heaters were tested and approved by the Underwriters' Laboratories.

Recommendation

On the basis of the inspection and the data submitted by the applicant, The Committee on Test recommends the approval of the Afro Gas-Fired Air Conditioning Units, Models SH-75, SH-90, SH-105, SH-135, 12-GC-2, 23-GC, 28-GC, 33-GC, 50-UH, 100-UH, 160-UH, 250-UH for installation in residential and commercial occupancies when installed in accordance with this report and the provisions of Article 12, Administrative Building Code and also recommends the approval of the SH and GC model furnaces for installation in garages and similar occupancies, provided that the combustion air intakes shall be protected with 40/40 mesh stainless steel wire screen made tight fitting at the edges with suitable gasket material and that a minimum clearance of 8 feet shall be maintained between the bottom of the furnace casing and the floor; clearance around the sides, top and projecting flue box or draft hood shall be not less than 6 inches from combustible construction but in all cases clearances shall be adequate to allow for proper servicing of the equipment.

The Committee further recommends that each furnace or heater shall bear a label, permanently affixed, reading "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 132-59-SA".

(Sgd.) SAMUEL L. BECKER

Director,

JOHN A. DARTS,
Assistant Engineer,

GEORGE F. SKLENARIK,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

241-59-SM

APPLICANT—The Bar-Bell Metal Products, Inc., owner.
SUBJECT—Application April 17, 1959—Chemo Safe, storage Cabinet for flammable liquids, approval of.

APPEARANCES—

For Applicant: Joseph Pipas.

ACTION OF BOARD—Material approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Acting Chairman Kleinert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox. 4
Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Calendar Number 241-59-SM.

Subject: Chemo Safe, Storage Cabinet for flammable liquids, approval of.

The Bar-Bell Metal Products, Inc., filed April 17, 1959, an application with the Board of Standards and Appeals for approval of the Chemo Safe, Storage Cabinet for flammable liquids for use in New York City under the provisions of the Paint Spraying Rules of the Board adopted under Cal. #353-30-SR.

Purpose

A cabinet for safe storage of flammable liquids.

Description

Chemo Safe is a storage cabinet for flammable liquids. The cabinet is constructed of 18 gauge steel sheets, double walls all sides, including top, bottom and doors, with 1½" air space separating walls. All joints are lapped over each other and spot welded or arc welded to make a tight as-

sembly. Doors are hinged to cabinet with continuous piano hinges, and locked with 3 point cylinder keyed locks.

Cabinets have 2 inch pipe size vents with screw plugs, 1 vent at left bottom side and 1 vent at right top side.

Two (2) shelves: to be adjustable and perforated.

Cabinets painted two (2) coats—Pittsburgh lavex diamond yellow 29-202.

Shelves finished two (2) coats—Black neoprene paint fabricated as recommended by NFPA Code #30-1958 section 3031.

Inspection and Test

The cabinet was inspected and tested at 307 Scholes Street, Brooklyn, New York and found to conform to the requirement of Rule 6.1.2 of the Paint Spraying Rules of the Board as adopted under Cal. #353-30-SR. Present at the test were Ass't. Architect T. W. Farricker of the Committee on Test and Messrs. J. Pipas and G. Cappelli representing the applicant.

Recommendation

On the basis of the inspection and test and data filed with the application, the Committee on Test recommends the approval of Chemo Safe, Storage Cabinet for flammable liquids, on condition that no more than 200 gallons of spray coating and dipping materials and thinners be stored in the cabinet at any time and the cabinets to be constructed and vented as required by the rules of the Board; Paint Spraying Rules adopted under Cal. #353-30-SR. The Committee further recommends that each cabinet bear a label permanently affixed reading "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 241-59-SM".

(Sgd.) SAMUEL L. BECKER,

Director,

JOHN A. DARTS,

Asst. Engr.,

GEORGE F. SKLENARIK,

Asst. Engr.,

Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

684-55-SM

APPLICANT—Etna Pozzolana Corporation, owner.

SUBJECT—Application for consideration—reopening for amendment of resolution as to use in mortar—re Etnalon (plasticizer in concrete); previously approved.

APPEARANCES—

For Applicant: David Tiersten.

ACTION OF BOARD—Application reopened for test and report as to additional use.

THE VOTE—

Affirmative: Acting Chairman Kleinert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox. 4
Negative: 0

485-56-SA

APPLICANT—Red Jacket Manufacturing Company, owner.

SUBJECT—Application for consideration—reopening for amendment as to additional size motors on approved pumps—re Red Jacket Extractor Booster Pumps (gasoline pumps) Models P33E1 and P50F1, previously approved.

APPEARANCES—

For Applicant: Henry D. Fairlie.

ACTION OF BOARD—Application reopened for test and report as to additional sized pumps and motors.

THE VOTE—

Affirmative: Acting Chairman Kleinert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox. 4
Negative: 0

34-58-SM

APPLICANT—Joseph Platzker, for The Dow Chemical Co., owner.

MINUTES

SUBJECT—Application January 29, 1958—Saraloy 400, Elastic Flashing; roof flashing, approval of.

APPEARANCES—

For Applicant: Joseph Platzker.

ACTION OF BOARD—Laid over to June 9, 1959, at 2 P.M., for decision; referred to Examiner; applicant to furnish the Board information as to the bond between this material and masonry walls and also the result of pressure in the orders of 125 pounds to the square inch.

47-33-A—Vol. II

APPLICANT—Bernard J. Sheftman, for Tryst Holding Corp., owner.

SUBJECT—Application reopened May 12, 1959 for consideration as to amendment of resolution—Appeal from a decision of the Fire Commissioner—re standpipe system.

PREMISES AFFECTED—434-442 East 166th Street, south side, 196.23 feet west of Washington Avenue, Block 2387, Lot 27, Borough of The Bronx.

APPEARANCES—

For Applicant: Bernard J. Sheftman.

For Administration: Lt. J. P. Manfredi, Fire Dept.

ACTION OF BOARD—Resolution amended.

THE VOTE—

Affirmative: Acting Chairman Kleinert, Commissioner

Foley, Commissioner Sleeper and Commissioner Fox. 4

Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated May 5, 1958 on B.N. Applic. 782/57, reads:

"1—The change in exits is contrary to B&A Resolution #47-33-S." and

WHEREAS, the applicant states that the building is 3 stories, 38 feet in height, 111 feet front by 59 feet in depth, class 3 construction, erected 1924, located in an unrestricted use, B area, class 1½ height district, and used and occupied since 1933: 1st floor—manufacturing quilting, 8 persons; 2nd floor—manufacturing woodwork, 8 persons; 3rd floor—manufacturing woodwork, 8 persons; that no change in use or occupancy is now proposed; that the building is equipped with a one-source sprinkler system throughout, with central office connection; that there are two interior fireproof enclosed stairways, equipped with metal clad doors, one of which leads to roof bulkhead; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on November 25, 1958, only insofar as it refers to an existing standpipe system, so that this part of the resolution shall read:

"that the sprinkler system and water flow alarm system with a connection to an approved central office station shall be maintained; that the building shall not be increased in height or area and in all other respects shall comply with the resolution of the Board above cited; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto."

202-44-A—Vol. II

APPLICANT—Harry M. Prince, for Prescott Neighborhood House, owners.

SUBJECT—Application reopened 2/25/59 as Volume II—appeal from a decision of the Borough Superintendent—proposed use of day care nursery, Class 3 Construction.

PREMISES AFFECTED—247 East 53rd Street, north side, 100 feet west of Second Avenue, third floor, Block 1327, Lot 20, Borough of Manhattan.

APPEARANCES—

For Applicant: Harry M. Prince.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Acting Chairman Kleinert, Commissioner

Foley, Commissioner Sleeper and Commissioner Fox. 4

Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated February 4, 1959 on Alt. Applic. 749/58, reads:

"Proposal to occupy the entire bldg. class 3 construction as a day care nursery requires that bldg. be of class 1 fireproof construction." 4.2.1 B.C.

and

WHEREAS, the applicant states that the building is 3 stories, basement and cellar, 42 feet high, located in business use, B area, class 1½ height district, 20 feet 3 inches by 97 feet 2 inches in area at basement and 1st floor and 20 feet 3 inches by 46 feet 10 inches at 2nd and 3rd floors, built prior to 1915 as a non fireproof dwelling, used and occupied since 1919 as a day care nursery for pre-school children; that a Certificate of Occupancy 1179/19 issued against Alt. Applic. 451/18 states use and occupancy as follows: Cellar—storage; basement—mission house, 25 persons; 1st floor—mission house, 137 persons; 2nd floor—care of not more than 15 infants in the daytime only; 3rd floor—dwelling; and

WHEREAS, the premises was inspected by a committee of the Board;

Resolved, that the decision of the Borough Superintendent, dated February 4, 1959, acting on Alt. Applic. 749/58, Obj. 1 be and it hereby is modified and the appeal be and it hereby is granted on condition that the building be altered substantially as shown on plans filed herewith marked "Received February 5, 1959," 4 sheets, and "April 9, 1959," 3 sheets; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that a new Certificate of Occupancy shall be obtained; and that the requirements of the resolution granted by the Board under Cal. No. 202-44-A as to the fire alarm system shall be complied with.

145-49-A

APPLICANT—Rev. Peter D. Duhart, owner.

SUBJECT—Application for consideration—reopening for extension of term which has expired April 30, 1959—re Appeal from a decision of the Borough Superintendent; previously granted on condition for a term of years.

PREMISES AFFECTED—535 West 159th Street, north side, 300 feet west of Amsterdam Avenue, Block 2118, Lot 52, Borough of Manhattan.

APPEARANCES—

For Applicant: Rev. Peter D. Duhart.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Acting Chairman Kleinert, Commissioner

Foley, Commissioner Sleeper and Commissioner Fox. 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on June 7, 1949 on certain conditions; and

WHEREAS, the term of variance was last extended on April 30, 1957; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on April 30, 1957, only so far as it refers to the term of variance, so that as amended this portion of the resolution shall read:

"... granted for a term of two years from the date of this amended resolution, to permit.....; that other than as herein amended the resolution above cited shall be complied with in all respects; and that a new Certificate of Occupancy shall be obtained." (Alt. 743/52)

120-57-A—Vol. II

APPLICANT—Julius S. Rapson, for Vito Cusamano, owner.

MINUTES

SUBJECT—Application reopened March 31, 1959, as Volume II—filed pursuant to section 35 General City Law, re part of premises located in bed of mapped street.

PREMISES AFFECTED—140-01 243rd Street, east side, 238.74 feet south of Conduit Avenue, Block 13599, Lot 16, Rosedale, Borough of Queens.

APPEARANCES—

For Applicant: Julius S. Rapson.

ACTION OF BOARD—Resolution amended.

THE VOTE—

Affirmative: Acting Chairman Kleinert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox. 4

Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated March 19, 1959 on N.B. Applic. 4619/56, reads:

"1. Procure approval from Board of Standards and Appeals as per Art. 3 Sec. 35 of General City Law, as part of premises is located within bed of mapped street."

and

WHEREAS, the applicant states that the building is 26 feet by 47 feet in area, 2 stories, 28 feet high, of class 4 construction, located in retail and residence use, D and E-1 area, class ½ height district, built in 1958 as a two family dwelling; that the building complies with all the requirements for a building located in residence E-1 district; that the building as constructed was approved in error by the Building Department; that the Board granted the use of the mapped street under Calendar Number (120 or 121-57-A, Volume I); that the Board approved a one story, one family, class 3 building; that the present building is 2 stories, 2 family of class 4 construction with 2 inch thick structural members; and

WHEREAS, the President of the Borough of Queens has advised this Board that the Final Map of the Borough of Queens adopted by the Board of Estimate and Apportionment on May 3, 1935, shows 245th Street at a width of 50 feet and in private ownership at the above location; that there is no proceeding now pending to acquire title to this street.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on June 11, 1957, only insofar as it refers to the approval to erect the proposed dwelling within the bed of a proposed street, as indicated on plans filed with this appeal marked "Received February 13, 1957", 2 sheets, and "May 9, 1957", one sheet, so that this portion of the resolution shall read:

"to permit the erection of the proposed dwelling within the bed of the proposed street to be a two-family dwelling, two stories in height, as shown on plans marked "Received March 4, 1959", 4 sheets, on condition that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that in the event of the acquisition by the City of a portion of the property for proposed street widening, the value of land and building to be taken shall be as determined by the Court; that in all other respects the resolution of the Board of June 11, 1957 shall be complied with." (NB App. 4619/56.)

121-57-A—Vol. II

APPLICANT—Julius S. Rapson, for Vito Cusamano, owner.

SUBJECT—Application reopened March 31, 1959 as Vol. II—filed pursuant to section 35, General City Law—re part of premises located in bed of mapped street.

PREMISES AFFECTED—139-23 243rd Street, east side, 198.74 feet south of Conduit Avenue, Block 13599, Lot 18, Rosedale, Borough of Queens.

APPEARANCES—

For Applicant: Julius S. Rapson.

ACTION OF BOARD—Resolution amended.

THE VOTE—

Affirmative: Acting Chairman Kleinert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox. 4

Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated March 19, 1959 on N.B. Applic. 4618/56, reads:

"1. Procure approval from Board of Standards and Appeals as per Art. 3 Sec. 35 of General City Law, as part of premises is located within bed of a mapped street."

and

WHEREAS, the applicant states that the building is 26 feet by 47 feet in area, 2 stories, 28 feet high, of class 4 construction, located in retail and residence use, D and E-1 area, class ½ height district, built in 1958 as a two family dwelling; that the building complies with all the requirements for a building located in residence E-1 district; that the building as constructed was approved in error by the Building Department; that the Board granted the use of the mapped street under Calendar Number (120 or 121-57-A, Volume 1); that the Board approved a one story, one family, class 3 building; that the present building is 2 stories, 2 family of class 4 construction with 2 inch thick structural members; and

WHEREAS, the President of the Borough of Queens has advised this Board that the Final Map of the Borough of Queens adopted by the Board of Estimate and Apportionment on May 3, 1935, shows 245th Street at a width of 50 feet and in private ownership at the above location; that there is no proceeding now pending to acquire title to this street.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on June 11, 1957, only insofar as it refers to the approval to erect the proposed dwelling within the bed of a proposed street, as indicated on plans filed with this appeal marked "Received February 13, 1957", 2 sheets, and "May 9, 1957", one sheet, so that this portion of the resolution shall read:

"to permit the erection of the proposed dwelling within the bed of the proposed street to be a two-family dwelling, two stories in height, as shown on plans marked "Received March 4, 1959", 4 sheets, on condition that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that in the event of the acquisition by the City of New York, a portion of the property for proposed street widening, the value of land and building to be taken shall be as determined by the Court; that in all other respects the resolution of the Board of June 11, 1957 shall be complied with." (NB. App. 4618/56.)

173-59-A

APPLICANT—Julius S. Rapson, for Vito Cusamano, owner.

SUBJECT—Application March 20, 1959—Appeal from a decision of the Borough Superintendent—re Class 4 construction.

PREMISES AFFECTED—139-23 243rd Street, east side, 198.74 feet south of South Conduit Avenue, Block 13599, Lot 18, Rosedale, Borough of Queens.

APPEARANCES—

For Applicant: Julius S. Rapson.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Acting Chairman Kleinert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox. 4

Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated March 19, 1959 on N.B. Applic. 4618/56, reads:

"2. Request of approval of a change in the approved application from a one story one family class 3 dwelling

MINUTES

to a two story class 4 dwelling is contrary to Board of Standards and Appeals Resolution Cal. 121-57-A."

and

WHEREAS, the applicant states that the building is 26 feet by 47 feet in area, 2 stories, 28 feet high, of class 4 construction, located in retail and residence use, D and E-1 area, class ½ height district, built in 1958 as a two family dwelling; that the building complies with all the requirements for a building located in residence E-1 district; that the building as constructed was approved in error by the Building Department; that the Board granted the use of the mapped street under Calendar Number (120 or 121-57-A, Volume I); that the Board approved a one story, one family, class 3 building; that the present building is 2 stories, 2 family, of class 4 construction with 2 inch thick structural members.

Resolved, that the decision of the Borough Superintendent, dated March 19, 1959, acting on N.B. App. 4618/56, Objection No. 2 be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the building shall be erected and maintained and occupied as shown on drawings filed with this appeal marked "Received March 20, 1959", 4 sheets; that in all other respects the building and occupancy shall comply with the requirements of the resolution of the Board adopted under Cal. No. 121-57-A, Vol. II, where not inconsistent with the requirements of this resolution.

174-59-A

APPLICANT—Julius S. Rapson, for Vito Cusamano, owner.

SUBJECT—Application March 20, 1959—Appeal from a decision of the Borough Superintendent—re Class 4 construction.

PREMISES AFFECTED—140-01 243rd Street, east side, 238.74 feet south of South Conduit Avenue, Block 13599, Lot 16, Rosedale, Borough of Queens.

APPEARANCES—

For Applicant: Julius S. Rapson.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Acting Chairman Kleinert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox. 4

Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated March 19, 1959 on N.B. Applic. 4619/56 reads:

"2. Request of approval of a change in the approved application from a one story one family class 3 dwelling to a two story two family class 4 dwelling is contrary to Board of Standards and Appeals Resolution Cal. 120-57-A."

and

WHEREAS, the applicant states that the building is 26 feet by 47 feet in area, 2 stories, 28 feet high, class 4 construction, located in retail and residence use, D and E-1 area, class ½ height district, built in 1958 as a two family dwelling; that the building complies with all the requirements for a building located in residence E-1 district; that the building as constructed was approved in error by the Building Department; that the Board granted the use of the mapped street under Calendar Number (120 or 121-57-A, Volume I); that the Board approved a one story, one family, class 3 building; that the present building is 2 stories, 2 family, class 4 construction, with 2 inch thick structural members.

Resolved, that the decision of the Borough Superintendent, dated March 19, 1959, acting on N.B. App. 4619/56, Objection No. 2 be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the building shall be erected and maintained and occupied as shown on drawings filed with this appeal marked "Received March 20, 1959", 4 sheets; that in all other respects the building and occupancy shall comply with the requirements of the resolution of the Board adopted under Cal. No. 120-57-A, where not inconsistent with the requirements of this resolution.

149-55-A—Vol. II

APPLICANT—Leonard R. Rothkrug & Herbst Rusciano, owner, for New Side Realty Corp., owner. E. Rathe & Sons, lessee.

SUBJECT—Application for consideration—reopening as Vol. II subject to regular procedure—re Appeal from a decision of the Borough Superintendent; previously granted on condition.

PREMISES AFFECTED—1347-1349 Boston Road, north side, 288.06 feet west of Jefferson Place, Block 2934, Lot 52, Borough of The Bronx.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application reopened as Vol. II, subject to the regular procedure.

THE VOTE—

Affirmative: Acting Chairman Kleinert, Commissioner

Foley, Commissioner Sleeper and Commissioner Fox. 4

Negative: 0

144-56-A—Vol. II

APPLICANT—Joseph A. Marck, for Servwell Realty Corp., owner.

SUBJECT—Application for consideration—reopening as Vol. II subject to regular procedure—re Appeal from an order of Borough Superintendent; previously granted on condition.

PREMISES AFFECTED—36-40 Union Street, west side, 50 feet north of 37th Avenue, Block 4977, Lot 64, Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Joseph A. Marck.

ACTION OF BOARD—Application reopened as Vol. II, subject to the regular procedure.

THE VOTE—

Affirmative: Acting Chairman Kleinert, Commissioner

Foley, Commissioner Sleeper and Commissioner Fox. 4

Negative: 0

410-58-A

APPLICANT—Norman Lederer and Leonard Joseph, for Hersey Lumber Distributors, owners; Crane and Clark Lumber Corp., lessee.

SUBJECT—Application July 7, 1958—Appeal from an order and decision of the Fire Commissioner—re Yard Hydrant System.

PREMISES AFFECTED—55-01 Grand Avenue, north side, 200 feet west of 57th Street, Block 2610, Lot 240, Maspeth, Borough of Queens.

APPEARANCES—

For Applicant: Norman Lederer.

ACTION OF BOARD—Laid over to June 9, 1959, at 2 P.M., at the request of the applicant.

8-59-A

APPLICANT—Samuel Rosenblum for The Bennington Corporation, owner.

SUBJECT—Application January 6, 1959—Appeal from a decision of the Borough Superintendent—re: Egress and live load.

PREMISES AFFECTED—31 West 37th Street, north side, 485 feet 6 inches west of Fifth Avenue, Block 839, Lot 22, Borough of Manhattan.

APPEARANCES—

For Applicant: Samuel Rosenblum and Milton J. Haver.

ACTION OF BOARD—Laid over to June 23, 1959, at 2 P.M. for inspection and decision; hearing closed; applicant to file decision of the Attorney General as to classification of photographic studios.

69-59-A

APPLICANT—Samuel Rosenblum for 1038 Corporation, owner.

SUBJECT—Application February 2, 1959—Appeal from a decision of the Borough Superintendent re review of Borough Superintendent's decision of zoning matter.

MINUTES

PREMISES AFFECTED—10-12 East 38th Street, south side, 200 feet east of Fifth Avenue, Block 867, Lot 64, Borough of Manhattan.

APPEARANCES—

For Applicant: Samuel Rosenblum and Milton J. Haver.

ACTION OF BOARD—Laid over to June 23, 1959, at 2 P.M. for inspection and decision; hearing closed.

93-59-A

APPLICANT—De Rose and Cavalieri for Gerosa-Paladino Holding Corporation, owner; The White Motor Company, lessee.

SUBJECT—Application February 17, 1959—Appeal from a decision of the Borough Superintendent re Egress.

PREMISES AFFECTED—646-662 11th Avenue, east side, from West 47th Street to West 48th Street, 543 W. 47th Street and 556-558 West 48th Street, Block 1076, Lot 1, Borough of Manhattan.

APPEARANCES—

For Applicant: George J. Cavalieri.

ACTION OF BOARD—Laid over to June 23, 1959, at 2 P.M. for inspection and decision; hearing closed.

99-59-A

APPLICANT—Ludwig P. Bono for 125 East Broadway Realty, owner.

SUBJECT—Application February 18, 1959—filed pursuant to Section 310 of the Multiple Dwelling Law for variation of Section 27, subdivision 2b re Egress, width of yard inadequate.

PREMISES AFFECTED—9-11 Pike Street and 121-125 East Broadway, southeast corner, Block 283, Lots 43 and 44, Borough of Manhattan.

APPEARANCES—

For Applicant: Ludwig P. Bono and Salvatore Asaro.

ACTION OF BOARD—Laid over to June 23, 1959, at 2 P.M. for inspection and decision; hearing closed.

543-26-BZ—Vol. III

APPLICANT—George H. Colin, for Crew Levick Corp., owner; Cities Service Oil Co., lessee.

SUBJECT—Application for consideration—reopening for extension of term of variance which has expired May 4, 1959—re Application, decision of the Borough Superintendent; previously granted on condition, under section 7f of the Zoning Resolution, permitting in a retail use district, the parking and storage of more than five motor vehicles in the vacant land in rear of existing gasoline service station, (previously granted by the Board for a term of years).

PREMISES AFFECTED—105-02 Queens Boulevard, southwest corner of Yellowstone Boulevard, Block 3236, part of Lot 1, Forest Hills Terrace, Borough of Queens.

APPEARANCES—

For Applicant: Benjamin Mosher.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Acting Chairman Kleinert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox. 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. III on July 15, 1947 on certain conditions; and

WHEREAS, the term of variance was last extended on May 4, 1954; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on July 15, 1947, and as amended through May 4, 1954, only so far as it refers to the term of variance, so that as amended this portion of the resolution shall read:

“... granted under Section 7, Subdivision f for a term of 5 years from the date of this amended resolution, to permit.....; that other than as herein

amended the resolutions above cited shall be complied with in all respects and that a new certificate of occupancy, shall be obtained.” (Misc. 11781/46)

205-29-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Socony Mobil Oil Company, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which has expired May 20, 1959—re Application, decision of the Borough Superintendent; previously granted on condition, under sections 7e and 7h of the Zoning Resolution, permitting in a local retail and residence use district, the reconstruction of the accessory building of the present gasoline service station and extend the uses to include office, lubricatorium, car washing, minor repairs, parking and storage of motor vehicles and increase to twelve the number of gasoline tanks.

PREMISES AFFECTED—157-28 to 157-30 (157-30 official) Willets Point Boulevard and 21-08 to 21-12 Clintonville Street, southeast corner, Block 4860, Lots 15 and 18, Whitestone, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Acting Chairman Kleinert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox. 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was amended by the Board as Vol. III on May 20, 1958 on certain conditions; and

WHEREAS, the resolution was further amended on December 2, 1958; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on July 26, 1929, as amended through December 2, 1958 only as to the time to obtain permits and complete the work, so that as amended this portion of the resolution shall read:

“that all permits required, including a certificate of occupancy, shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this amended resolution.” (N.B. 3467/57)

235-31-BZ—Vol. III

APPLICANT—Lama, Proskauer & Prober, for Mac Weissberg, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which has expired May 13, 1959—re Application, decision of the Borough Superintendent; previously granted on condition, under sections 7f and 21 of the Zoning Resolution, to permit in a business use district, the extension of the present use of auto repair shop, welding, body and fender work, incidental paint and spray work, office and sale of accessories, parking and storage, sale and display of more than five (5) motor vehicles, two lubrication pits and one lift by adding thereto the use of gasoline service station and spraying of undercoating for a stated term of fifteen (15) years.

PREMISES AFFECTED—701-705 Utica Avenue, east side, 50 feet south of Clarkson Avenue, Block 4637, Lot 41, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Acting Chairman Kleinert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox. 4

Negative: 0

MINUTES

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. III on May 13, 1958 on certain conditions; and

WHEREAS, the resolution was amended on February 17, 1959; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on May 13, 1958, as *amended* by resolutions adopted through February 17, 1959, only as to the time to obtain permits and complete the work, so that as amended this portion of the resolution shall read:

"that all permits required, including a certificate of occupancy, shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution."
(Alt. 3649/57)

128-32-BZ

APPLICANT—Ivan Pinsker, for Sara Gray, owner.

SUBJECT—Application for consideration—reopening for amendment of resolution—re Application, decision of the Borough Superintendent; previously granted on condition, under section 21 of the Zoning Resolution, permitting in a business use district, the alteration of a garage for more than five motor vehicles (granted by the Board under Cal. No. 1162-17-BZ to permit the inclusion of a gasoline service station).

PREMISES AFFECTED—664-690 Coney Island Avenue, southwest corner of Avenue C, Block 5378, Lot 5, Borough of Brooklyn.

APPEARANCES—

For Applicant: Ivan Pinsker.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Acting Chairman Kleinert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox. 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on June 10, 1932 on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on February 1, 1949; and

WHEREAS, the resolution was last amended on March 3, 1942; and

WHEREAS, the applicant requested a further amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 10, 1932, as thereafter *amended* by resolutions adopted through March 19, 1957, by adding thereto the following:

"that two new gasoline pumps may be installed, one on each of two islands now occupied by two existing gasoline pumps, making a total of three pumps on each island, all as shown on plans filed herewith marked Received May 12, 1959, one sheet; and that in all other respects the resolutions above cited shall be complied with." (Gas Tank 527/59)

1132-39-BZ—Vol. II

APPLICANT—De Rose and Cavalieri, for J. Clarence Davies, Inc., owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which has expired June 3, 1959—re Application, decision of the Borough Superintendent; previously granted on condition, under sections 7c and 21 of the Zoning Resolution, to permit in a retail use district, the erection of a one-story extension to an existing one-story commercial building occupied by two retail stores into the residence use district.

PREMISES AFFECTED—31-34 Westchester Square, west side, 185.515 feet south of Frisby Avenue and 2584-2588 Frisby Avenue and 1420-1434 Benson Street, Block 3984, Lots 4, 5, 6, 7, 8, 9 and 30, Borough of The Bronx.

APPEARANCES—

For Applicant: George J. Cavalieri.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Acting Chairman Kleinert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox. 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was amended by the Board as Vol. II on June 3, 1958 on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on January 9, 1940, as *amended* through June 3, 1958 only as to the time to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that all permits required, including a certificate of occupancy, shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution."
(Alt. App. 1081/1957)

3-49-BZ

APPLICANT—Lama, Proskauer and Prober, for Felicia Lipschutz and Regina Gutwirth, owners; Corbin and Morrison, lessees.

SUBJECT—Application for consideration—reopening for extension of term of variance which has expired May 28, 1959—re Application, decision of the Borough Superintendent; previously granted on condition, under section 7e of the Zoning Resolution, permitting in a residence use district, the change in occupancy of one apartment on second floor to a private telephone exchange.

PREMISES AFFECTED—1400 Ocean Avenue and 1916-1930 Avenue I, southwest corner, Block 6712, Lot 56, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Acting Chairman Kleinert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox. 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on May 17, 1949 on certain conditions; and

WHEREAS, the term of variance was last extended on May 28, 1957; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on May 19, 1947, and as *amended* through May 28, 1957, only so far as it refers to the term of variance, so that as *amended* this portion of the resolution shall read:

"... granted under Section 7, Subdivision e for a term of 5 years from the date of this *amended* resolution, to permit; that other than as herein *amended* the resolutions above cited shall be complied with in all respects and that a new Certificate of Occupancy, shall be obtained." (Alt. Applic. 4742/48)

166-48-BZ—Vol. II

APPLICANT—Max Siegel Associates, for Land Properties, Inc., owner.

SUBJECT—Application for consideration—reopening for extension of term of variance—re Application, decision of the Borough Superintendent; previously granted on condition, under section 7h of the Zoning Resolution, permitting in a residence and business use district, the parking and storage of motor vehicles.

MINUTES

PREMISES AFFECTED—1191 East 213th Street, north side, 46.8 feet west of Boston Road and 1196 East 214th Street, Block 4708, Lots 4 and 73, Borough of The Bronx.

APPEARANCES—

For Applicant: John M. Hronec.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Acting Chairman Kleinert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox. 4
Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. II on June 15, 1954 on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on December 21, 1954; and

WHEREAS, the applicant requested an extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 15, 1954, as *amended* by resolution of December 21, 1954 only so far as it refers to the term of variance, so that as *amended* this portion of the resolution shall read:

“... granted under Section 7, Subdivision h for a term of five years from the date of this *amended* resolution, to permit; that other than as herein *amended* the resolution above cited shall be complied with in all respects and that a new Certificate of Occupancy shall be obtained.” (Alt. 1140/53)

37-52-BZ

APPLICANT—Gilbert and Gilbert, for Golder Realty Corporation, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance—re Application, decision of the Borough Superintendent; previously granted on condition, under section 7h of the Zoning Resolution, permitting in a residence and business use district, the parking and storage of motor vehicles.

PREMISES AFFECTED—Northeast corner of Teller Avenue and East 166th Street, Block 2429, Lots 1, 5 and 8, Borough of The Bronx.

APPEARANCES—

For Applicant: Jacob H. Gilbert.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Acting Chairman Kleinert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox. 4
Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on June 17, 1952 on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on January 20, 1953; and

WHEREAS, the term of variance was extended on June 22, 1954; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 17, 1952, as thereafter *amended* by resolutions adopted through June 22, 1954, only so far as it refers to the term of variance, so that as *amended* this portion of the resolution shall read:

“... granted under Section 7, Subdivision c for a term of five years from the date of this *amended* resolution, to permit; that other than as herein *amended* the resolution above cited shall be complied with in all respects and that a new Certificate of Occupancy shall be obtained.” (Alt. App. 3/52)

780-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Pauline Kurfist, Sylvia Asch and Libby Suskin, owners.

SUBJECT—Application for consideration—reopening for extension of term of variance which has expired May 18, 1959—re Application, decision of the Borough Superintendent; previously granted on condition, under section 7h of the Zoning Resolution, permitting in a residence use district the parking and storage of new and used motor vehicles waiting to be serviced in adjoining building.

PREMISES AFFECTED—34-58 to 34-66 (34-60 official) 60th Street, west side, 100 feet north of 37th Avenue, Block 1198, Lot 54, Long Island City, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Acting Chairman Kleinert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox. 4
Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on May 18, 1954 on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on December 7, 1954; and

WHEREAS, the applicant requested an extension of the term of variance; and

WHEREAS, the applicant states that the neighborhood surrounding the premises has remained the same as five years ago.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on May 18, 1954, as *amended* through December 7, 1954 only so far as it refers to the term of variance, so that as *amended* this portion of the resolution shall read:

“... granted under Section 7, Subdivision h for a term of 5 years from the date of this *amended* resolution, to permit; that other than as herein *amended* the resolutions above cited shall be complied with in all respects; and that a new Certificate of Occupancy, shall be obtained.” (Alt. 293/53)

584-55-BZ

APPLICANT—Becker & Penzel, for Charlotte W. Sanders, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete—re Application, decision of the Borough Superintendent; previously granted on condition, under sections 7c and 7i of the Zoning Resolution, permitting in a business use district, the proposed demolition, construction and extension of an existing gas station, office and sales, storage, lubricatorium, car washing and minor auto repairs.

PREMISES AFFECTED—699 Morris Avenue and 266 East 155th Street, southwest corner and 3012-3016 Park Avenue, Block 2442, Lot 65, Borough of The Bronx.

APPEARANCES—

For Applicant: Charlotte W. Sanders.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Acting Chairman Kleinert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox. 4
Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on June 26, 1956 on certain conditions; and

MINUTES

WHEREAS, time to obtain permits and complete the work was last extended on July 15, 1958; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 26, 1956, as thereafter *amended* by resolutions adopted through July 15, 1958, only as to the time to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that plans have been approved by the Department of Buildings, and the work is more than half completed, that all permits required, including a certificate of occupancy, shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution." (N.B. 1053-55)

The Board is taking this action in spite of the fact that in their opinion, this applicant does not require an extension of time to complete the work and obtain a certificate of occupancy, as more than half the work was done before July 15, 1959, which the Board deems as qualifying within the phrase "substantial construction has taken place" in Section 22A of the Zoning Resolution.

59-58-BZ

APPLICANT—J. G. L. Molloy for 140 East 40 Corp., owner.

SUBJECT—Application for consideration—reopening for extension of time to complete—re Application, decision of the Borough Superintendent; previously granted on condition, under section 7e of the Zoning Resolution, to permit in a residence use district, the change in use of an existing twelve (12) story and penthouse building, from multiple dwelling to offices.

PREMISES AFFECTED—140 East 40th Street, south side, 124 feet east of Lexington Avenue, Block 895, Lot 66, Borough of Manhattan.

APPEARANCES—

For Applicant: J. G. L. Molloy.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Acting Chairman Kleinert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox. 4
Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on July 8, 1958 on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 8, 1958 only as to the time to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that all permits required, including a certificate of occupancy, shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution." (Alt. 1748/57)

491-58-BZ

APPLICANT—Ervin Palmer, for Daniel A. Brener, owner; Edward R. Lewis, lessee.

SUBJECT—Application for consideration—reopening for amendment to omit requirements as to removal of sign or to consider rescindment of resolution—re Application, decision of the Borough Superintendent; previously granted on condition, under section 7e of the Zoning Resolution,

to permit in a local retail use district, in an existing three story and cellar structure, the change in occupancy of the second floor from private club to office use.

PREMISES AFFECTED—22 Greenwich Avenue, east side, 31 feet, 5 inches north of West 10th Street, Block 606, Lot 6, Borough of Manhattan.

APPEARANCES—

For Applicant: Ervin Palmer.

ACTION OF BOARD—Request for amendment withdrawn to comply.

THE VOTE—

Affirmative: Acting Chairman Kleinert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox 4
Negative: 0

744-28-BZ—Vol. II

APPLICANT—Fred C. Dahlem, for Sidjack Realty Corporation, owner.

SUBJECT—Application for consideration—reopening as Vol. II subject to regular procedure—re Application, decision of the Borough Superintendent; previously withdrawn, under section 21 of the Zoning Resolution, to permit in a residence district the erection and maintenance of a business building (stores) (previously denied).

PREMISES AFFECTED—1674-76 Longfellow Avenue, east side of East 173rd Street, Block 3010, Lots 1, 2 and 3, Borough of The Bronx.

APPEARANCES—

For Applicant: Fred C. Dahlem and Harry Kobren.

ACTION OF BOARD—Application reopened as Vol. II subject to the regular procedure.

THE VOTE—

Affirmative: Acting Chairman Kleinert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox 4
Negative: 0

250-46-BZ—Vol. III

APPLICANT—Joseph Mitchell, for Narco Trading Corp., owner; National Auto Renting Corp., lessee.

SUBJECT—Application for consideration—reopening as Vol. III subject to regular procedure—re Application, decision of the Borough Superintendent; previously granted on condition, under sections 7c and 21 of the Zoning Resolution, to permit in a business use district, the change in occupancy from business garage for not more than twelve trucks, express storage and office, to storage garage for more than five trucks.

PREMISES AFFECTED—95-105 Vanderbilt Avenue, east side, 290 feet south of Park Avenue, Block 1887, Lots 18, 20, 22, 24 and 26, Borough of Brooklyn.

APPEARANCES—

For Applicant: Joseph Mitchell.

ACTION OF BOARD—Application reopened as Vol. III, subject to the regular procedure.

THE VOTE—

Affirmative: Acting Chairman Kleinert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox 4
Negative: 0

753-57-BZ

APPLICANT—Leonard F. Rothkrug, for Prisco Luongo, owner; Dolphas Kelly, doing business as Kelly's Auto Repairs, lessee.

SUBJECT—Application for consideration—reopening for extension of time to complete which has expired November 13, 1958—re Application, decision of the Borough Superintendent; previously granted on condition, under section 7i of the Zoning Resolution, to permit in a

MINUTES

business use district, the change in use from storage to motor vehicle repair shop in the existing one story extension for a term of ten (10) years.

PREMISES AFFECTED—1263 Bedford Avenue and 9 Herkimer Street, northeast corner, Block 1860, Lot 1, Borough of Brooklyn.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application reopened subject to the regular procedure, waiving all requirements except new decision of the Borough Superintendent and two publications in the Bulletin; set for hearing June 30, 1959, 10 A. M.

THE VOTE—

Affirmative: Acting Chairman Kleinert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox. 4
Negative: 0

258-56-BZ

APPLICANT—Lama, Proskauer and Prober, for Alfred Marer, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which has expired December 17, 1958—re Application, decision of the Borough Superintendent; previously granted on condition, under sections 7e, 7h, 7f, 7i and 7A of the Zoning Resolution, to permit in a retail and residence use district the erection and maintenance of a gasoline service station, lubritorium, car washing, minor repairs, storage room, office and sales, and parking and storage of motor vehicles, for a term of fifteen years, with show windows, sign and entrance within 75 feet of a residence use district.

PREMISES AFFECTED—3933-3943 Laconia Avenue and 1060-1068 East 224th Street, southwest corner, Block 4870, Lot 64, Borough of The Bronx.

APPEARANCES—

For Applicant: Alfred A. Lama.

ACTION OF BOARD—Application reopened subject to the regular procedure; new decision from the Borough Superintendent and two publications in the Bulletin; set for hearing June 30th.

THE VOTE—

Affirmative: Acting Chairman Kleinert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox. 4
Negative: 0

852-56-BZ—Vol. II

APPLICANT—Samuel Rosenblum, for Land Development Corporation, owner.

SUBJECT—Application for consideration—reopening as Vol. II subject to regular procedure—re Application, decision of the Borough Superintendent; previously withdrawn, under sections 7f and 7i of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, accessory and washing, minor auto repairs with hand tools only, and parking of cars to be serviced.

PREMISES AFFECTED—143-05 Liberty Avenue, northeast corner of Remington Street, Block 10020, Lot 138, Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Samuel Rosenblum.

ACTION OF BOARD—Application reopened as Vol. II subject to the regular procedure.

THE VOTE—

Affirmative: Acting Chairman Kleinert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox. 4
Negative: 0

285-57-BZ—Vol. II

APPLICANT—William S. Shary, for 614 E. 14th Street Realty Corp., owner; Nolan Bowling Corp., lessee.

SUBJECT—Application for consideration—reopening as Vol. II subject to regular procedure—re Application, decision of the Borough Superintendent; previously granted on condition, under section 7c of the Zoning Resolution, permitting in a restricted retail use district, the maintenance of bowling alleys on the second floor of an existing building.

PREMISES AFFECTED—614-624 East 14th Street, south side, 213 feet east of Avenue B, Block 396, Lot 15, Borough of Manhattan.

APPEARANCES—

For Applicant: William S. Shary.

ACTION OF BOARD—Application reopened as Vol. II subject to the regular procedure.

THE VOTE—

Affirmative: Acting Chairman Kleinert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox. 4
Negative: 0

870-57-BZ—Vol. II

APPLICANT—Burke, Green & Groh, for Jack Perlow, owner.

SUBJECT—Application for consideration—reopening as Vol. II subject to regular procedure—re Application, decision of the Borough Superintendent; previously denied, under section 21 of the Zoning Resolution, to permit in a G-1 area district, the erection of a one-story extension to an existing two-story, one family dwelling to be used in conjunction with the dental office on the first floor, the proposed extension to encroach on the required rear yard.

PREMISES AFFECTED—182-01 Union Turnpike, and 75-85 182nd Street, northeast corner, Block 7199, Lot 48, Borough of Queens (Bayside).

APPEARANCES—

For Applicant: Robert T. Groh.

ACTION OF BOARD—Application reopened as Vol. II subject to the regular procedure.

THE VOTE—

Affirmative: Acting Chairman Kleinert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox. 4
Negative: 0

1019-57-BZ—Vol. II

APPLICANT—William I. Hohausser, for Arthur Enterprises, Inc., owner; U. S. Post Office, lessee.

SUBJECT—Application for consideration—reopening as Vol. II subject to regular procedure—re Application, decision of the Borough Superintendent; previously granted on condition, under sections 7e and 7c of the Zoning Resolution, to permit in a business and residence use district, the use of the lower level of the subject premises, heretofore occupied as a motion picture theatre, for a super-market for the sale of food, vegetables and similar merchandise and the extension of the mezzanine (2nd floor) to cover the entire area to be used for offices.

PREMISES AFFECTED—560 West 181st Street, south side, and 549-559 West 180th Street, north side, 100 feet east of St. Nicholas Avenue, Block 2153, Lot 81, Borough of Manhattan.

APPEARANCES—

For Applicant: Gershwin Kurlander.

ACTION OF BOARD—Application reopened as Vol. II subject to the regular procedure.

THE VOTE—

Affirmative: Acting Chairman Kleinert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox. 4
Negative: 0

Adjourned: 4:30 P.M.

JOSEPH J. DOYLE, Chief Clerk.

BOARD OF STANDARDS AND APPEALS
80 LAFAYETTE STREET
NEW YORK 13, N. Y.

Bulk Rate
U. S. POSTAGE
PAID
Permit No. 4875
New York, N. Y.

3
University of Illinois Library
Serials Dept.
Urbana, Ill.

NOTICE

APPEALS AS TO MULTIPLE DWELLINGS

The Legislature, under Chapter 333 of 1948, has clarified Section 60 of the Multiple Dwelling Law by describing the agency authorized to grant variances under this Section, so as clearly to mean in New York City—the Board of Standards and Appeals.

Chapter 508 of 1948 has also been adopted by the Legislature, amending the Multiple Dwelling Law to provide, under new Section 310, for a Board of Appeals. By description the Board of Appeals means in New York City—the Board of Standards and Appeals. Section 310 provides as follows as to appeals:

LAWS OF NEW YORK—By Authority Chapter 508 of 1948

§ 310. Board of appeals. 1. As used in this section "board" shall mean the agency of a city constituted as a board and authorized by law both to grant variances of the zoning resolution and to make rules supplemental to laws regulating construction, maintenance, use and area of buildings.

2. Where the compliance with the strict letter of this chapter causes any practical difficulties or any unnecessary hardships the board shall have the power, on satisfactory proof at a public hearing, provided the spirit and intent of this chapter are maintained and public health, safety and welfare preserved, and substantial justice done, to vary or modify any provision or requirement of this chapter, or any rule, regulation, supplementary regulation, ruling or order of the department with respect to the provisions of this chapter, as follows:

a. For multiple dwellings and buildings existing on July first, nineteen hundred forty-eight, provisions relating to:

- (1) Height and bulk;
- (2) Required open spaces;
- (3) Minimum dimensions of yards or courts; or
- (4) Means of egress.

b. For multiple dwellings and buildings erected or to be erected after July first, nineteen hundred forty-eight, and

such dwellings thereafter altered or to be altered, provisions relating to:

- (1) Required open spaces; or
- (2) Minimum dimensions of yards or courts.

Variations or modifications may be granted pursuant to this paragraph b only on condition that open areas for light and air are provided which are at least equivalent in area to those required by the applicable provisions of this chapter.

3. An application for such a variance or modification may be made by any person aggrieved or by the head of any public agency, within such time and under such procedure, conditions and rules as may be prescribed by the board. The board shall fix a reasonable time for the hearing of an application and shall require that due notice be given of the time and place of such hearing to the applicant and to the department. Any person or a duly authorized representative of any public agency may appear at any such hearing and be heard on any such application.

4. In every case the board shall state the reason or reasons for its decision. All decisions of the board shall be subject to review in the same manner as is provided by law for review of decisions of such board respecting variances of the zoning resolution.

5. A record of all decisions of the board, indexed according to the section or sections of this chapter affected thereby, shall be kept in the office of the board. Such record shall be open to public inspection at all times during business hours.

BULLETIN

OF THE

BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

Issued under authority of Chapter 27, Section 665 of the Charter of the City of New York

Published weekly by the Board of Standards and Appeals at its office, 80 Lafayette Street, 9th Floor, Manhattan, New York 13, N. Y.

Vol. XLIV

Subscription
\$15.00 a year

June 18, 1959

Single Copies, 25 cents
By Mail, 35 cents

No. 24

DIRECTORY

BOARD OF STANDARDS AND APPEALS

MAX H. FOLEY, Chairman

EDWIN W. KLEINERT, Vice Chairman

HAROLD R. SLEEPER

HUGH P. FOX

SAMUEL L. BECKER

JOSEPH J. DOYLE, Chief Clerk

OFFICE—80 Lafayette Street, 9th Floor, Manhattan, New York 13, N. Y.

TELEPHONE—WHitehall 3-3600, Extensions 2600-2609, 2769-2770 and 3020-3024.

CONTENTS

Petition and Order of Certiorari Served on the Board of Standards and Appeals.

Court Decisions.

Docket.

Notice of Hearing Calendar.

Minutes of Regular Meeting, Tuesday Morning, June 9, 1959, Affecting Calendar Numbers 144-19-BZ—Vol. IV, 726-27-BZ—Vol. III, 231-28-BZ—Vol. II, 100-59-A, 302-29-BZ—Vol. V, 122-39-BZ—Vol. III, 1478-39-BZ—Vol. II, 145-56-BZ—Vol. II, 672-56-BZ—Vol. II, 898-56-BZ—Vol. II, 348-58-BZ, 562-58-BZ, 761-58-BZ, 762-58-BZ, 7-59-BZ, 61-59-BZ, 85-59-BZ, 86-59-A, 123-59-BZ, 135-59-BZ, 871-46-BZ—Vol. II, 618-58-BZ, 701-58-BZ, 178-59-A, 760-58-A and 96-59-BZ.

Minutes of Regular Meeting, Tuesday Afternoon, June 9, 1959, Affecting Calendar Numbers 798-53-A—Vol. III, 410-58-A, 414-31-A—Vol. II, 255-43-A—Vol. IV, 303-55-A, 829-56-A, 34-58-SM, 279-59-A, 1051-21-BZ—Vol. IV, 228-44-BZ, 70-37-BZ—Vol. III, 43-39-BZ—Vol. I, 120-39-BZ—Vol. II, 359-47-BZ, 463-50-BZ—Vol. II, 693-50-BZ—Vol. II, 860-53-BZ, 707-56-BZ—Vol. II, 874-56-BZ, 742-57-BZ, 978-57-BZ, 77-58-BZ, 181-19-BZ, 101-24-BZ—Vol. II, 605-32-BZ—Vol. II, 295-33-BZ—Vol. II, 218-41-BZ—Vol. II, 126-50-BZ—Vol. III, 676-51-BZ—Vol. IV, 771-58-BZ, 602-58-BZ—Vol. II, 91-45-BZ, 660-58-BZ and 778-50-BZ.

Corrections Affecting Calendar Numbers 326-53-BZ—Vol. II, 345-58-BZ and 1006-54-SA.

Amendments to Oil Burner Rules.

PETITION AND ORDER OF CERTIORARI SERVED ON THE BOARD OF STANDARDS AND APPEALS

On June 9, 1959, Petition and Order of Certiorari was served on the Board by Abram Shlefstein, attorney for petitioners, Rose Meer-sand, et al., objecting property owners, seeking a review of the Board's determination on May 5, 1959, granting a variance under Section 7c of the Zoning Resolution, to permit in a business and residence use district, the change in use of an existing public garage, motor repairs, lubricatorium, and parking in the open area to a super-market, stores, loading and unloading area, parking of patrons and employees cars, no fee to be charged, and a sign in the residential portion of the plot; Calendar Number 68-36-BZ—Vol. IV and Calendar Number 29-59-A; premises 14-48 Brighton 11th Street, west side, 59 feet, 9½ inches south of Neptune Avenue, Block 7516, Lots 2375 and part of 2370, Borough of Brooklyn.

COURT DECISIONS

Matter of Solomon vs. Murdock:—On December 17, 1957 the Board amended a resolution adopted by the Board on April 28, 1953, by permitting gasoline pumps and approved tanks as indicated on revised plan; also extending accessory building along the southerly lot line for use as shown on plans; Calendar Number 438-29-BZ Volume IV; Premises 406-418 Remsen Avenue, 958-966 Lenox Road and 2-6 East 58th Street, Borough of Brooklyn.

At Special Term, Supreme Court, Mr. Justice Brown affirmed the Board's determination and dismissed the certiorari. (N. Y. Law Journal, April 30, 1959, page 13).

* * * * *

Matter of Coch vs. Murdock:—On June 19, 1956, the Board granted a variance under Section 7, Subdivision h, for a term of five years, to permit in a residence use district the parking and storage of motor vehicles and maintenance of a frame building for use as an attendant's shelter; Calendar Number 515-40-BZ Vol. III; premises 139-155 Beach 117th Street, west side, 440 feet south of Rockaway Beach Boulevard, Rockaway Beach, Borough of Queens.

At Special Term, Supreme Court, Mr. Justice Latham sustained the Board and dismissed the petition. (New York Law Journal, May 26, 1959, page 15).

* * * * *

Matter of Steelmaster vs. Murdock:—On March 26, 1957, the Board denied an application under Sections 7c and 21 of the Zoning Resolution to permit in a business and residence use, B area district, the proposed 1 story extension of an existing 1 story warehouse building using more than the area permitted; Calendar Number 925-50-BZ—Vol. III; Premises 204-238 West 234th Street south side, from Broadway to Kingsbridge Avenue, 5695 Broadway and 3250-3254 Kingsbridge Avenue, Block 3405, Lots 31, 33 and 41, Borough of The Bronx.

Upon court review, Mr. Justice Loreto at Special Term, Supreme Court, remanded the matter to the Board for further action to make necessary findings of fact for the assistance of the court, stating: "In paragraph 38 of the return, 13 reasons are stated as justifying the Board in denying the variance. These are not stated as facts found by the Board." (N. Y. Law Journal, October 8, 1958, page 14.)

Under the above decision of the Supreme Court, Special Term, the Board was directed to file a return, which was filed and was brought on before Mr. Justice Conlon and decision was rendered by him, as follows:

A reading of the return and of the rest of the record fails to substantiate petitioner's contention that the denial of the variance applied for was arbitrary, capricious or unjustified. Indeed, the court is satisfied that it would have been an abuse of discretion for the Board of Standards and Appeals to grant the application. This is particularly true in the light of the fact that petitioner purchased lots 31 and 33 with full knowledge of the fact that they were restricted to residential use. The determination of the board is sustained, the order of certiorari vacated, and the petition dismissed. (N. Y. Law Journal, May 4, 1959, page 13.)

* * * * *

Matter of Clark vs. Board:—On March 18, 1958 the Board granted a variance under Section 21 of the Zoning Resolution, permitting in a B area district a two-story extension of an existing building, occupied as a doctor's office and apartments, into the required yard; Calendar Number 861-57-BZ; premises 128 East 62nd Street, south side, 134 feet 6 inches west of Lexington Avenue, Borough of Manhattan.

Upon court review, Mr. Justice Tilzer, at Supreme Court, Special Term, affirmed the Board's decision, as follows:

"Motion to vacate order of certiorari granted in all respects. There is ample evidence in the record to sustain the board's determination and, under the circumstances, the court may not substitute its judgment for that of the board. Settle order." (N. Y. Law Journal, May 11, 1959, page 12.)

CALENDAR

DOCKET

New Cases filed up to June 9, 1959

Cal. No. Dept. Premises Affected

358-59-BZ—B.B.—438-440 Clinton Street, southwest corner of Carroll Street, Block 355, Lot 22, Borough of Brooklyn, Amendment to Alt. 741-59—re funeral parlor on basement and 1st floor, etc.—residence use district.

359-59-A—B.M.—812-814 Greenwich Street and 68 Jane Street, southwest corner, 2nd to 7th floors inclusive, Block 641, Lot 52, Borough of Manhattan, Alt. 42-59—re egress.

360-59-A—B.M.—298 Broadway, east side, 73 feet, $\frac{3}{4}$ inch, north of Duane Street, 2nd to 10th floors inclusive, Block 154, Lot 5, Borough of Manhattan, Alt. 1816-58—re egress.

361-59-SA—Westinghouse Type E Interlock—interlock used on horizontal sliding doors of elevator hoistways, manufactured by Westinghouse Electric Corp., Appliance.

362-59-BZ—B.B.—149-167 Empire Boulevard and 1739-1749 Bedford Avenue, northeast corner, Block 1307, Lot 1, Borough of Brooklyn, Alt. 686-59—re gasoline service station, lubritorium, repairs and servicing of cars, storage of more than five (5) motor vehicles, etc.—business use district.

363-59-BZ—B.B.—2445 Harway Avenue, northwest corner of Bay 38th Street, Block 6892, Lots 1 and 3, Borough of Brooklyn, Alt. 659-59—re parking of cars, etc.—residence use district.

364-59-A—F.D.—529 Cozine Avenue and 744 Berriman Street, northwest corner, Block 4541, Lot 23, Borough of Brooklyn, Decision re Order No. 8500-8—re spraying equipment.

365-59-A—B.M.—309-311 East 25th Street, north side, 150 feet east of 2nd Avenue, Block 931, Lots 9 and 10, Borough of Manhattan, Amendment to Alt. 1517-58—re construction, exits and bulk.

366-59-BZ—B.Bx.—3647 Kingsbridge Avenue, west side, 100 feet south of West 238th Street, Block 3406, Lot 761, Borough of The Bronx, N.B. 823-59—re two (2)—1 car metal garages, etc.—business use district.

367-59-SA—ABC Oil Burner, Model 75, manufactured by Automatic Burner Corp., Appliance.

368-59-BZ—B.M.—212 East 63rd Street, south side, 180 feet east of 3rd Avenue, Block 1417, Lot 41, Borough of Manhattan, Alt. 638-59—re change of use of the 1st floor to private one car garage and photographic studio; and change the use of the cellar to storage, boiler room and dark room—residence use district.

369-59-SM—ROBCO $\frac{3}{8}$ VitriNcer—exterior and interior building material for new construction or remodeling, manufactured by Robinson Brick and Tile Co., Material.

370-59-A—B.M.—512-518 East 74th Street, south side, 223 feet east of York Avenue, 2nd floor, Block 1485, Lot 40, Borough of Manhattan, Amendment to Alt. 751-57—re egress.

371-59-BZ—B.R.—1449 Hylan Boulevard and 65 Cooper Avenue, northwest corner, Block 3326, Lot 57, Dongan Hills, Borough of Richmond, N.B. 681-59—re gasoline service station, car washing, minor auto repairs, storage of more than 5 motor vehicles, etc.—retail use district.

372-59-BZ—B.B.—4413-4423 Avenue D, northwest corner of East 45th Street, Block 4961, Lot 39, Borough of Brooklyn, Alt. 1690-59—re proposed manufacturing of ravioli; area excessive—retail use, D-1 area district.

373-59-BZ—B.Bx.—2932-2940 White Plains Road, west side, 180.24 feet south of Adece Avenue, Block 4546, Lots 16, 17, 48 and 50, Borough of The Bronx, Alt. 263-59—re parking and storage of more than 5 motor vehicles—business and residence use district.

374-59-BZ—B.Bx.—1435 Williamsbridge Road, south side, 100 feet east of St. Raymond Avenue and 2719 East Tremont Avenue, northside, 138.13 feet east of St. Raymond Avenue, Block 4076, Lot 6, Borough of The Bronx, N.B. 756-59—re area coverage.

375-59-SA—Adams Gas Conversion Burner, Models BTE, BTA, PTB, PTX, PTE, PTA, PTB, PTX, HS-1, HS-2, HS-3, HS-11, HS-12, HL-1, HL-2, HL-3, HL-11 and HL-12; Quik Heat Gas Conversion Burner, Models QHBTE, QHBTA, QHBTB, QHBTX, QHPTE, QHPTA, QHPTB, QHPTX, QHHS-1, QHHS-2, QHHS-3, QHHS-11, QHHS-12, QHHL-1, QHHL-2, QHHL-3, QHHL-11 and QHHL-12, manufactured by The Adams Manufacturing Co., Appliance.

376-59-SA—Dri-Vac, Model J-4—to inject a controlled quantity of Rinse-Dry into the final rinse of a dish machine for drying purposes, manufactured by Economics Laboratory, Inc., Appliance.

Restored to Docket

295-33-BZ—Vol. II—B.Bx.—1245-1249 Jerome Avenue, west side, 193.47 feet north of Cromwell Avenue; 1246-1250 Cromwell Avenue, Block 2855, Lot 12, Borough of The Bronx, Alt. 349-59—re extension of use to an existing gasoline service station to include the sales and display of used cars—business use district.

181-19-BZ—B.B.—8661-8671 18th Avenue, east side, 337 feet, 8 inches north of Benson Avenue, Block 6369, Lot 17, Borough of Brooklyn, Tank 148-59—reopened for amendment—re tanks.

101-24-BZ—Vol. II—B.B.—586-594 Coney Island Avenue, west side, 220 feet, $6\frac{7}{8}$ inches south of Beverly Road and 227-235 East 9th Street, Block 5361, Lot 14, Borough of Brooklyn, Alt. 1089-59—re change of occupancy of a building to motor vehicle repair shop and garage for more than five (5) cars, etc.—business and residence use district.

CALENDAR

605-32-BZ—Vol. II—B.Q.—193-11 Northern Boulevard and 42-50 194th Street, northwest corner, Block 5369, Lot 5, Flushing, Borough of Queens, Alt. 637-59—re extension at the rear of the property used for refrigeration and storage; area excessive—retail and residence use, D and D-D area district.

126-50-BZ—Vol. III—B.Q.—51-17 Rockaway Beach Boulevard and 224 Beach 52nd Street, southeast corner, Block 336, Lot 1, Far Rockaway, Borough of Queens, Alt. 571-59—re manufacturing of wood, metal and plastic toys and furniture and other articles involving woodworking operation with power driven woodworking machinery—manufacturing use district.

218-41-BZ—Vol. III—B.Q.—67-63 to 67-69 Woodhaven Boulevard and 85-01 to 85-09 68th Avenue, northwest corner, Block 3147, Lot 1, Forest Hills, Borough of Queens, Alt. 990-57—re office, gasoline service station and auto laundry, minor repairs with hand tools only, lubritorium, etc.—residence use district.

676-51-BZ—Vol. III—B.Q.—159-16 Union Turnpike and 80-02 to 80-12 160th Street, southwest corner, Block 6854, Lot 31, Jamaica, Borough of Queens, N.B. 2910-58—re gasoline service station, auto wash, lubritorium, show room, sales space, parking and storage and service, etc.—local retail and residence use district.

DESIGNATIONS: B.—Department of Buildings; B.B.—Department of Buildings, Brooklyn; B.M.—Department of Buildings, Manhattan; B.Q.—Department of Buildings, Queens; B.R.—Department of Buildings, Richmond; B.Bx.—Department of Buildings, Bronx; H.D.—Health Department; F.D.—Fire Department, and M. and A.—Dept. of Marine and Aviation.

RULES

	Last Publication
Arc and Gas Welding and Oxygen Cutting	Nov. 27, 1956.
Carbon Dioxide Liquefier, Rules..	Mar. 18, 1947—Vol. 32, No. 11
Cements, Air Entraining Portland, Rules for Approval and Use of.	April 12, 1955.
Cements, Blended, Rules for Testing and Use of	Mar. 15, 1955—Vol. 40, No. 11
Certificate of Occupancy, approved form	Dec. 28, 1943—Vol. 28, No. 52A
Concrete Flat Slabs, Rules	July 13, 1937—Vol. 22, No. 28
Concrete Masonry Units, Rules for Manufacture, Testing and Use of	April 24, 1951—Vol. 36, No. 7A
Dry Cleaning Establishments, Rules Covering	Sept. 15, 1955.
Concrete Rules (Hydrated Lime)..	Aug. 3, 1937—Vol. 22, No. 31
Elevator Rules	Mar. 3, 1936—Vol. 21, No. 9
Erection, Alteration, Repair, Excavation for and Demolition of Buildings	Feb. 1, 1956.
Exit Rules (Revolving Doors) ...	June 15, 1937—Vol. 22, No. 24
Exterior Veneering Materials, Rules for	Mar. 11, 1952—Vol. 37, No. 11A
Factory Exit Rules	Feb. 22, 1955.
Fire Alarm Rules (Interior).....	April 15, 1958.
Fire Drill Rules	April 15, 1958.
Fire Resistive, Flameproof Materials, etc., Rules for Testing of	Jan. 8, 1957.
Fire Retarding Rules for Garages, Motor Vehicle Repair Shops and Oil Selling Stations	Apr. 22, 1952—Vol. 37, No. 17
Fireproof Wood, Testing of.....	Apr. 13, 1937—Vol. 22, No. 15
Gas Shut-Off Rules	Apr. 7, 1925—Vol. 10, No. 14
Hatchway Protection	June 5, 1928—Vol. 13, No. 23
Insulating Fibre Board Rules	Mar. 25, 1952—Vol. 37, No. 13A
Methyl Chloride Rules for Class B and C Refrigerating Systems...	Feb. 11, 1947—Vol. 32, No. 6

	Last Publication
Oil Burner Rules	Nov. 20, 1956.
Opening Protective Assemblies, Rules for Inspection of	May 27, 1954.
Parking and Storage of Motor Vehicles—Rules of Commissioner of Housing and Buildings	Sept. 7, 1948—Vol. 33, No. 36
Plumbing Rules	Aug. 3, 1937—Vol. 22, No. 31
Plumbing Rules (Submerged Inlets; Protective Methods to Prevent Contamination of Water Supply)	Nov. 13, 1956.
Procedure, Rules of	Sept. 7, 1937—Vol. 22, No. 36
Smoking in Factories, Rules for..	April 15, 1958.
Spraying and Drying of Paints, Varnishes, Lacquers, etc.	Mar. 4, 1958.
Sprinkler, Rules	June 29, 1937—Vol. 22, No. 26
Standpipe Fireline Rules	June 8, 1937—Vol. 22, No. 23
Structural Alterations, Reporting.	June 7, 1932—Vol. 17, No. 23
Wire Glass Rules (Amendment to Rule 505 of Industrial Code)...	Sept. 3, 1946—Vol. 31, No. 36

Zoning Resolution, Rule to Supplement Section 19-A—July 11, 1958.

Section I, List of Approved Gas Fired Heating Equipment, Gas Burner and Heater Accessories. Oil Fired Heating Equipment and Oil Burner and Heater Accessories, issued June 1, 1955, listing all approvals through May 24, 1955.

Section II, List of Approved Concrete and Clay Products, issued June 27, 1958, listing all approvals through July 2, 1957.

These pamphlets may be purchased at 80 Lafayette Street, Manhattan. Single Copies \$1.25; By Mail—\$1.50.

Further Sections will be published, containing other approved materials and appliances.

JUNE 23, 1959, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, June 23, 1959, at 10 o'clock* at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:

348-58-BZ

APPLICANT—Mario Lubic for Mario and Edward Lubic, owners.

SUBJECT—Application May 28, 1958—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a business and residence use district, in an existing three-story, 12 family multiple dwelling, the conversion of one ground floor apartment for use as a restaurant.

PREMISES AFFECTED—1703 East 14th Street, east side, 92 feet, 3¾ inches south of Kings Highway, Block 6797, Lot 1, Borough of Brooklyn.

175-59-BZ

APPLICANT—Samuel Gardstein and Leonard F. Rothkrug, for Maspeth Warehouses, Incorporated, owner.

SUBJECT—Application March 20, 1959—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in a C area district the erection and maintenance of a building occupying more than the permitted area.

PREMISES AFFECTED—16-34 Weirfield Street, eastside, 340.23 feet north of Wyckoff Avenue, Block 3550, Lot 29, Maspeth, Borough of Queens.

187-59-BZ

APPLICANT—Charles M. Spindler, for Nylon Custom Molding Corp., owner.

SUBJECT—Application March 25, 1959—decision of the Borough Superintendent, under sections 7c and 7h of the Zoning Resolution, to permit in a residence use district, the erection of a one story extension to an existing building to extend the present use and for parking of employees and patrons on the unbuilt upon portion of the plot.

PREMISES AFFECTED—155-45 Linden Boulevard, official; 155-37—155-45 Linden Boulevard, 113-10—113-20—157th Street, northwest corner, Block 12172, Lot 59, Jamaica, Borough of Queens.

CALENDAR

81-59-BZ

APPLICANT—Larry Meltzer, for Stuylex Realty Corporation, owner.

SUBJECT—Application February 11, 1959—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a manufacturing use district, the erection of a class 3 building to be used for the baling and storage of waste paper and rags and office with parking and storage of owners' trucks and the motor vehicles of customers and employees for a stated term of fifteen (15) years.

PREMISES AFFECTED—632-638 Lexington Avenue, south side, 225 feet west of Stuyvesant Avenue, Block 1625, Lot 29, Borough of Brooklyn.

144-59-BZ

APPLICANT—Leonard F. Rothkrug for Thomas F. Wright, owner.

SUBJECT—Application March 11, 1959—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district the demolition of an 8 car frame garage and a frame one-family dwelling and the maintenance in place thereof of a non-transient parking lot for pleasure type vehicles only for a temporary term of five (5) years.

PREMISES AFFECTED—3326 Decatur Avenue, east side, 523.34 feet south of Gun Hill Road, Block 3355, Lot 92, Borough of Bronx.

91-59-BZ

APPLICANT—Herman Horowitz for Herman Schoepf and William Schoepf, owners.

SUBJECT—Application February 17, 1959—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a residence use district, the extension of the present sawmill and lumber yard and the additional use of the storage and sale of building materials.

PREMISES AFFECTED—2443-53 Linden Boulevard, 515-33 Milford Street, northeast corner and 784-90 Logan Street, Block 4480, Lots 21 and 42, Borough of Brooklyn.

269-58-BZ

APPLICANT—L. N. Fariello, for Jorge and Caridad Gutierrez, owners.

SUBJECT—Application April 30, 1958—decision of the Borough Superintendent, under section 7i of the Zoning Resolution, to permit in a business use district, the change in use of an existing one story building from a garage for five (5) cars to a motor vehicle repair shop requiring hand tools only.

PREMISES AFFECTED—1128 Southern Boulevard, east side, 75 feet north of East 167th Street, Block 2745, Lot 5, Borough of The Bronx.

800-56-BZ

APPLICANT—Holtzman, Sharf, Mackelland Hellenbrand, for Hertbert T. Brown and Joseph A. Klar, a partnership, owners.

SUBJECT—Application reopened May 19, 1959 for consideration as to extension of time to complete—expired October 29, 1958—decision of the Borough Superintendent, previously granted on condition under sections 7e and 7h of the Zoning Resolution, permitting in a residence use district, the construction and maintenance of a gasoline service station, lubricatorium, auto washing, non automatic, minor repairs with hand tools only, office, sales and storage of auto accessories and parking of more than five (5) cars for a stated term of fifteen (15) years.

PREMISES AFFECTED—96-28 to 96-46 South Conduit Avenue, 154-02 to 154-14 Cohancy Street, southwest corner and 154-01 to 154-13 Bridgeton Street, Block 11582, Lot 42, Howard Beach, Borough of Queens.

586-41-BZ

APPLICANT—Norman Lederer and Leonard Joseph, for Carl Walter Wolf, owner.

SUBJECT—Application reopened May 5, 1959 for consideration as to extension of term of variance, expired February 19, 1959—decision of the Borough Superintendent, previously granted on condition, under section 7h of the Zoning Resolution, permitting in a business and residence use district, for a term of years, the parking and storage of more than five (5) motor vehicles.

PREMISES AFFECTED—311-315 Beach 44th Street, west side, 75.33 feet north of Rockaway Beach Boulevard and 308-314 Beach 45th Street, east side, 53.22 feet north of Rockaway Beach Boulevard, Block 368, Lot 7 and part of Lot 1, Far Rockaway, Borough of Queens.

259-57-BZ

APPLICANT—Burke, Green and Groh, for Walter Berger and Arthur Hofer, owners.

SUBJECT—Application reopened May 5, 1959 for consideration as to extension of time to complete, expired February 11, 1959—decision of the Borough Superintendent, previously granted on condition under sections 7c and 7e of the Zoning Resolution, permitting in a residence and local retail use district, the erection of a one story extension to the existing building for use as a factory and the use of the unbuilt upon portion for parking and storage of employees and patrons cars in conjunction with the factory.

PREMISES AFFECTED—220-13 Hempstead Avenue, northeast corner of 220th Street, Block 10775, Lot 41, Queens Village, Borough of Queens.

The following cases were laid over from previous public hearings for reasons published in the MINUTES of such hearings.

191-53-BZ—Vol. II

APPLICANT—Lama, Proskauer & Prober for Socony Mobil Company, owners.

SUBJECT—Application reopened March 3, 1959 as Volume II—decision of the Borough Superintendent, under sections 7c and 7a of the Zoning Resolution, to permit in a retail and residence use district, the reconstruction of the present gasoline service station with its accessory uses of lubricatorium, minor auto repairs with hand tools only, car washing, utility room and store and parking and storage of more than five (5) motor vehicles with curb cuts within 75 feet of a residence use district and the elimination of the present garage, auto showroom and sale of motor vehicles, reception room and auto upholstery shop.

PREMISES AFFECTED—42-02 42-18 Queens Boulevard, south side, from 42nd Street, to 43rd Street, 45-01 to 45-09 42nd Street and 45-02 to 45-10 43rd Street, Block 169, Lot 22, Sunnyside, Borough of Queens.

Hearing Closed.

911-47-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Jewel Plumbing and Heating Co., Inc.

SUBJECT—Application reopened March 3, 1959 as Vol. II—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a residence use district, to continue the present uses of garage for more than five (5) trucks, storage of plumbing supplies, plumbing and heating shop, cutting and pipe threading and offices on first floor, boiler room in cellar with the addition of offices on a proposed second floor.

PREMISES AFFECTED—474 Hemlock Street, west side, 125 feet south of Liberty Avenue, Block 4198, Lot 17, Borough of Brooklyn.

Hearing Closed.

138-59-A

APPLICANT—Lama, Proskauer and Prober for Jewel Plumbing and Heating Company, Incorporated, owner.

SUBJECT—Application February 17, 1959—Appeal from a decision of the Borough Superintendent re 2-story building, Class 3 construction.

CALENDAR

PREMISES AFFECTED—474 Hemlock Street, west side, 125 feet south of Liberty Avenue, Block 4198, Lot 17, Borough of Brooklyn.

726-27-BZ—Vol. III

APPLICANT—Herman Korn, for Rock Oil Company, Incorporated, owner.

SUBJECT—Application reopened November 18, 1958 as Vol. III—decision of the Borough Superintendent, under sections 7e and 7i of the Zoning Resolution, to permit in a business use district at an existing gasoline service station, previously granted by the Board, the extension of the uses to include auto repairs and car wash, sale of used cars and the parking and storage of more than 5 motor vehicles and to extend the term of the existing variance.

PREMISES AFFECTED—74-21 Queens Boulevard, north side, 24.41 feet west of 47th Avenue, Block 1529, Lot 6, Elmhurst, Borough of Queens.

Hearing Closed.

231-38-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Socony Mobile Oil Co., owners.

SUBJECT—Application reopened February 17, 1959 as Volume II—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a business use district, the rehabilitation of an existing gasoline station including lubritorium, minor auto repairs with hand tools only, car washing—non automatic, utility room and store, and parking and storage of motor vehicles.

PREMISES AFFECTED—146-01 to 146-09 Liberty Avenue and 97-44 Sutphin Boulevard, northwest corner and 97-25 to 97-45 146th Street, Block 10031, Lot 25, Jamaica, Borough of Queens.

Hearing Closed.

100-59-A

APPLICANT—Lama, Proskauer and Prober for Socony Mobile Oil Company, Incorporated, owner.

SUBJECT—Application January 30, 1959—filed pursuant to Section 35 General City Laws re premises which is partly in bed of a mapped street.

PREMISES AFFECTED—97-44 Sutphin Boulevard, 146-01 to 146-09 Liberty Avenue, northwest corner and 97-25 to 97-45 146th Street, Block 10031, Lot 25, Jamaica, Borough of Queens.

Hearing Closed.

761-58-BZ

APPLICANT—Leonard F. Rothkrug, Herbst and Rusciano for George J. Dannenfelser, Jr. and George J. Dannenfelser, Sr. doing business as The Marblecraft Company, owner.

SUBJECT—Application December 29, 1958—decision of the Borough Superintendent, under sections 7e and 21 of the Zoning Resolution, to permit in a residence use, D-1 area district the extension of a marble factory occupying more than the permitted area for a temporary term of ten (10) years.

PREMISES AFFECTED—2954-2958 Bruner Avenue, east side, 100 feet south of Adey Avenue, Block 4791, Lots 4 and 52, Borough of The Bronx.

Hearing Closed.

1478-39-BZ—Vol. II

APPLICANT—James T. Bredin, for Hillside Jamaica Home Building Corp., owner; Package Inc., les-ee.

SUBJECT—Application reopened November 5, 1958 as Vol. II—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a business and residence use district, the extension of the existing parking lot into the residence portion of the premises, the capacity of the proposed lot will exceed 150 cars.

PREMISES AFFECTED—175-01 to 175-65 Hillside Avenue, northwest corner of Edgerton Boulevard, Block 9835, Lots 16, 18 and 61, Jamaica, Borough of Queens.

Hearing Closed.

123-59-BZ

APPLICANT—Lama, Proskauer and Prober for Sidney Tannenbaum, owner.

SUBJECT—Application March 2, 1959—decision of the Borough Superintendent, under sections 7i and 7e of the Zoning Resolution, to permit in a retail use district, the use of an existing building for an automobile repair shop, body and fender work, painting and spraying and welding for a stated term of ten (10) years.

PREMISES AFFECTED—2004 Fulton Street, south side, 220 feet east of Howard Avenue, Block 1549, Lot 12, Borough of Brooklyn.

Hearing Closed.

898-56-BZ—Vol. II

APPLICANT—Robert J. Crinnion, for Bruckner Funland, Inc., owner.

SUBJECT—Application reopened February 25, 1959 as Volume II—decision of the Borough Superintendent, under sections 7e and 21 of the Zoning Resolution, to permit in a residence use district, the erection of a one story building for use as a bowling alley and recreation center without providing the required setbacks and customers parking on the unbuilt upon portion of the plot for a term of 15 years.

PREMISES AFFECTED—950 Pugsley Avenue, east side, from Quimby Avenue to Bruckner Boulevard, Block 3682, Lots 1, 10, 15, 23, 28, 70, 75, 78 and 79, Borough of The Bronx.

Hearing Closed.

122-39-BZ—Vol. III

APPLICANT—Haus & Bresin, for The Cord Meyer Company, owner.

SUBJECT—Application reopened February 17, 1959 as Volume III—decision of the Borough Superintendent, under sections 7f and 7i of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station for a temporary term of fifteen (15) years.

PREMISES AFFECTED—88-20 Roosevelt Avenue, south side, 97.05 feet west of Case Street, Block 1510, Lot 1, Elmhurst, Borough of Queens.

Hearing Closed.

562-58-BZ

APPLICANT—Manes, Sturim, Donovan and Laufer, for Henry Bender and Jacob Cohen, owners.

SUBJECT—Application filed September 26, 1958—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a residence use district, the reconstruction and extension in area of an existing gasoline service station for use as car wash—non automatic, office and accessory sales, minor repairs with hand tools only and parking and storage of motor vehicles.

PREMISES AFFECTED—70-02 to 70-20 (70-06 official) Eliot Avenue, south side, from 70th to 71st Streets, 61-01 to 61-13 70th Street and 61-02 to 61-14 71st Street, Block 2927, Lot 1, Elmhurst, Borough of Queens.

Hearing Closed.

144-19-BZ—Vol. IV

APPLICANT—Justin A. Rothstein, for David E. Meltzer and Alvin Greenstein, owners; Windowcraft Display Installation, lessee.

SUBJECT—Application reopened December 4, 1956 as Vol. IV—re decision of the Borough Superintendent, under Sections 7e and 21 of the Zoning Resolution to permit in

CALENDAR

a residence use district, the manufacture of display cards and posters in an existing building.
PREMISES AFFECTED—23-69 to 23-71 38th Street, east side, 162.21 feet north of Astoria Boulevard (Triboro Bridge Plaza). Block 803, Lot 13, Long Island City, Borough of Queens.

Hearing Closed.

MAX H. FOLEY, *Chairman.*

JUNE 23, 1959, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, June 23, 1959, at 2 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:

677-58-SM

APPLICANT—Bordas Corp., for Cementos Del Caribe S.A., owner.
SUBJECT—Application November 25, 1958—Caribe Portland Cement, Type I, approval of.

636-58-A

APPLICANT—Lama, Proskauer and Prober, for Samed Realty Corp., owner.
SUBJECT—Application November 6, 1958—Appeal from a decision of the Borough Superintendent, re marquee, factory building.
PREMISES AFFECTED—747 Broadway, northeast corner of Flushing Avenue, Block 3127, Lot 1, Borough of Brooklyn.

8-59-A

APPLICANT—Samuel Rosenblum, for The Bennington Corp., owner.
SUBJECT—Application January 6, 1959—Appeal from a decision of the Borough Superintendent—re egress and live load.
PREMISES AFFECTED—31 West 37th Street, north side, 485 feet, 6 inches west of 5th Avenue, Block 839, Lot 22, Borough of Manhattan.

69-59-A

APPLICANT—Samuel Rosenblum for 1038 Corporation, owner.
SUBJECT—Application February 2, 1959—Appeal from a decision of the Borough Superintendent re review of Borough Superintendent's decision of zoning matter and re fire tower.
PREMISES AFFECTED—10-12 East 38th Street, south side, 200 feet east of Fifth Avenue, Block 867, Lot 64, Borough of Manhattan.

93-59-A

APPLICANT—De Rose and Cavalieri for Gerosa-Paladino Holding Corporation, owner; The White Motor Company, lessee.
SUBJECT—Application February 17, 1959—Appeal from a decision of the Borough Superintendent—re egress.
PREMISES AFFECTED—646-662 11th Avenue, east side, from West 47th Street to West 48th Street, 543 W. 47th Street and 556-558 West 48th Street, Block 1076, Lot 1, Borough of Manhattan.

99-59-A

APPLICANT—Ludwig P. Bono for 125 East Broadway Realty, owner.
SUBJECT—Application February 18, 1959—filed pursuant to Section 310 of the Multiple Dwelling Law for variation of Section 27, subdivision 2b re egress; width of yard inadequate.
PREMISES AFFECTED—9-11 Pike Street and 121-125 East Broadway, southeast corner, Block 283, Lots 43 and 44, Borough of Manhattan.

829-56-A

APPLICANT—Lama, Proskauer and Prober, for Jenny Lazzaro, owner.
SUBJECT—Application November 26, 1956—Appeal from a decision of the Borough Superintendent—re egress.
PREMISES AFFECTED—84 University Place, west side, 48 feet north of East 11th Street, Block 569, Lot 26, Borough of Manhattan.

414-31-A—Vol. II

APPLICANT—McDowell Sprinkler Corp., for Spear Box Co., Inc., owner.
SUBJECT—Application reopened December 9, 1958 as Vol. II—Appeal from an order and a decision of the Fire Commissioner re—standpipe system.
PREMISES AFFECTED—262-278 11th Avenue and 554-556 West 28th Street, southeast corner, Block 699, Lot 1, Borough of Manhattan.

255-43-A—Vol. IV

APPLICANT—Holtzman, Sharf, Mackell & Hellenbrand, for Highview Realty Co., Inc., owner; Bayside Country School, Inc., Lessee.
SUBJECT—Application reopened March 31, 1959 as Volume IV—Appeal from a decision of the Borough Superintendent re: proposed change in occupancy from Nursing Home to Nursery School, Day care Agency and Private Non-profit country club—Class IV Construction.
PREMISES AFFECTED—28-53 216th Street, northeast corner of 29th Avenue, Block 6019, Lot 1, Bayside, Borough of Queens.

466-58-A

APPLICANT—Styl-Rite Optics Inc., lessee, for H.M.S. Realty Corp., owner.
SUBJECT—Application July 31, 1958—Appeal from a decision, re an order of the Fire Commissioner, re Discontinue storage and use of Nitrocellulose.
PREMISES AFFECTED—31-85 Whitestone Parkway, northeast corner of 32nd Avenue, Block 4404, Lots 1 and 58, Flushing, Borough of Queens.

453-58-A

APPLICANT—Acme Venetian Blind and Window Shade Corp., for Joseph Rosenfeld, owner.
SUBJECT—Application July 24, 1958—Appeal from an order and a decision of the Fire Commissioner re: Barred windows.
PREMISES AFFECTED—175-15 to 175-25 Liberty Avenue, north side, 150 feet west of 177th Street, Block 10219, Lot 300, Jamaica, Borough of Queens.

493-58-A

APPLICANT—American Hospital Supply Corp., owner.
SUBJECT—Application August 20th, 1958—Appeal from an order and a decision of the Fire Commissioner re: sprinkler system and buried storage system.
PREMISES AFFECTED—40-05 168th Street, northeast corner of Station Road, Block 5323, Lot 250, Flushing, Borough of Queens.

566-58-A

APPLICANT—George P. Ames, for George and Isabelle Nizich, owners.
SUBJECT—Application reopened April 21, 1959 to reconsider the matter formerly before the Board—filed pursuant to section 35, General City Law re proposed erection of building in bed of mapped street—54th Road.
PREMISES AFFECTED—53-24 241st Street, west side, 218-42 feet south of 53rd Avenue, Block 8176, Lot 18, Douglaston, Borough of Queens.

36-59-A

APPLICANT—Julian Roth of Emery Roth and Sons for 235 East 42nd Street, Associates, owner.
SUBJECT—Application January 19, 1959—Appeal from a decision of the Borough Superintendent re fireproofing

CALENDAR

of lot line windows; should be self closing and fire resistive.

PREMISES AFFECTED—785-791 Second Avenue, 229-241 East 42nd Street, northwest corner and 230-238 East 43rd Street, Block 1316, Lots 18, 21, 23, 31, 34, Borough of Manhattan.

258-59-A

APPLICANT—Joseph B. Klein, for Famroj Realty Corp., owner.

SUBJECT—Application April 23, 1959—Filed pursuant to section 310 of the Multiple Dwelling Law for variation of section 231 of the Multiple Dwelling Law re 2nd means of egress-penthouse.

PREMISES AFFECTED—146-148 East 49th Street, south side, 175 feet west of 3rd Avenue, Block 1303, Lot 45, penthouse, Borough of Manhattan.

MAX H. FOLEY, *Chairman*.

JUNE 30, 1959, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, June 30, 1959*, at 10 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:

63-49-BZ

APPLICANT—Paul Friedman, for Sundry Service Station, Inc., owner.

SUBJECT—Application reopened May 19, 1959 for consideration as to extension of term of variance, expired April 12, 1959—decision of the Borough Superintendent, previously granted on condition under sections 7e and 7f of the Zoning Resolution, permitting in a local retail and retail use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry, sales room and office for a term of ten (10) years.

PREMISES AFFECTED—117-01 to 117-11 Springfield Boulevard and 216-02 to 216-10 Linden Boulevard, southeast corner, Block 12734, Lot 8, St. Albans, Borough of Queens.

MAX H. FOLEY, *Chairman*.

JUNE 30, 1959, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, June 30, 1959*, at 2 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:

303-55-A

APPLICANT—Lama, Proskauer and Prober, for Mildred Kramer, owner.

SUBJECT—Application April 6, 1955—Appeal from a decision re an order of the Fire Commissioner—re dry cleaning equipment.

PREMISES AFFECTED—1573-1575 McDonald Avenue, east side, 140 feet north of Avenue N, Block 6564, Lot 58, Borough of Brooklyn.

281-58-A—Vol. II

APPLICANT—Burke, Green & Groh, for Sidney W. Saks, owner.

SUBJECT—Application reopened April 7, 1959 as Volume II—Appeal from a decision of the Borough Superintendent, re conversion of partly frame and partly masonry building for private Synagogue.

PREMISES AFFECTED—84-01 Midland Parkway, east side, 257.07 feet north of Henly Road, 1st and 2nd floors, Block 9948, Lot 14, Jamaica Estates, Borough of Queens.

779-58-A

APPLICANT—John T. Kelleher, Borough Superintendent.
OWNER OF PREMISES—Natmo Realty Corp.

SUBJECT—Application December 30, 1958—Revocation of Certificates of Occupancy No. 792-27 and 1030-30.

PREMISES AFFECTED—87-37 188th Street, northeast corner of Palo Alto Avenue, Block 10501, Lot 60, Hollis, Borough of Queens.

68-59-A

APPLICANT—Leonard F. Rothkrug for Natmo Realty Corporation, owner, doing business as Holliswood Nursing Home.

SUBJECT—Application January 29, 1959—Appeal from a decision of the Borough Superintendent re frame construction sanitarium to nursing home.

PREMISES AFFECTED—87-37 188th Street, northeast corner of Palo Alto Avenue, Block 10501, Lot 60, Hollis, Borough of Queens.

121-59-A

APPLICANT—Hurley & Hughes for the Estate of C. Lansing Hayes and H. Vincent Smart, owners.

SUBJECT—Application March 2, 1959—Appeal from a decision of the Borough Superintendent re Height; auto repair shop not permitted.

PREMISES AFFECTED—256 Fulton Street, south side, 69 feet 6 inches east of West Street, Block 82, Lot 12, Borough of Manhattan.

276-59-A

APPLICANT—Harold Herman, for Owner under contract: Windsor Plaza Corporation.

SUBJECT—Application May 1, 1959—filed pursuant to section 310 of the Multiple Dwelling Law for variation of sections 218, 216 and 34 of the Multiple Dwelling Law re: required open space.

PREMISES AFFECTED—952 5th Avenue, east side, 27 feet, 2 inches north of 76th Street, East, Block 1391, Lot 2, Borough of Manhattan.

MAX H. FOLEY, *Chairman*.

JULY 7, 1959, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, July 7, 1959*, at 10 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:

750-58-BZ

APPLICANT—Louis B. Santangelo, for Ralph G. Ortiz, owner.

SUBJECT—Application December 19, 1958—decision of the Borough Superintendent, under sections 7c and 21 of the Zoning Resolution, to permit in a residence use district, in an existing two story and cellar building presently occupied as a Russian and Turkish bath with locker room, dormitory and caretakers apartment, the change in use of the first floor to a funeral home and loading area with a new curb cut.

PREMISES AFFECTED—797-801 Park Avenue, north side, 100 feet east of Throop Avenue, Block 1733, Lot 63, Borough of Brooklyn.

252-59-BZ

APPLICANT—Joshua Brown, for Laurinda Holding Corp., owner.

SUBJECT—Application April 21, 1959—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of recreation park that will include facilities for night socials, meeting rooms, swimming pools, ice skating, cafeteria and restaurant, cabanas, health club and steam baths, solarium and parking, for a term of twenty-five (25) years.

PREMISES AFFECTED—1215 Forest Hill Road, east side, 385.50 feet north of Rockland Avenue, Block 1965, Lot 1, Willowbrook, Borough of Richmond.

CALENDAR

253-59-A

APPLICANT—Joshua Brown, R. A., for Laurinda Holding Corporation, owner, Meyer Garber—President

SUBJECT—Application April 21, 1959—filed pursuant to section 35, General City Law re: curb cuts in bed of mapped street.

PREMISES AFFECTED—1215 Forest Hill Road, east side, 385.50 feet north of Rockland Avenue, Block 1965, Lot 1, Willowbrook, Borough of Richmond.

230-59-BZ

APPLICANT—James E. Vassalotti, for Cupid Diaper Service, owner.

SUBJECT—Application April 1, 1959—decision of the Borough Superintendent, under sections 7c and 21 of the Zoning Resolution, to permit in a unrestricted, business and residence use DD area district, the construction of a two story extension of class one construction occupying more than the permitted area and less than the required setback and extend the present laundry use with the loading and unloading and parking area in the residence portion of the plot.

PREMISES AFFECTED—129-01 to 129-19 (official 129-09) Jamaica Avenue and 86-45 to 86-57 127th Street, northeast corner, Block 9281, Lot 52, Richmond Hill, Borough of Queens.

329-59-BZ

APPLICANT—Max Siegel Associates, for Circle Land Corporation and Columbus Circle Land Corporation, owners; Coliseum Park Garage Incorporated, Sub Lessee.

SUBJECT—Application May 12, 1959—decision of the Borough Superintendent, under sections 7e of the Zoning Resolution and section 60(1d) of the Multiple Dwelling Law, to permit in a residence use district, transient parking in an existing multiple dwelling accessory garage for a term of variance of twenty-one (21) years.

PREMISES AFFECTED—910-924 9th Avenue, east side, from West 58th Street to West 60th Street; 1-17 Columbus Avenue, 339-363 West 58th Street, 22-44 West 60th Street, Block 1049, Lot 1, Borough of Manhattan.

222-59-BZ

APPLICANT—Paul Friedman, for Ormond Gigli, Inc., owner.

SUBJECT—Application April 8, 1959—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the use of the cellar and first floor of a five (5) story and cellar class A Multiple Dwelling as a photographer's studio, for a stated term of ten (10) years.

PREMISES AFFECTED—327 East 58th Street, north side, 279 feet, 6 inches east of 2nd Avenue, Block 1351, Lot 12, Borough of Manhattan.

148-59-BZ

APPLICANT—Leonard F. Rothkrug for Liberto Castellano, owner.

SUBJECT—Application March 12, 1959—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district the change in occupancy from a horseback riding school corral to a non-transient parking lot (pleasure-type vehicles only) for a temporary term of five (5) years.

PREMISES AFFECTED—251-253 Newkirk Avenue, north side, 267 feet 3¾ inches east of Ocean Parkway, Block 5421, Lot 67, Borough of Brooklyn.

270-59-BZ

APPLICANT—Barney Leff, for Workmen's Circle Old Age Home Foundation, Inc., owner.

SUBJECT—Application April 29, 1959—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a residence use, class ½ height district, the erection of a six story, old age home that exceeds the permitted height.

PREMISES AFFECTED—3155 Grace Avenue, southwest corner of Burke Avenue, entire block bounded by Grace, Hammersley, Burke and Ely Avenues, Block 4777, Lot 2, Borough of The Bronx.

282-57-BZ—Vol. II

APPLICANT—Louis B. Santangelo for Trail's End, Inc., owner.

SUBJECT—Application reopened January 20, 1959 as Volume II—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district for a term of five (5) years, the use of this plot for the parking and storage of more than five (5) motor vehicles.

PREMISES AFFECTED—1592-1610 Sedgwick Avenue, east side, 291.74 feet south of West 176th Street, Block 2880, Lot 93, Borough of The Bronx.

248-59-BZ

APPLICANT—Lama, Proskauer and Prober, for Note Realty Corp., owner.

SUBJECT—Application April 17, 1959—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the parking and storage of motor vehicles for a term of ten (10) years.

PREMISES AFFECTED—1873-1891 (official 1885) Belmont Avenue, northwest corner of East 176th Street, Block 2947, Lot 46, Borough of The Bronx.

475-58-BZ

APPLICANT—Harry P. Jaenike, for Mrs. K. Wankel-Vogel, owner.

SUBJECT—Application August 6th, 1958—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence and retail use district, the change in use of existing building from restaurant and dance hall to a factory and saw mill using power tools and saws and offices on the first floor and factory on second floor.

PREMISES AFFECTED—204 East 88th Street, south side, 90 feet east of 3rd Avenue, Block 1533, Lot 45, Borough of Manhattan.

476-58-A

APPLICANT—Harry P. Jaenike, for Mrs. K. Wankel-Vogel, owner.

SUBJECT—Application August 6th, 1958—Appeal from a decision of the Borough Superintendent re: exits.

PREMISES AFFECTED—204 East 88th Street, south side, 90 feet east of 3rd Avenue, Block 1533, Lot 45, Borough of Manhattan.

510-39-BZ—Vol. III

APPLICANT—Leonard F. Rothkrug and Herbst & Rusciano, for Robert Levine, William F. Walsh and Alfred Marer, owners; Shell Oil Company, Lessee.

SUBJECT—Application reopened May 5, 1959 as Volume III—decision of the Borough Superintendent, under sections 7f, 7i and 7e of the Zoning Resolution, to permit in a business and unrestricted use district, the elimination of existing parking and storage of more than five (5) motor vehicles and in place thereof erect and maintain a gasoline service station with accessory lubricatorium, non-automatic car washing, minor motor vehicle repairs with hand tools only, office, storage and sale of auto accessories and parking on a portion of the premises, all for a temporary term of fifteen (15) years.

PREMISES AFFECTED—251-263 West 238th Street and 5821-5839 Broadway, northwest corner, Block 3414, Lots 334, 336 and 340, Borough of The Bronx.

140-59-BZ

APPLICANT—Ziegler, Gill and Clabby for Starkin Realty Company, Incorporated, owner.

SUBJECT—Application March 10, 1959—decision of the

CALENDAR

Borough Superintendent, under sections 7e and 21 of the Zoning Resolution, to permit in a residence use district, the use of an existing building as a machine shop, offices and storage.

PREMISES AFFECTED—14-24 118th Street, west side, 100.01 feet north of 14th Road, Block 4052, Lot 24, College Point, Borough of Queens.

141-59-A

APPLICANT—Ziegler, Gill and Clabby for Starkin Realty Company, Incorporated, owner.

SUBJECT—Application March 10, 1959—Appeal from a decision of the Borough Superintendent re Proposed use of frame building.

PREMISES AFFECTED—14-24 118th Street, west side, 100.01 feet north of 14th Road, Block 4052, Lot 24, College Point, Borough of Queens.

713-41-BZ—Vol. II

APPLICANT—Fred C. Dahlem, for Louis Rifkin, owner.

SUBJECT—Application reopened May 26, 1959 as Vol. II—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence and unrestricted use district the maintenance of a parking lot for the parking and storage of more than five (5) motor vehicles.

PREMISES AFFECTED—1832-1834 Longfellow Avenue and 990 Cross Bronx Expressway, southeast corner, Block 3011, Lot 30, Borough of The Bronx.

158-59-BZ

APPLICANT—Robert Gottlieb, for Congregation Center of Israel, owner.

SUBJECT—Application March 17, 1959—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in a B area district the erection of a one story extension to the rear of the south building which will encroach on the required rear yard.

PREMISES AFFECTED—2315-2323 Grand Concourse, west side, 147 feet north of East 183rd Street and 2314 Creston Avenue, Block 3164, Lots 9 and 29, Borough of The Bronx.

227-59-BZ

APPLICANT—Gilbert Lazerus, for Triangle Improvements, Inc., owner.

SUBJECT—Application April 1, 1959—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a D area district, the construction of a two-story extension to an existing two story building, occupying more than the permitted area.

PREMISES AFFECTED—100-07 to 100-15 Queens Boulevard, northeast corner of 67th Avenue, Block 2119, Lots 8 and 11, Rego Park, Borough of Queens.

329-43-A—Vol. II

APPLICANT—Gilbert Lazerus, for Triangle Improvements, Inc., owner.

SUBJECT—Application reopened April 28th, 1959 as Volume II—re Exits.

PREMISES AFFECTED—100-07 to 100-15 Queens Boulevard, northeast corner of 67th Avenue, Block 2119, Lots 8 and 11, Rego Park, Borough of Queens.

744-28-BZ—Vol. II

APPLICANT—Fred C. Dahlem, for Sidjack Realty Corp., owner.

SUBJECT—Application reopened June 2, 1959 as Vol. II—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot for the parking and storage of more than five (5) motor vehicles.

PREMISES AFFECTED—1674-1676 Longfellow Avenue, northeast corner of East 173rd Street, Block 3010, Lots 1, 2 and 3, Borough of The Bronx.

1019-57-BZ—Vol. II

APPLICANT—William I. Hohauser, for Arthur Enterprises, Inc., owner; U. S. Post Office, lessee.

SUBJECT—Application reopened June 2, 1959 as Vol. II—decision of the Borough Superintendent, under sections 7e and 7c of the Zoning Resolution, to permit in a business and residence use district, the change in use of the first floor of an existing building from supermarket to post office.

PREMISES AFFECTED—549-559 West 180th Street, north side; 560 West 181st Street, south side, 100 feet east of St. Nicholas Avenue, Block 2153, Lot 81, Borough of Manhattan.

1161-39-BZ—Vol. II

APPLICANT—Abram Shlefstein, for Farragut-East 43rd Street, Inc., owner.

SUBJECT—Application reopened May 28, 1957 as Vol. II—decision of the Borough Superintendent, under sections 7e and 7f of the Zoning Resolution, to permit in a business use district, the extension to the accessory building and extend the present use of the gasoline service station, office, 2 car garage, laundry and auto repair and paint shop to include lubritorium and storage of auto accessories and parts and arrangement of gasoline pumps.

PREMISES AFFECTED—4302-4312 Farragut Road and 745-755 East 43rd Street, southeast corner, Block 5018, Lots 38 and 43, Borough of Brooklyn.

605-32-BZ—Vol. III

APPLICANT—Carl H. Salminen, for Louis Miller, owner; M.J.C. Corporation (King Kullen Grocery Co.), lessee.

SUBJECT—Application reopened June 9, 1959, as Vol. II to consider extension of area coverage—decision of the Borough Superintendent, previously granted on condition under sections 7h and 7e of the Zoning Resolution, permitting in the residence use portion of a lot located in a residence and business use district, the parking of patrons' and employees' cars, of existing store (no fee to be charged) with curb cuts in residence use portion of plot.

PREMISES AFFECTED—42-30 to 42-38 194th Street and 193-11 Northern Boulevard, northwest corner of 42-27 to 42-41 193rd Street, Block 5369, Lots 10, 37, 39 and 41, Flushing, Borough of Queens.

218-41-BZ—Vol. II

APPLICANT—Patrick D. Concagh, for American Oil Company, owner.

SUBJECT—Application reopened June 9, 1959 for consideration to include additional use of minor repairs with hand tools only—decision of the Borough Superintendent, previously granted on condition under section 7c of the Zoning Resolution, permitting in a residence use district, the erection of an extension to the rear of the accessory building of an existing gasoline service station.

PREMISES AFFECTED—67-63 to 67-69 Woodhaven Boulevard and 85-01 to 85-09 68th Avenue, northwest corner, Block 3147, Lot 1, Forest Hills, Borough of Queens.

676-51-BZ—Vol. III

APPLICANT—Samuel Carr, for Rosenberg Associates, owner.

SUBJECT—Application reopened June 9, 1959 as Vol. III—decision of the Borough Superintendent, under sections 7e, 7h and 21 of the Zoning Resolution, to permit in a business use extending into a residence use district, the erection and maintenance of a gasoline service, auto wash, lubritorium, showroom, sales space, office, storage and service, parking, minor repairs with hand tools only and erection of a ground sign on the business portion of the lot; previously denied.

PREMISES AFFECTED—159-16 Union Turnpike and 80-02 to 80-12 160th Street, southwest corner, Block 6854, Lot 31, Jamaica, Borough of Queens.

MAX H. FOLEY, *Chairman.*

CALENDAR

JULY 7, 1959, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, July 7, 1959, at 2 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:

502-16-A—Vol. II

APPLICANT—Sidney Daub for Palco Realty Inc.
SUBJECT—Application reopened January 6, 1959 as Vol. II—appeal from a decision of the Borough Superintendent—re Egress—fire escape, not acceptable, factory building.
PREMISES AFFECTED—35 Great Jones Street, south side, 180.10½ feet east of Lafayette Street, Block 530, Lot 24, Borough of Manhattan.

125-56-A—Vol. II

APPLICANT—Sidney Daub for 101-103 Crosby Street, Inc., owner.
SUBJECT—Application reopened January 13, 1959 as Volume II—appeal from an order of the Fire Commissioner and a decision of the Building Superintendent re—missing iron shutters and egress.
PREMISES AFFECTED—101-103 Crosby Street, east side, 53.4 feet south of Prince Street, Block 496, Lot 12, Borough of Manhattan.

772-58-A

APPLICANT—Sidney Daub for Kingbird Realty Co., Inc., owner.
SUBJECT—Application December 31, 1958—Appeal from a decision of the Borough Superintendent—re egress.
PREMISES AFFECTED—3-5 West 18th Street, north side, 134 feet, 4 inches west of Fifth Avenue, 2nd to 8th floors inclusive, Block 820, Lot 36, Borough of Manhattan.

12-59-A

APPLICANT—Sidney Daub for Alice Hampar and Dikranouhi Hampar, owners.
SUBJECT—Application December 31, 1958—fire escape is not acceptable as second means of egress from 8-story factory building.
PREMISES AFFECTED—417 Lafayette Street, east side, 316.1 feet north of East 4th Street, Block 544, Lot 12, Borough of Manhattan.

202-59-A

APPLICANT—Max Siegel Associates, for 296 Broad Street Corporation, owner.
SUBJECT—Application March 20, 1959—decision of the Borough Superintendent—re: Standpipe system.
PREMISES AFFECTED—316-320 West 57th Street, south side, 200 feet west of 8th Avenue, Block 1047, Lot 41, Borough of Manhattan.

MAX H. FOLEY, *Chairman.*

MINUTES

REGULAR MEETING

TUESDAY MORNING, JUNE 9, 1959, 10 A.M.

Present: Acting Chairman Kleinert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox.

The minutes of the regular meetings of the Board held on Tuesday morning and afternoon, May 26, 1959 and special meeting, Wednesday morning, May 27, 1959 as printed in the Bulletin of June 4, 1959, Vol. 44, No. 22.

144-19-BZ—Vol. IV

APPLICANT—Justin A. Rothstein, for David E. Meltzer and Alvin Greenstein, owners; Windowcraft Display Installation, lessee.
SUBJECT—Application reopened December 4, 1956 as Vol. IV—re decision of the Borough Superintendent, under Sections 7e and 21 of the Zoning Resolution to permit in a residence use district, the manufacture of display cards and posters in an existing building.
PREMISES AFFECTED—23-69 to 23-71 38th Street, east side, 162.21 feet north of Astoria Boulevard (Triboro Bridge Plaza), Block 803, Lot 13, Long Island City, Borough of Queens.
APPEARANCES—
For Applicant: Justin A. Rothstein.
For Opposition: None.
ACTION OF BOARD—Laid over to June 23, 1959, at 10 A. M. for inspection and decision; applicant to file revised plans of fence; hearing closed.

726-27-BZ—Vol. III

APPLICANT—Mr. Herman Kron for Rock Oil Company, Incorporated, owner.
SUBJECT—Application reopened November 18, 1958 as Vol. III—decision of the Borough Superintendent, under sections 7e and 7i of the Zoning Resolution, to permit in a business use district at an existing gasoline service station, previously granted by the Board, the extension of the uses to include auto repairs and car wash, sale of used cars and the parking and storage of more than 5 motor vehicles and to extend the term of the existing variance.
PREMISES AFFECTED—74-21 Queens Boulevard, north side, 24-41 feet west of 47th Avenue, Block 1529, Lot 6, Elmhurst, Borough of Queens.

APPEARANCES—

For Applicant: Herman Kron.

For Opposition: None.

ACTION OF BOARD—Laid over to June 23, 1959, at 10 A. M. for inspection and decision; hearing closed.

231-28-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Socony Mobil Oil Co., owners.
SUBJECT—Application reopened February 17, 1959 as Volume II—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a business use district, the rehabilitation of an existing gasoline station including lubritorium, minor auto repairs with hand tools only, car washing, non automatic, utility room, and store, and parking and storage of motor vehicles.
PREMISES AFFECTED—146-01 to 146-09 Liberty Avenue and 97-44 Sutphin Boulevard, northwest corner and 97-25 to 97-45 146th Street, Block 10031, Lot 25, Jamaica, Borough of Queens.
APPEARANCES—
For Applicant: Alfred A. Lama.
For Opposition: None.
ACTION OF BOARD—Laid over to June 23, 1959, at 10 A. M. for inspection and decision; hearing closed.

100-59-A

APPLICANT—Lama, Proskauer and Prober for Socony Mobil Oil Company, Incorporated, owner.
SUBJECT—Application January 30, 1959—filed pursuant to Section 35 General City Laws re premises which is partly in bed of a mapped street.
PREMISES AFFECTED—97-44 Sutphin Boulevard, 146-01 to 146-09 Liberty Avenue, northwest corner and 97-25 to 97-45 146th Street, Block 10031, Lot 25, Jamaica, Borough of Queens.
APPEARANCES—
For Applicant: Alfred A. Lama.
ACTION OF BOARD—Laid over to June 23, 1959, at 10 A. M. for inspection and decision; in conjunction with Cal. No. 231-28-BZ, Vol. II; hearing closed.

302-29-BZ—Vol. V

APPLICANT—Reginald S. Hardy, for Max Mintz, owner.
SUBJECT—Application reopened April 7, 1959 as Volume

MINUTES

V—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a business and residence use district, the change in use of an existing building from garage to food market.

PREMISES AFFECTED—146-156 East 98th Street and 1159-1171 Winthrop Street, northwest corner, Block 4616, Lot 38, Borough of Brooklyn.

APPEARANCES—

For Applicant: R. S. Hardy.

For Opposition: Sam Shafferman and Phyllis Leibowitz.

ACTION OF BOARD—Laid over to June 30, 1959, at 10 A. M. for inspection and decision; applicant to file revised plans showing elimination of skylights and signs desired; hearing closed.

122-39-BZ—Vol. III

APPLICANT—Haus & Bresin, for The Cord Meyer Company, owner.

SUBJECT—Application reopened February 17, 1959 as Volume III—decision of the Borough Superintendent, under sections 7f and 7i of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station for a temporary term of fifteen (15) years.

PREMISES AFFECTED—88-20 Roosevelt Avenue, south side, 97.05 feet west of Case Street, Block 1510, Lot 1, Elmhurst, Borough of Queens.

APPEARANCES—

For Applicant: Joseph C. Haus.

For Opposition: Edward R. Garger and George L. Olvany.

ACTION OF BOARD—Laid over to June 23, 1959, at 10 A. M. for inspection and decision; hearing closed.

1478-39-BZ—Vol. II

APPLICANT—James T. Bredin, for Hillside Jamaica Home Building Corp., owner; Parkage Inc., lessee.

SUBJECT—Application reopened November 5, 1958 as Vol. II—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a business and residence use district, the extension of the existing parking lot into the residence portion of the premises, the capacity of the proposed lot will exceed 150 cars.

PREMISES AFFECTED—175-01 to 175-65 Hillside Avenue, northwest corner of Edgerton Boulevard, Block 9835, Lots 3, 16, 18 and 61, Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: James T. Bredin.

For Opposition: Benjamin Diamond, Raymond Keran O'Brien, Charles Flares, Kathryn V. Flares, Diana Georgiau, Edward S. Naegeli, Frank Gonzalez and Ruane H. Burth.

ACTION OF BOARD—Laid over to June 23, 1959, at 10 A. M. for inspection and decision; hearing closed.

145-56-BZ—Vol. II

APPLICANT—Jacob Radzivill, for Raymond Feiden and Anne Eisenberg, owners; Hall Oldsmobile, Inc., lessee.

SUBJECT—Application reopened September 23, 1958 as Vol. II—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence and unrestricted use district, the maintenance of a parking lot to be used in conjunction with the existing parking lot on the adjoining plot, previously granted by the Board.

PREMISES AFFECTED—1266-1276 East 17th Street, 1619-1623 Chestnut Avenue, northwest corner and 1611-1613 Chestnut Avenue, north side, 53 feet, 4 1/8 inches west of East 17th Street, Block 6736, Lots 34 and 82, Borough of Brooklyn.

APPEARANCES—

For Applicant: Jacob Radzivill.

For Opposition: Ben Cohen, G. M. Waldner, J. Brown and C. Minto.

ACTION OF BOARD—Laid over to June 16, 1959, at 10 A. M. for hearing, at the request of objectors.

672-56-BZ—Vol. II

APPLICANT—Charles M. Spindler for Volckening, Inc., owner.

SUBJECT—Application reopened March 31, 1959, as Volume II, decision of the Borough Superintendent, under sections 7c, 7h and 21 of the Zoning Resolution, to permit in a retail and residence use, C area district, the erection of a two story extension to the present one story factory building and used as an office building in conjunction with the factory, occupying more than the permitted area and the parking of more than five (5) motor vehicles for employees and patrons.

PREMISES AFFECTED—6702-6706 Third Avenue, west side, from 274-284 67th Street to 257-293 Senator Street, Block 5849, Lots 37, 45 and 47, Borough of Brooklyn.

APPEARANCES—

For Applicant: Charles M. Spindler.

For Opposition: Edward G. Condon.

ACTION OF BOARD—Laid over to June 16, 1959, at 10 A. M. for hearing at request of objector.

898-56-BZ—Vol. II

APPLICANT—Robert J. Crinnion, for Bruckner Funland, Inc., owner.

SUBJECT—Application reopened February 25, 1959 as Volume II—decision of the Borough Superintendent, under sections 7e and 21 of the Zoning Resolution, to permit in a residence use F-1 district, the erection of a one story building for use as a bowling alley and recreation center without providing the required setbacks and with customers parking on the unbuilt upon portion of the plot, for a term of 15 years.

PREMISES AFFECTED—950 Pugsley Avenue, east side, from Quimby Avenue to Bruckner Boulevard, Block 3682, Lots 1, 10, 15, 23, 28, 70, 75, 78 and 79, Borough of The Bronx.

APPEARANCES—

For Applicant: Robert Crinnion, Stanley Lowell and Arthur Becker.

For Opposition: Michael Sibilio, George W. Harrison, Frazio Palumbo, E. Routh, Elizabeth Liggio, John Horning, Jennie Priore, Catherine Clifford, Andres Santiago, Minerva Caballoso, Gloria Rosenthal, Ethel Murphy, Alice Wolf, Ruth Charvet, Carmela Malerba, Christina Rizzi, Jean Votava, Rose Branca, Catherine Cooney, Rose Iagano, Joseph Forelli, Eunice Nebeling, Vivian Gerritsen and others.

ACTION OF BOARD—Laid over to June 23, 1959, at 10 A. M. for inspection and decision; and for applicant to file amended radius diagram showing new construction and photograph; hearing closed.

348-58-BZ

APPLICANT—Mario Lubic for Mario and Edward Lubic, owners.

SUBJECT—Application May 28, 1958—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a business and residence use district, in an existing three-story, 12 family multiple dwelling, the conversion of one ground floor apartment for use as a restaurant.

PREMISES AFFECTED—1703 East 14th Street, east side, 92 feet, 3 3/4 inches south of Kings Highway, Block 6797, Lot 1, Borough of Brooklyn.

APPEARANCES—

For Applicant: William Lubic and Mario Lubic.

For Opposition: Allen M. Seif, Harry J. Seif and Anna Bloom.

ACTION OF BOARD—Laid over to June 23, 1959, at 10 A. M. for hearing, at request of objector.

562-58-BZ

APPLICANT—Manes, Sturim, Donovan and Laufer, for Henry Bender and Jacob Cohen, owners.

SUBJECT—Application filed September 26, 1958—decision of the Borough Superintendent, under section 7c of the

MINUTES

Zoning Resolution, to permit in a residence use district, the reconstruction and extension in area of an existing gasoline service station for use as car wash—non automatic, office and accessory sales, minor repairs with hand tools only and parking and storage of motor vehicles.

PREMISES AFFECTED—70-02 to 70-20 (70-06 official) Eliot Avenue, south side, from 70th to 71st Streets, 61-01 to 61-13 70th Street and 61-02 to 61-14 71st Street, Block 2927, Lot 1, Elmhurst, Borough of Queens.

APPEARANCES—

For Applicant: Charles M. Spindler.

For Opposition: George Taback, Nathan P. Zablow, Mrs. H. Schneider, Mrs. M. Cassese, Dr. G. Buganza, Mrs. Edward J. Becker, Mrs. Johanna Lang, Mrs. Mamie La Manna, Mrs. Joseph E. Collins, Mrs. Michael E. Collins, Mrs. Michael Richetti, Theodore Hirsch and Walter Hubert.

ACTION OF BOARD—Laid over to June 23, 1959, at 10 A. M. for inspection and decision; hearing closed.

761-58-BZ

APPLICANT—Leonard F. Rothkrug, Herbst and Rusciano for George J. Dannenfelser, Jr. and George J. Dannenfelser, Sr. doing business as The Marblecraft Company, owner.

SUBJECT—Application December 29, 1958—decision of the Borough Superintendent, under sections 7e and 21 of the Zoning Resolution, to permit in a residence use, D-1 area district the extension of a marble factory occupying more than the permitted area for a temporary term of ten (10) years.

PREMISES AFFECTED—2954-2958 Bruner Avenue, east side, 100 feet south of Adeo Avenue, Block 4791, Lots 4 and 52, Borough of The Bronx.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: Albert Castiglione, William Eckert, John Morvillo, John Harber, Edward Meyers and Elmer E. Brent.

ACTION OF BOARD—Laid over to June 23, 1959, at 10 A. M. for inspection and decision; applicant to file new plans showing the vehicular entrance and exit from Bruner Avenue and proper fences, sidewalks and curb cuts; hearing closed.

762-58-BZ

APPLICANT—Leonard F. Rothkrug for John R. Doody, owner.

SUBJECT—Application December 29, 1958—decision of the Borough Superintendent under section 21 of the Zoning Resolution, to permit in a D area district the erection of a retail store occupying more than the permitted area.

PREMISES AFFECTED—1514-1516 Avenue Z, south side, 50 feet west of East 16th Street, Block 7460, Lot 6, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard Rothkrug.

For Opposition: None.

ACTION OF BOARD—Laid over to June 16, 1959, at 10 A. M. for inspection and decision; and for applicant to file plans; hearing previously closed.

7-59-BZ

APPLICANT—Gilbert Lazerus for Sterling Mortgage Company, Incorporated, owner.

SUBJECT—Application January 5, 1959—decision of the Borough Superintendent, under sections 7c and 21 of the Zoning Resolution, to permit in a business and residence use, C and D area district, the extension of a one story and cellar store building into the residence portion of the plot and occupying more than the permitted area.

PREMISES AFFECTED—101-19 to 101-21 Queens Boulevard, east side, 44.97 feet north of 67th Drive, Block 2135, Lot 3, Rego Park, Borough of Queens.

APPEARANCES—

For Applicant: Carl Kanter.

For Opposition: None.

ACTION OF BOARD—Laid over to June 16, 1959, at 10 A. M. for inspection and decision; at the request of the applicant; hearing closed.

61-59-BZ

APPLICANT—Leonard F. Rothkrug for Hammersley Restaurant Corporation, owner, doing business as Ernie's Corner.

SUBJECT—Application February 3, 1959—decision of the Borough Superintendent, under sections 7c and 21 of the Zoning Resolution, to permit in a residence use, D-1 area district the extension of an existing restaurant and bar into an existing two car garage thereby exceeding the permitted area.

PREMISES AFFECTED—1768 Hammersley Avenue, southwest corner of Wickham Avenue, Block 4774, Lot 9, Borough of Bronx.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: Sidney E. Cusberth.

ACTION OF BOARD—Laid over to June 30, 1959, at 10 A. M. for inspection and decision; hearing closed.

85-59-BZ

APPLICANT—Lama, Proskauer and Prober for William Teman and Bernard Tancer, owners.

SUBJECT—Application February 13, 1959—decision of the Borough Superintendent, under sections 7f, 7i and 7e of the Zoning Resolution, to permit in a local retail and residence use district, to erect and maintain a gasoline service station, car wash, minor auto repairs, lubricatorium, storage, office and salesroom, parking and storage of motor vehicles for a term of fifteen (15) years.

PREMISES AFFECTED—242-30 Northern Boulevard, south side, from Douglaston Parkway to 243rd Street, 45-01 to 45-13 Douglaston Parkway and 45-02 to 45-14 243rd Street, Block 8179, Lots 1 and 44, Bayside, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

ACTION OF BOARD—Laid over to June 16, 1959, at 10 A. M. for inspection and decision; applicant to submit plan showing trees on site; hearing closed.

86-59-A

APPLICANT—Lama, Proskauer and Prober for William Teman and Bernard Tancer, owners.

SUBJECT—Application February 13, 1959—filed pursuant to Section 35 General City Law re utilization of portion of the lot which is in the bed of a mapped street—Douglaston Parkway.

PREMISES AFFECTED—242-30 Northern Boulevard, south side, from Douglaston Parkway to 243rd Street, 45-01 to 45-13 Douglaston Parkway and 45-02 to 45-14 243rd Street, Block 8179, Lots 1 and 44, Bayside, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

ACTION OF BOARD—Laid over to June 16, 1959, at 10 A. M. for inspection and decision in conjunction with 85-59-BZ; hearing closed.

123-59-BZ

APPLICANT—Lama, Proskauer and Prober for Sidney Tannenbaum, owner.

SUBJECT—Application March 2, 1959—decision of the Borough Superintendent, under sections 7i and 7e of the Zoning Resolution, to permit in a retail use district, the use of an existing building for an automobile repair shop, body and fender work, painting and spraying and welding for a stated term of ten (10) years.

MINUTES

PREMISES AFFECTED—2004 Fulton Street, south side, 220 feet east of Howard Avenue, Block 1549, Lot 12, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: Robert Fraser, Lena Faulcon, Mattie Martin, Mary Hendrick, Edith Perry, Dora L. Wormsley, David D. Wormsley and Hattie Mitchell.

ACTION OF BOARD—Laid over to June 23, 1959, at 10 A. M. for inspection and decision; hearing closed.

135-59-BZ

APPLICANT—Charles M. Spindler for National Life Insurance Company, owner.

SUBJECT—Application March 6, 1959—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a business and residence use district the reconstruction of an existing gasoline service station and the elimination of the present store, office and sales room for monuments.

PREMISES AFFECTED—20-32 Caton Avenue and 282-286 McDonald Avenue, southwest corner, Block 5323, Lots 5 and 6, Borough of Brooklyn.

APPEARANCES—

For Applicant: Charles M. Spindler.

For Opposition: None.

ACTION OF BOARD—Laid over to June 16, 1959, at 10 A. M. for inspection and decision; hearing closed.

871-46-BZ—Vol. II

APPLICANT—Reginald S. Hardy for Boulevard Leasing Corporation, owner.

SUBJECT—Application reopened January 13, 1959 as Vol. II—decision of the Borough Superintendent, under sections 7c and 21 of the Zoning Resolution, to permit in a business and residence use C and D area and class 1 height district, the erection of a twelve story office building with non-storage garage and loading berth, the proposed building exceeds the permitted area coverage, encroaches on the required side yards, exceeds the permitted height and has curb cuts located in the residence portion of the premises.

PREMISES AFFECTED—97-45 Queens Boulevard, northwest corner of 64th Road, Block 2091, Lot 1, Rego Park, Borough of Queens.

APPEARANCES—

For Applicant: R. S. Hardy, J. B. Lynch and Jack Brown.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Acting Chairman Kleinert, Commissioner

Foley, Commissioner Sleeper and Commissioner Fox. 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on January 13, 1959 subject to regular procedure; and

WHEREAS, a public hearing was held on this application on April 21, 1959 after due notice by publication in the Bulletin; laid over to May 5, 1959, for hearing at the request of objector; no further requests for adjournments; then to May 26, 1959, for inspection and decision; applicant to file amended plan eliminating roof parking and substitute a story below ground, also for elimination of ramp; hearing closed; then to June 9, 1959, for decision; applicant to file more complete plans, showing clearly proposed conditions; and

WHEREAS, the decision of the Borough Superintendent, dated December 10, 1958 acting on N.B. Applic. No. 4114-48, reads:

"1. The proposed use of the premises to include a non-storage garage and loading berth in the residence portion of a lot partly in a residence use district and partly in a business use district is contrary to Art. II Sec. 3 of Zoning Resolution.

"2. The occupied area of the proposed structure is excessive for a 'C' area district and 'D' area district and

is contrary to Art. IV Sec. 13(b) and Art. IV Sec. 14(c) of Zoning Resolution.

"3. The erection of a structure without sideyards in a 'C' area district and 'D' area district is contrary to Art. IV Sec. 13(a) and Art. IV Sec. 14(b) of Zoning Resolution.

"4. The erection of a structure in excess of the height specified for Class one (1) height district is contrary to Art. III Sec. 8(d) of Zoning Resolution.

"5. The height of required loading berth less than 12 feet high is contrary to Art. IV Sec. 19-a (h) (2) of Zoning Resolution.

"6. The proposed curb cuts for business use in a Res. Use District is contrary to Art. II Sec. 3 of Zoning Resolution."

and

WHEREAS, the premises and surrounding area where inspected by a committee of the Board which recommended that the application be granted under certain conditions; and

WHEREAS, the applicant withdrew the portion of his application as to the loading berth, so that same will be in compliance with Section 19A (j) of the Zoning Resolution; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision c of the Zoning Resolution, as to use, and that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21, and is therefore entitled to relief, as to height and area, on the grounds of practical difficulty and unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use, height and area district regulation of the Zoning Resolution and that the application be and it hereby is granted under Sections 7c and 21, to permit in business and residence use, C and D area, Class I height district, the erection of a 12-story office building with non-storage garage which exceeds the permitted area coverage, encroaches on required side yards, exceeds permitted height, with curb cuts located in residence portion of premises, all as shown on plans filed with this application, marked "Received May 22, 1959," 3 sheets and "June 5, 1959," 9 sheets, *on condition* that the entrance to the parking garage shall be at least 36 feet from the side lot line to the east; that there shall be no roof parking on this building; that on the 64th Road frontage, the projecting wing wall shall project not more than 8 feet and in no event beyond the front wall line of adjacent house and shall not extend higher than the roof of such house; that on the 64th Avenue front, the side lot line wall adjacent to the two-family house on lot 20 shall be faced with face brick for a depth of ten feet, similar to the face brick of adjoining two-story brick dwelling; that all projections on balconies or other walls shall remain either within the building line on all fronts or shall not project more than permitted by the Building Code; and that in all other respects the building shall comply with all laws, rules and regulations applicable thereto; that all permits required and a certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

618-58-BZ

APPLICANT—Michael A. Cardo, for Gaspar Guzzetta, owner.

SUBJECT—Application October 28, 1958—decision of the Borough Superintendent, under sections 7c and 21 of the Zoning Resolution, to permit in a retail use district, the erection of a second floor addition to an existing one story building for use as a factory using a greater floor area for manufacturing than permitted.

PREMISES AFFECTED—582 East 188th Street and 2429-2431 Arthur Avenue, southwest corner, Block 3066, Lot 18, Borough of The Bronx.

APPEARANCES—

For Applicant: Michael A. Cardo.

For Opposition: None.

MINUTES

ACTION OF BOARD—Application granted on condition.
THE VOTE—

Affirmative: Acting Chairman Kleinert, Commissioner
Foley, Commissioner Sleeper and Commissioner Fox. 4
Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on March 17, 1959 after due notice by publication in the Bulletin; laid over to April 14, 1959, for inspection and decision and study of the record; hearing closed; then to April 21, 1959, for decision; applicant to file plans of the first and second floors; then to May 12, 1959, for applicant to file revised plans and new decision of the Borough Superintendent; then to June 9, 1959, for decision; applicant to file new plans showing second floor set back to follow the line of the wall on the first floor, leaving same side court or side yard; and, if necessary, to file a new decision of the Borough Superintendent; and

WHEREAS, the decision of the Borough Superintendent, dated October 6, 1958 acting on Alt. Applic. No. 731-58, reads:

"1. In a retail district the proposed use of more than 5% of the floor space for manufacturing is contrary to Sect. 4-A(a) of the Zoning Resolution and is therefore denied."

and

WHEREAS, the premises and surrounding area where inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision c of the Zoning Resolution, as to use, and that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21, and is therefore entitled to relief, as to area, on the grounds of practical difficulty and unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use and area district regulation of the Zoning Resolution and that the application be and it hereby is *granted* under Sections 7c and 21, to permit in a retail use district, the erection of a second floor addition to an existing one story building, for use as a factory, using a greater floor area for manufacturing than permitted by the resolution, all as shown on plans filed herewith marked, "Received October 28, 1958," 6 sheets, "June 4, 1959," 3 sheets, acting on Alt. Applic. 731-58, issued June 2, 1959, Objection No. 1, *on condition* that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that the manufacturing to be permitted shall be confined to needle trades; and that all permits and a Certificate of Occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

701-58-BZ

APPLICANT—Maxfield Blaufeux, for Joseph Angelone, owner; Great Atlantic and Pacific Tea Co., lessee.

SUBJECT—Application December 2, 1958—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a local retail and residence use district, the erection of a one story and cellar building for use as a retail store and to provide accessory parking on the unbuilt upon portion of the premises with more than two curb cuts on the same street.

PREMISES AFFECTED—55-08 to 55-34 Metropolitan Avenue, 62-01 to 62-09 and 62-29 to 62-37 Tonsor Street, southeast corner, Block 3365, Lot 7, Ridgewood, Borough of Queens.

APPEARANCES—

For Applicant: Maxfield Blaufeux.

For Opposition: None.

For Administration: John J. Saunders, Board of Education.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Acting Chairman Kleinert, Commissioner
Foley, Commissioner Sleeper and Commissioner Fox. 4
Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on May 5, 1959 after due notice by publication in the Bulletin; laid over to May 26, 1959, for applicant to file amended plan showing where the zone line is between the local retail and residence districts and also to indicate the disposition of vehicles in the residence district portion and the number accommodated in such portion and for inspection and decision; hearing closed; then to June 9, 1959, for inspection and decision; applicant to submit revised plans showing the grading of lot and parking of cars; and

WHEREAS, the decision of the Borough Superintendent, dated November 19, 1958, as amended by decision dated March 13, 1959 acting on N.B. Applic. No. 3281-58, reads:

"1. The erection of a commercial building partly within a local retail district and partly within a residential district is contrary to Art. II Sec. 3 of the Zone Law.

"2. Free parking of more than 5 motor vehicles for patrons and employees partly within a local retail district and partly within a residential district including curb cuts in the residential portion is contrary to Art. II Sec. 3 of the Zone Law."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended that the application be granted under certain conditions, and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision c of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7c of the Zoning Resolution, to permit in a local retail and residence use district, the erection of a one story and cellar building for use as a retail store, with parking in the local retail district only, on the adjacent unbuilt upon area of the lot, all as shown on plans filed with this application, marked "Received December 2, 1958," 3 sheets and "May 29, 1959," 1 sheet, *on condition* that the building shall be used as a supermarket; that all loading shall be done within the area devoted to parking at the southeast corner of the proposed building; that the area of the parking lot shall be graded substantially to the level of Metropolitan Avenue; that where there be a difference in grade between the level of this parking lot and the adjacent premises or open space, foundation walls or buildings, that any retaining walls or underpinning necessary shall be done by this applicant; that the surface of this parking lot shall be treated with steam cinders or gravel and a tarvia binder, rolled and graded to a storm water catch basin to prevent rainwater flooding across adjacent street; and that all permits and a certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

178-59-A

APPLICANT—Maxfield Blaufeux, for Joseph Angelone, owner; Great Atlantic & Pacific Tea Company, lessee.

SUBJECT—Application March 19, 1959—filed pursuant to Section 35, General City Law—re proposed utilization of the portion of lot in bed of mapped street.

PREMISES AFFECTED—55-08 to 55-34 Metropolitan Avenue, 62-01 to 62-09 and 62-29 to 62-37 Tonsor Street, southeast corner, Block 3365, Lot 7, Ridgewood, Borough of Queens.

APPEARANCES—

For Applicant: Maxfield Blaufeux.

ACTION OF BOARD—Appeal granted on condition.

MINUTES

THE VOTE—

Affirmative: Acting Chairman Kleinert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox. 4
Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated March 13, 1959 on N.B. Applic. 3281/58, reads:

"4. The proposed utilization of that portion of a lot which is in the bed of a mapped street is contrary to Article II, Section 35 of the General City Law."

and

WHEREAS, the premises were inspected by a committee of the Board, which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, acting on N.B. Applic. 3281/58, Objection No. 4, be and it hereby is *modified* under the powers vested in the Board by Section 35 of the General City Law, and that the appeal be and it hereby is *granted*, to permit the use of the bed of a mapped street, for a parking lot with woven wire fence along the building lines of Metropolitan Avenue and Tonsor Street and with opening gates and curb cuts in front thereof, as shown on filed plans, *on condition* that this owner, his heirs or assigns shall make no claim for damages if and when the city condemns that 34 feet of property for the proposed street widening; that this owner will thereupon set back the wire fence with the gates and the curb cuts to the new proposed building and curb lines; and as to Objection 3, the Board is of the opinion that the Superintendent's Rules and Regulations effective February 1, 1955, are invalid in that the Superintendent by such rules and regulations is attempting to write law; and that in all other respects the premises and occupancy shall comply with all laws, rules and regulations applicable thereto, other than as modified by the Board this day under Cal. No. 701-58-BZ.

760-58-A

APPLICANT—Victor E. Block and Robert E. Healey for Ogden Parking Corporation, owner.

SUBJECT—Application December 29, 1958—decision of the Borough Superintendent under section 7h of the Zoning Resolution to permit in a local retail use district, the maintenance of a parking lot for the parking and storage of more than five (5) motor vehicles.

PREMISES AFFECTED—1332-1340 Ogden Avenue, east side, 138.80 feet south of West 170th Street, Block 2522, Lots 12, 13, 14 and 15, Borough of The Bronx.

APPEARANCES—

For Applicant: Victor E. Block.

For Opposition: None.

For Administration: John J. Saunders, Bd. of Education.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Acting Chairman Kleinert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox 4

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on May 5, 1959 after due notice by publication in the Bulletin; laid over to May 19, 1959, for inspection and decision; hearing closed; then to June 9, 1959, for decision; applicant to file new plans showing grades of lot where ramp is, what the drainage will be and a reasonable design of a retaining wall, etc.; and

WHEREAS, the decision of the Borough Superintendent, dated December 22, 1958 acting on Alt. Applic. No. 939-58, reads:

"1. The proposed parking & storage of more than 5 motor vehicles in a Local Retail use district is contrary to Article II Sec. 4c of the Zon. Res."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended that the application be granted under certain conditions; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision h of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7h of the Zoning Resolution for a term of ten years, to permit in a local retail use district, the maintenance of a parking lot for the parking and storage of more than five motor vehicles, as shown on plans filed marked "Received December 29, 1958," 1 sheet, "April 10, 1959," 3 sheets and "June 5, 1959," 3 sheets, *on condition* that the fences and bumpers shall be shown on such plans; that the ramp shall be built as shown thereon and the retaining wall adjacent to other premises shall be built as necessary in a manner to be approved by the Department of Buildings and shall comply with the Building Code and all other engineering good practice; that the lots shall be graded substantially as shown and covered with steam cinders or gravel and treated with a binder; that in all other respects the premises shall comply with all laws, rules and regulations applicable thereto; and that all permits required and a certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

96-59-BZ

APPLICANT—Larry Meltzer for 3711 Nostrand Avenue Corporation, owner.

SUBJECT—Application February 17, 1959—decision of the Borough Superintendent, under section 21 of the Zoning Resolution to permit in a local retail use, D area district, the erection of a one story building for retail stores occupying more than the permitted area.

PREMISES AFFECTED—3707-3711 Nostrand Avenue, east side, 100 feet south of Avenue X, Block 7422, Lot 73, Borough of Brooklyn.

APPEARANCES—

For Applicant: Larry Meltzer.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Acting Chairman Kleinert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox 4

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on May 19, 1959 after due notice by publication in the Bulletin; laid over to June 9, 1959, for inspection and decision; applicant to file new plans showing reduced height of building; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated February 16, 1958 acting on N.B. Applic. No. 211-59, reads:

"1. The proposed structure exceeds the area permitted in a 'D' area district by Article IV, Section 14, of the Zoning Resolution.

"2. Provide a rear yard at the curb level as required by Section 17, Article IV, of the Zoning Resolution."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21 of the Zoning Resolution and is therefore entitled to relief as to area on the grounds of practical difficulty and unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the area district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 21, to permit in a local retail use, D area district, the erection of a one story building for retail stores, occupying more than the permitted area, all as shown on plans filed herewith marked, "Received February 17, 1959," 4 sheets and

MINUTES

"May 26, 1959," 1 sheet, *on condition* that all work shall be done substantially as shown on the plans above cited; that the rear wall of the building shall not extend to a height of more than 7 feet 8 inches above the concrete arch roof of the adjacent apartment house to the rear; that in all other respects the building shall conform to all laws, rules and regulations applicable thereto; and that all permits and a Certificate of Occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

Adjourned: 3:40 P.M.

JOSEPH J. DOYLE, *Chief Clerk.*

REGULAR MEETING

TUESDAY AFTERNOON, JUNE 9, 1959, 2 P.M.

Present: Acting Chairman Kleinert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox.

798-53-A—Vol. III

APPLICANT—Peter Ley for Jamaica Water Supply Co., owner.

SUBJECT—Application reopened February 25, 1959 as Volume III—Appeal from a decision of the Borough Superintendent—re: construction of tank.

PREMISES AFFECTED—107-17 178th Street, east side, 152.48 feet south of 107th Avenue, Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Peter Ley.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Acting Chairman Kleinert, Commissioner Sleeper and Commissioner Fox..... 3

Negative: 0

Absent: Commissioner Foley 1

THE RESOLUTION—

WHEREAS, a new decision of the Borough Superintendent, dated December 22, 1958 reads as follows:

"1. Additional evidence submitted showing safety of tank as constructed can not be accepted as a basis for the issuance of a Certificate of Occupancy in view of the fact that the tank as constructed is not in compliance with Resolution of the Board of Standards and Appeals under *Calendar #798-53-A—Vol. II.*

"*Note:* As the Board of Standards and Appeals modified the requirements of the Administrative Code as to the permitted stresses on steel and on concrete. The change in the concrete design stress from 6000 pounds/square inch which was originally submitted to and approved by the Board to 4500 pounds/square inch (which is adequate) is now referred back to the Board of Standards and Appeals." and

WHEREAS, the premises was inspected by a committee of the Board; and

WHEREAS, the Borough Superintendent under his decision dated December 22, 1958, stated, "The change in the concrete design stress from 6000 pounds/square inch was originally submitted to and approved by the Board to 4500 pounds/square inch (which is adequate)."

Resolved, that the decision of the Borough Superintendent, dated December 22, 1958, be and it hereby is *modified* and that the appeal be and it hereby is *granted* permitting the use of 4500 pound concrete in the design and construction of this tank as presently built and standing, loaded to capacity, without any sign whatever of failure for the past five years, *on condition* that in all other respects the construction shall comply with all laws, rules and regulations applicable thereto.

410-58-A

APPLICANT—Norman Lederer and Leonard Joseph, for Hersey Lumber Distributors, owners; Crane and Clark Lumber Corporation, lessee.

SUBJECT—Application July 7, 1958—Appeal from an order and decision of the Fire Department re: Yard Hydrant System.

PREMISES AFFECTED—55-01 Grand Avenue, north side, 200 feet west of 57th Street, Block 2610, Lot 240, Maspeth, Borough of Queens.

APPEARANCES—

For Applicant: Leonard Joseph, Charles A. Hersey and John J. Foley.

For Administration: Lieut. John P. Manfredi, Fire Dept.

ACTION OF BOARD—Appeal dismissed without prejudice; for the Fire Commissioner to issue a new order citing the proper authority.

THE VOTE—

Affirmative: Acting Chairman Kleinert, Commissioner Sleeper and Commissioner Fox..... 3

Negative: 0

Absent: Commissioner Foley 1

414-31-A—Vol. II

APPLICANT—McDowell Sprinkler Corp., for Spear Box Co., Inc., owner.

SUBJECT—Application reopened December 9, 1958 as Vol. II—Appeal from an order and a decision of the Fire Commissioner re: Standpipe system.

PREMISES AFFECTED—262-278 11th Avenue and 554-556 West 28th Street, southeast corner Block 699 Lot 1, Borough of Manhattan.

APPEARANCES—

For Applicant: George Walters and Frank J. Dent.

For Administration: Lieut. John P. Manfredi, Fire Dept.

ACTION OF BOARD—Laid over to June 23, 1959, at 2 P.M., for inspection and decision; hearing closed.

255-43-A—Vol. IV

APPLICANT—Holtzman, Sharf, Mackell & Hellenbrand, for Highview Realty Co. Inc., owner; Bayside Country School, Inc., Lessee.

SUBJECT—Application reopened March 31, 1959 as Volume IV—Appeal from a decision of the Borough Superintendent re: Proposed change in occupancy from Nursing Home to Nursery School, Day care Agency and Private Non-profit country club—Class IV Construction.

PREMISES AFFECTED—28-53 216th Street, northeast corner of 29th Avenue, Block 6019, Lot 1, Bayside, Borough of Queens.

APPEARANCES—

For Applicant: Edward Sharf, George J. Meltzer and Harold Leids.

ACTION OF BOARD—Laid over to June 23, 1959, at 2 P.M., for inspection and decision; hearing closed.

303-55-A

APPLICANT—Lama, Proskauer and Prober, for Mildred Kramer, owner.

SUBJECT—Application April 6, 1955—Appeal from a decision re an order of the Fire Commissioner—re dry cleaning equipment.

PREMISES AFFECTED—1573-1575 McDonald Avenue, east side, 140 feet north of Avenue N, Block 6564, Lot 58, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama and Albert Kramer.

For Administration: Lieut. John P. Manfredi, Fire Dept.

ACTION OF BOARD—Laid over to June 30, 1959, at 2 P.M., for inspection and decision; hearing closed.

MINUTES

829-56-A

APPLICANT—Lama, Proskauer and Prober, for Jenny Lazzaro, owner.

SUBJECT—Application November 26, 1956—Appeal from a decision of the Borough Superintendent—re egress.

PREMISES AFFECTED—84 University Place, west side, 48 feet north of East 11th Street, Block 569, Lot 26, Borough of Manhattan.

APPEARANCES—

For Applicant: Alfred A. Lama.

ACTION OF BOARD—Laid over to June 23, 1959, at 2 P.M., for applicant to file revised plan showing sprinkler in hall, etc.

34-58-SM

APPLICANT—J. Platzker, for Dow Chemical Company, owner.

SUBJECT—Application January 29, 1958—Saraloy-400, flashing material, approval of.

APPEARANCES—

For Applicant: J. Platzker.

ACTION OF BOARD—Referred to Engineer; new date to be set after the 30 day compression test reports have been filed by the applicant.

279-59-A

APPLICANT—Herbst and Rusciano, for Anthony La Vecchia and Edward Stachnik, owners.

SUBJECT—Application April 28, 1959—Appeal from a decision of the Borough Superintendent re proposed Bowling Alleys, local retail district, permit revoked—issued in error.

PREMISES AFFECTED—1630-1640 Gun Hill Road, southeast corner of Kingsland Avenue, Block 4538, Lots 9, 13, 14, 15, 20, 22, and 24, Borough of The Bronx.

APPEARANCES—

For Applicant: Seymour Herbst, Leonard F. Rothkrug, Anthony La Vecchia and Edward Stachnik.

For Opposition: S. Peter La Rosa.

ACTION OF BOARD—Laid over to June 16, at 2 P.M., for continued hearing; Borough Superintendent to be notified to appear.

1051-21-BZ—Vol. IV

APPLICANT—Lama, Proskauer and Prober, for D. & L. Truck Renting Corporation, owner.

SUBJECT—Application for consideration—reopening for amendment of resolution—re Application, decision of the Borough Superintendent; previously granted on condition, under sections 7e and 7i of the Zoning Resolution, to permit on a plot partly in business and partly in residence use district, the erection and maintenance of a one story extension to an existing building and extend the present use of garage for trucks and repair shop to include body and fender work, incidental painting and spraying, welding and storage of parts.

PREMISES AFFECTED—1820-1832 Cropsey Avenue and 231-245 Bay 19th Street, southwest corner, Block 6464, Lot 16, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Acting Chairman Kleinert, Commissioner Sleeper and Commissioner Fox 3

Negative: 0

Absent: Commissioner Foley 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. IV on March 17, 1959 on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on March 17, 1959,

under Vol. IV, only insofar as it refers to the installation of offices, toilet and locker room partitions in the new area at the southerly end of the building toward Cropsey Avenue, as shown on plans filed with this request for amendment marked "Received May 25, 1959," one sheet; that in all other respects the resolution above cited shall be complied with; and that all permits shall be obtained and all work completed and a certificate of occupancy issued within the provisions of Section 22A of the Zoning Resolution from the date of this amended resolution.

228-44-BZ

APPLICANT—Peggy Cooney, for Atex Realty Corp., owner.

SUBJECT—Application for consideration—reopening for amendment of resolution—re Application, decision of the Borough Superintendent; previously granted on condition, under sections 7i and 7c of the Zoning Resolution, permitting partly in a business and partly in a residence use district, the extension of an existing gasoline service station and the erection and maintenance of a motor vehicle repair shop.

PREMISES AFFECTED—2816-2828 Atlantic Avenue and 231-241 Hendrix Street, southeast corner, Block 3963, Lots 8, 9, 12, 13 and 105, Borough of Brooklyn.

APPEARANCES—

For Applicant: Peggy Cooney.

ACTION OF BOARD—Application reopened and resolution amended and time extended.

THE VOTE—

Affirmative: Acting Chairman Kleinert, Commissioner

Sleeper and Commissioner Fox 3

Negative: 0

Absent: Commissioner Foley 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board on July 25, 1944 on certain conditions; and

WHEREAS, plans submitted as being in substantial compliance with the Board's requirements, were approved on October 3, 1944; and

WHEREAS, time to obtain permits and complete the work was last extended on February 28, 1947; and

WHEREAS, the resolution was amended and revised, working drawings were approved on September 11, 1956; and

WHEREAS, the applicant requested a further amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted July 25, 1944, as amended through September 11, 1956, only insofar as it refers to the number of buried tanks, so that as amended this portion of the resolution shall read:

"that the number of the existing gas tanks shall be increased by six new gasoline storage tanks making a total of fourteen 550 gallon approved tanks on condition that the existing gas tanks shall meet the test and approval of the Fire Commissioner for continued use; that in all other respects the resolutions above referred to shall be complied with; all as shown on plans marked 'Received May 19, 1959,' one sheet; and that all permits shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this amended resolution." (Gas Tank 1092/59)

70-37-BZ—Vol. III

APPLICANT—Charles M. Spindler, for Felix De Vito, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete—re Application, decision of the Borough Superintendent; previously granted on condition, under sections 7e and 7i of the Zoning Resolution, to permit in a retail use district, the alteration of an existing garage and warehouse, for use as a garage service station, autowash, non-automatic, lubrication, parking of

MINUTES

automobiles, office, sale of auto accessories, minor repairs with hand tools only, and safety inspection for a stated term of fifteen years.

PREMISES AFFECTED—70-07 to 70-21 (70-15 official) Astoria Boulevard and 22-16 to 22-24 71st Street, northwest corner, Block 1002, Lot 13, Long Island City, Borough of Queens.

APPEARANCES—

For Applicant: Charles M. Spindler.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Acting Chairman Kleinert, Commissioner Sleeper and Commissioner Fox 3
Negative: 0
Absent: Commissioner Foley 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. III on June 17, 1958 on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 17, 1958 only as to the time to obtain permits and complete the work, so that as amended this portion of the resolution shall read:

“that all permits required, including a certificate of occupancy, shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution.” (Alt. 1986/57)

43-39-BZ—Vol. I

APPLICANT—Ribelle V. Perotto, for Baystone Corp., owner.

SUBJECT—Application for consideration—reopening for amendment of resolution—re Application, decision of the Borough Superintendent; previously withdrawn, under sections 7a and 21 of the Zoning Resolution, to permit partly in a business use and partly in a residence use district, the extension of dry cleaning plant, accessory uses and extension to existing garage.

PREMISES AFFECTED—17-45 to 18-05 Clintonville Street, east side, 800 feet south of Locke Avenue, Block 4729, Lot 46, Block 4732, Lot 9, Block 4746 and Block 4747, Lot 1, Whitestone, Borough of Queens.

APPEARANCES—

For Applicant: Ribelle V. Perotto.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Acting Chairman Kleinert, Commissioner Sleeper and Commissioner Fox 3
Negative: 0
Absent: Commissioner Foley 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. I on March 28, 1939 on certain conditions; and

WHEREAS, the resolution was amended on April 23, 1940; and

WHEREAS, the applicant requested a further amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted July 19, 1949, as amended through April 11, 1950, only insofar as it refers to one additional gasoline fuel tank, to be used for the owner's own vehicles and not for sale to the general public, as shown on plans filed with this application marked “Received May 26, 1959”, one sheet, permitting a total of two 550 gallon approved gasoline storage tanks; that in all other respects the resolutions above cited shall be complied with; and that all permits shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution. (Misc. 454/58)

120-39-BZ—Vol. II

APPLICANT—Kenneth W. Milnes, for Tidewater Oil Company, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which has expired June 2, 1959—re Application, decision of the Borough Superintendent; previously granted on condition, under section 7i of the Zoning Resolution, permitting in a business use district, for a term of years, the maintenance of a motor vehicle repair shop.

PREMISES AFFECTED—1646 Hylan Boulevard and 301-309 Seaview Avenue, northeast corner, Block 3379, Lot 89, Dongan Hills, Borough of Richmond.

APPEARANCES—

For Applicant: Kenneth W. Milnes.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Acting Chairman Kleinert, Commissioner Sleeper and Commissioner Fox 3
Negative: 0
Absent: Commissioner Foley 1

THE RESOLUTION—

WHEREAS, this application was amended by the Board as Vol. II on January 30, 1945 on certain conditions; and

WHEREAS, the term of variance was last extended on June 2, 1954; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on February 27, 1940, as thereafter *amended* through June 2, 1954 only so far as it refers to the term of variance, so that as *amended* this portion of the resolution shall read:

“... granted under Section 7, Subdivision i for a term of five years from the date of this *amended* resolution, to permit.....; that other than as herein *amended* the resolution above cited shall be complied with in all respects; and that all permits, including a new Certificate of Occupancy, shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution.” (B.N. 8/39)

359-47-BZ

APPLICANT—Ingram S. Carner, for Joseph Cirigliano and Frank Cirigliano, owners.

SUBJECT—Application for consideration—reopening for extension of term of variance—re Application, decision of the Borough Superintendent; previously granted on condition, under sections 7c and 7i of the Zoning Resolution, permitting in a business use district, the reconstruction and extension of existing gasoline service station and the inclusion of a motor vehicle repair shop.

PREMISES AFFECTED—27-22 to 27-26 College Point Causeway and 120-39 to 122-09 28th Avenue, northwest corner, Block 4922, Lots 12 and 13, College Point, Borough of Queens.

APPEARANCES—

For Applicant: Ingram S. Carner.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Acting Chairman Kleinert, Commissioner Sleeper and Commissioner Fox 3
Negative: 0
Absent: Commissioner Foley 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board on December 9, 1947 on certain conditions; and

WHEREAS, time to obtain permits and complete the work was last extended on December 21, 1948; and

MINUTES

WHEREAS, the resolution was amended on June 1, 1949; and

WHEREAS, the term of variance was extended on June 22, 1954; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on December 9, 1947, as thereafter *amended* by resolutions adopted through June 22, 1954, only so far as it refers to the term of variance, so that as *amended* this portion of the resolution shall read:

"... granted under Section 7, Subdivision i for a term of 15 years from the date of this *amended* resolution, to permit.....; that other than as herein *amended* the resolution above cited shall be complied with in all respects; and that all permits, including a new Certificate of Occupancy, shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution." (Alt. 3576/46)

463-50-BZ—Vol. II

APPLICANT—Patrick D. Concagh, for Patrick Filomio, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which has expired June 9, 1959—re Application, decision of the Borough Superintendent; previously withdrawn, under section 7e of the Zoning Resolution, to permit in a business use district, for a term of years, the erection and maintenance of an auto laundry.

PREMISES AFFECTED—3221-3225 Boston Road and 3250-3254 Laconia Avenue, northeast corner, Block 4614, Lot 22, Borough of The Bronx.

APPEARANCES—

For Applicant: Patrick D. Concagh.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Acting Chairman Kleinert, Commissioner Sleeper and Commissioner Fox 3
Negative: 0
Absent: Commissioner Foley 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. II, on May 1, 1956 on certain conditions; and

WHEREAS, time to obtain permits and complete the work was last extended on June 10, 1958; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on May 1, 1956, as thereafter *amended* through January 10, 1958 only as to the time to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that all permits required, including a certificate of occupancy, shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution." (N.B. 654/55)

693-50-BZ—Vol. II

APPLICANT—Manes, Sturim, Donovan and Laufer, for Frank Mosca, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which has expired May 6, 1959—re Application, decision of the Borough Superintendent; previously granted on condition, under section 7e of the Zoning Resolution, to permit in a residence use district, the construction and maintenance of a gasoline service station, auto washing, lubrication, minor repairs

using hand tools only, office, and sale of auto accessories for a temporary term of fifteen (15) years.

PREMISES AFFECTED—1131-1141 East 233rd Street and 3985-3995 Grace Avenue, northwest corner and 1906-1920 Strang Avenue, Block 4954, Lot 1, Borough of The Bronx.

APPEARANCES—

For Applicant: Charles M. Spindler.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Acting Chairman Kleinert, Commissioner Sleeper and Commissioner Fox 3
Negative: 0
Absent: Commissioner Foley 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. II, on May 6, 1958 on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on May 6, 1958 only as to the time to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that all permits required, including a certificate of occupancy, shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution." (N.B. 145/56)

860-53-BZ

APPLICANT—Joseph B. Schwartz, for Bright Management Corp., owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which has expired May 11, 1959—re Application, decision of Borough Superintendent; previously granted on condition, under section 7h of the Zoning Resolution, to permit in a residence use district the parking and storage of motor vehicles for a term of fifteen years.

PREMISES AFFECTED—305-309 West 48th Street, north side, 100 feet west of 8th Avenue and 793 8th Avenue, Block 1039, Lots 27, 28, 128 and 30, Borough of Manhattan.

APPEARANCES—

For Applicant: Joseph B. Schwartz.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Acting Chairman Kleinert, Commissioner Sleeper and Commissioner Fox 3
Negative: 0
Absent: Commissioner Foley 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board on May 11, 1954 on certain conditions; and

WHEREAS, the applicant requested an extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on May 11, 1954 only so far as it refers to the term of variance, so that as *amended* this portion of the resolution shall read:

"... granted under Section 7, Subdivision h for a term of five years from the date of this *amended* resolution, to permit.....; that other than as herein *amended* the resolution above cited shall be complied with in all respects; and that all permits, including a new Certificate of Occupancy, shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution." (Alt. 1944/53)

MINUTES

707-56-BZ—Vol. II

APPLICANT—Charles M. Spindler, for William Galvin, owner.

SUBJECT—Application for consideration—reopening for amendment of resolution—re Application, decision of the Borough Superintendent; previously granted on condition, under sections 7f and 7i of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubrication, auto washing, non-automatic, office, sale of accessories, minor repairs with hand tools only, safety inspection station and the parking and storage of motor vehicles, all for a temporary term of fifteen (15) years.

PREMISES AFFECTED—1500-1510 Williamsbridge Road and 1601-1611 Eastchester Road, northeast corner, Block 4082, Lots 5 and 10, Borough of The Bronx.

APPEARANCES—

For Applicant: Charles M. Spindler.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Acting Chairman Kleinert, Commissioner Sleeper and Commissioner Fox 3
Negative: 0
Absent: Commissioner Foley 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board on April 21, 1959 on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on April 21, 1959, only insofar as it refers to the size of the accessory building which was originally shown on the plans filed on October 23, 1958 to be 60 feet in length and is now shown on plans filed with this request for amendment to be 57 feet 4 inches in length by 27 feet 4 inches in depth, as shown on plans filed with this request for amendment marked "Received May 22, 1959", 2 sheets; that in all other respects the resolution adopted by the Board on April 21, 1959 shall be complied with. (N.B. 1818/56)

874-56-BZ

APPLICANT—The California Oil Company, for Pasquale Lobosco, owner.

SUBJECT—Application for consideration—reopening for amendment of resolution—re Application, decision of the Borough Superintendent; previously granted on condition, under sections 7e, 7f, 7h, 7i and 7A of the Zoning Resolution, permitting in a business and residence use district, the erection and maintenance of a gasoline service station, office, greasing, storeroom, motor vehicle repair shop, car washing, boiler room and parking and storage of more than 5 motor vehicles, with curb cuts within 300 feet of the entrance of a school.

PREMISES AFFECTED—30-01 to 30-49 Linden Place and 136-01 to 136-25 31st Road, northeast corner, Block 4371, Lot 1 and Block 4372, Lot 27, Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Vincent R. DeStefano.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Acting Chairman Kleinert, Commissioner Sleeper and Commissioner Fox 3
Negative: 0
Absent: Commissioner Foley 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board on December 17, 1957 on certain conditions; and

WHEREAS, the resolution was amended and time extended on December 16, 1958; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted December 17, 1957, as amended December 16, 1958, only insofar as it refers to curb cuts to 31st Road starting at a point 65 feet east of Linden Place, so that as *amended* this curb cut shall be eliminated, leaving only one curb cut of 30 feet in width to 31st Road starting five feet from Linden Place; that on Linden Place there may be one 30 foot curb cut starting five feet from 31st Road, a second curb cut 123 feet from 31st Road, and a third curb cut 183 feet from 31st Road, as shown; that the accessory building may be increased from 57 feet 4 inches in width by 30 feet in depth to 58 feet in width and 30 feet in depth, and placed approximately in the center of the lot parallel to the easterly lot line and sixty feet from the easterly lot line; that the pump islands may be changed from those originally shown to two parallel to Linden Place, all as shown on plans filed with this request for amendment marked "Received May 26, 1959", 2 sheets; that in all other respects the resolution above cited shall be complied with. (N.B. 4032/56)

742-57-BZ

APPLICANT—Office of Alfred Easton Poor, for Chase Manhattan Bank, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which has expired June 10, 1959—re Application, decision of Borough Superintendent; previously granted on condition, under section 21 of the Zoning Resolution, to permit in a class two and one-half height district, the erection of a 21 story commercial building exceeding the permitted height.

PREMISES AFFECTED—24 Pine Street, north side, 94 feet 1½ inches east of Nassau Street, Block 44, Lot 106, Borough of Manhattan.

APPEARANCES—

For Applicant: Harold G. Collins.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Acting Chairman Kleinert, Commissioner Sleeper and Commissioner Fox 3
Negative: 0
Absent: Commissioner Foley 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board on June 10, 1958 on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 10, 1958, only as to the time to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that all permits required, including a certificate of occupancy, shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution." (N.B. 96/57)

978-57-BZ

APPLICANT—Charles M. Spindler, for Angelo Conde, owner; Sun Oil Co., lessee.

SUBJECT—Application for consideration—reopening for extension of time to complete which has expired June 3, 1959—re Application, decision of the Borough Superintendent; previously granted on condition, under sections 7e, 7f, 7i and 7A of the Zoning Resolution, to permit in a business use district on a lot presently occupied as a used car lot, the erection and maintenance of a gasoline service station, lubricatorium, auto washing, non-automatic, office, sale of accessories, minor repairs with hand tools only, auto safe inspection station, parking and storage of motor

MINUTES

vehicles with show windows and signs within 75 feet of a residence use district for a stated term of fifteen (15) years.

PREMISES AFFECTED—1546-1556 Bushwick Avenue and 45-53 DeSales Place, southwest corner, Block 3468, Lot 34, Borough of Brooklyn.

APPEARANCES—

For Applicant: Charles M. Spindler.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Acting Chairman Kleinert, Commissioner Sleeper and Commissioner Fox 3
Negative: 0
Absent: Commissioner Foley 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board on June 3, 1958 on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 3, 1958 only as to the time to obtain permits and complete the work, so that as amended this portion of the resolution shall read:

“that all permits required, including a certificate of occupancy, shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution.” (N.B. 2250/57)

77-58-BZ

APPLICANT—Hady H. Craigwell, for John W. McDonald, owner.

SUBJECT—Application for consideration—reopening for amendment of resolution—re Application, decision of the Borough Superintendent; previously granted on condition, under sections 7c and 21 of the Zoning Resolution, to permit in a residence use C area district, in an existing three-story building the enlargement of the restaurant establishment by increasing the area of the first floor extension for use as a kitchen and by extending the restaurant use to the second floor, heretofore used as two apartments, the third floor is to retain its use as an apartment, the proposed first floor extension encroaches on the required rear yard and exceeds the permitted area coverage.

PREMISES AFFECTED—327 Stuyvesant Avenue and 495 Macon Street, northeast corner, Block 1666, Lot 1, Borough of Brooklyn.

APPEARANCES—

For Applicant: Hady H. Craigwell.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Acting Chairman Kleinert, Commissioner Sleeper and Commissioner Fox 3
Negative: 0
Absent: Commissioner Foley 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board on October 15, 1958 on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on October 15, 1958, only insofar as it refers to the occupancy and use of the second floor, so that as *amended* this portion of the resolution shall read:

“and extending the business restaurant therein, leaving the second floor apartments as existing . . .”, and that in all other respects the resolution above cited shall be complied with.” (Alt. 2825/57)

181-19-BZ

APPLICANT—Leonard F. Rothkrug, for Crockett Fuel Oil Co., Inc., owner.

SUBJECT—Application for consideration—reopening for amendment of resolution—re Application, decision of the Borough Superintendent; previously granted on condition, permitting the extension of a garage from an unrestricted district 18 feet 10 inches into a business district.

PREMISES AFFECTED—8661-8671 18th Avenue, east side, 337 feet 8 inches north of Benson Avenue, Block 6369, Lot 17, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

ACTION OF BOARD—Application reopened and set for hearing on July 7, 1959, waiving all requirements except two publications in the Board's Bulletin.

THE VOTE—

Affirmative: Acting Chairman Kleinert, Commissioner Sleeper and Commissioner Fox 3
Negative: 0
Absent: Commissioner Foley 1

101-24-BZ—Vol. II

APPLICANT—Larry Meltzer, for A. E. R. F. Realty Corporation, owner.

SUBJECT—Application for consideration—reopening as Vol. II subject to regular procedure—re Application, decision of the Borough Superintendent; previously granted on condition, to permit partly in a business district and partly in a residence district the erection and maintenance of a garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—586-594 Coney Island Avenue, west side and 227-235 East 9th Street, 220 feet 6 $\frac{7}{8}$ inches south of Beverly Road, Block 5361, Lot 14, Borough of Brooklyn.

APPEARANCES—

For Applicant: Larry Meltzer.

ACTION OF BOARD—Reopened as Vol. II, subject to the regular procedure; date for hearing to be set.

THE VOTE—

Affirmative: Acting Chairman Kleinert, Commissioner Sleeper and Commissioner Fox 3
Negative: 0
Absent: Commissioner Foley 1

605-32-BZ—Vol. II

APPLICANT—Carl H. Salminen, for Louis Miller, owner; M.J.C. Corporation, King Kullen Grocery Co., lessee.

SUBJECT—Application for consideration—reopening as Vol. II subject to regular procedure—re Application, decision of the Borough Superintendent; previously granted on condition, under sections 7h and 7e of the Zoning Resolution, to permit in the residence use portion of a lot located in a residence and business use district, the parking of patrons' and employees' cars, of existing store, no fee to be charged, with curb cuts in residence use portion of plot.

PREMISES AFFECTED—42-30 to 42-38 194th Street and 193-11 Northern Boulevard, northwest corner of 42-27 to 42-41 193rd Street, Block 5369, Lots 10, 37, 39 and 41, Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Carl H. Salminen.

ACTION OF BOARD—Application reopened as Vol. II, and set for hearing on July 7, 1959, at 10 A. M., subject to the regular procedure.

THE VOTE—

Affirmative: Acting Chairman Kleinert, Commissioner Sleeper and Commissioner Fox 3
Negative: 0
Absent: Commissioner Foley 1

MINUTES

295-33-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Ruth L. Rinder, owner; Mindy's Service Station, lessee.

SUBJECT—Application for consideration—reopening as Vol. II subject to regular procedure—re Application, decision of the Borough Superintendent; previously granted on condition, under section 21 of the Zoning Resolution, to permit in a business district the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—1245-49 Jerome Avenue, west side, and 1246-1250 Cromwell Avenue, 193.47 feet north corner, Block 2855, Lot 12, Borough of The Bronx.

APPEARANCES—

For Applicant: Alfred A. Lama.

ACTION OF BOARD—Application reopened as Vol. II and set for hearing on July 7, 1959 at 10 A. M., subject to the regular procedure, waiving all requirements except two publications in the Board's Bulletin.

THE VOTE—

Affirmative: Acting Chairman Kleinert, Commissioner Sleeper and Commissioner Fox 3
Negative: 0
Absent: Commissioner Foley 1

218-41-BZ—Vol. II

APPLICANT—Patrick D. Concagh, for American Oil Company, owner.

SUBJECT—Application for consideration—reopening for amendment of resolution—re Application, decision of the Borough Superintendent; previously granted on condition, under section 7c of the Zoning Resolution, permitting in a residence use district, the erection of an extension to the rear of the accessory building of an existing gasoline service station.

PREMISES AFFECTED—67-63 to 67-69 Woodhaven Boulevard and 85-01 to 85-09 68th Avenue, northwest corner, Block 3147, Lot 1, Forest Hills, Borough of Queens.

APPEARANCES—

For Applicant: Patrick D. Concagh.

ACTION OF BOARD—Application reopened as Vol. III and set for hearing on July 7, 1959, at 10 A. M., waiving all requirements except two publications in the Board's Bulletin.

THE VOTE—

Affirmative: Acting Chairman Kleinert, Commissioner Sleeper and Commissioner Fox 3
Negative: 0
Absent: Commissioner Foley 1

126-50-BZ—Vol. III

APPLICANT—M. Martin Elkind, for Hogan Paint and Chemical Co., owner.

SUBJECT—Application for consideration—reopening as Vol. III subject to regular procedure—re Application, decision of the Borough Superintendent; previously granted on condition, under section 7e of the Zoning Resolution, to permit in a manufacturing use district the maintenance of additional use, manufacturing of paints, lacquers and synthetics for a term of years, in conjunction with existing office, warehouse for paint storage, distribution and paint mixing, and the outdoor storage of solvents in 55 gallon drums, previously withdrawn.

PREMISES AFFECTED—51-17 Rockaway Beach Boulevard, and 224 Beach 52nd Street, southeast corner, Block 336 Ward 5, Lot 1, Far Rockaway, Borough of Queens.

APPEARANCES—

For Applicant: Gerald F. Brandman.

ACTION OF BOARD—Application reopened as Vol. III, subject to the regular procedure.

THE VOTE—

Affirmative: Acting Chairman Kleinert, Commissioner Sleeper and Commissioner Fox 3
Negative: 0
Absent: Commissioner Foley 1

676-51-BZ—Vol. IV

APPLICANT—Samuel Carr, for Rosenberg Associates, owner; Abraham Rosenberg, Agent.

SUBJECT—Application for consideration—reopening as Vol. IV subject to regular procedure—re Application, decision of the Borough Superintendent; previously denied, under section 7e of the Zoning Resolution, to permit for a term of 15 years, in the local retail use district portion of lot located in a residence and local retail use district, the erection and maintenance of a gasoline service station, lubritorium, car wash, motor vehicle repairs and office and permit the parking of cars waiting to be serviced.

PREMISES AFFECTED—159-16 Union Turnpike and 80-02 to 80-12 160th Street, southwest corner, Block 6854, Lot 31, Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Charles M. Spindler.

ACTION OF BOARD—Application reopened as Vol. III, subject to the regular procedure.

THE VOTE—

Affirmative: Acting Chairman Kleinert, Commissioner Sleeper and Commissioner Fox 3
Negative: 0
Absent: Commissioner Foley 1

771-58-BZ

APPLICANT—William C. Kane, for Michael Palmieri, owner.

SUBJECT—Application December 31, 1958—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot for the parking and storage of more than five (5) pleasure type motor vehicles.

PREMISES AFFECTED—2161-2167 Parker Street and 1620-1622 Purdy Street, northeast corner, Block 3962, Lot 1, Borough of The Bronx.

APPEARANCES—

For Applicant: William C. Kane.

ACTION OF BOARD—Application withdrawn at request of applicant.

THE VOTE—

Affirmative: Acting Chairman Kleinert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox. 4
Negative: 0

602-58-BZ—Vol. II

APPLICANT—Anthony M. Salvati, for Gelray Corporation, owner.

SUBJECT—Application for consideration—reopening as Vol. II subject to regular procedure—re Application, decision of the Borough Superintendent; previously granted on condition, under section 7e of the Zoning Resolution, to permit in a residence use district, the change in occupancy of an existing one story building from public garage to bowling alleys with cocktail lounge, luncheonette and snack bar.

PREMISES AFFECTED—2425-2435 Cropsey Avenue, northeast corner of Bay 37th Street, Block 6892, Lot 7, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leon Komondorea.

ACTION OF BOARD—Request to reopen withdrawn by applicant.

THE VOTE—

Affirmative: Acting Chairman Kleinert, Commissioner Sleeper and Commissioner Fox 3
Negative: 0
Absent: Commissioner Foley 1

91-45-BZ

APPLICANT—Ingram S. Carner, for Herman Kaplan, owner.

MINUTES

SUBJECT—Application for consideration—reopening for amendment of resolution—re Application, decision of the Borough Superintendent; previously granted on condition, under sections 7c and 7i of the Zoning Resolution, permitting in a business use district, the extension in area of an existing gasoline service station and the erection of a new office, lubritorium, auto laundry, brake testing, realigning and minor repairs.

PREMISES AFFECTED—61-20 to 61-26 Fresh Meadow Lane, west side, 111.40 feet south of Horace Harding Boulevard, Block 6901, Lots 42 and 45, Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Ingram S. Carner.

ACTION OF BOARD—Laid over to June 16, 1959, for complete vote.

THE VOTE TO REOPEN AND AMEND—

Affirmative: Acting Chairman Kleinert and Commissioner Sleeper 2
Negative: Commissioner Fox 1
Absent: Commissioner Foley 1

660-58-BZ

APPLICANT—Charles M. Spindler, for Amato Recine, owner.

SUBJECT—Application for consideration—reopening for amendment of resolution—re Application, decision of the Borough Superintendent; previously granted on condition, under sections 7f, 7i and 7e of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, auto washing, non-automatic, office, sale of accessories, minor repairs with hand tools only, safety inspection station and the parking and storage of motor vehicles all for a temporary term of fifteen (15) years.

PREMISES AFFECTED—3540 Boston Road and 3520 Mickel Avenue, southeast corner, Block 4724, Lot 61, Borough of The Bronx.

APPEARANCES—

For Applicant: Charles M. Spindler.

ACTION OF BOARD—Laid over to June 16, 1959, at 2 P. M. for complete vote of Board.

THE VOTE TO REOPEN AND AMEND—

Affirmative: Acting Chairman Kleinert and Commissioner Sleeper 2
Negative: Commissioner Fox 1
Absent: Commissioner Foley 1

778-50-BZ

APPLICANT—Gilbert Lazerus, for Lake City Estates, Inc., and Morris Maran, owners.

SUBJECT—Application for consideration—reopening for extension of time to complete—re Application, decision of the Borough Superintendent; previously granted on condition, under section 7e of the Zoning Resolution, permitting in a residence use district, the erection and maintenance of a business building, stores, for a term of years.

PREMISES AFFECTED—154-25 to 154-57 Horace Harding Boulevard and 59-61 154th Place, northeast corner, Block 6732, Lot 70, Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Seymour S. Ross.

ACTION OF BOARD—Laid over to June 16, 1959, at 2 P. M. for complete vote of the Board.

THE VOTE TO REOPEN AND AMEND—

Affirmative: Acting Chairman Kleinert 1
Negative: Commissioner Sleeper and Commissioner Fox 2
Absent: Commissioner Foley 1

Adjourned: 7:00 P. M.

JOSEPH J. DOYLE, *Chief Clerk.*

***CORRECTION**

The minutes of the meeting of the Board of Standards and Appeals held on May 12, 1959, as they appeared in Bulletin No. 19, Vol. 44, hereby corrected to read as follows:

326-53-BZ—Vol. II

APPLICANT—Ludwig P. Bono, for Emil Fabrello, owner.

SUBJECT—Application reopened October 7, 1958 as Vol. II—decision of the Borough Superintendent under section 7f of the Zoning Resolution, to permit in a business use district, an existing gasoline service station previously granted by the board, the enlargement in area by the addition of five vacant lots and the extension of the uses to include parking of more than five motor vehicles, it is proposed to install additional gasoline pumps, tanks and curb cuts.

PREMISES AFFECTED—1975 White Plains Road, 653 Sagamore Street, northwest corner and 1980 Birchall Street, Block 4256, Lots 42, 43, 44, 45, 46 and 51, Borough of The Bronx.

APPEARANCES—

For Applicant: Ludwig P. Bono.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Acting Chairman Kleinert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox. 4
Negative: 0

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on October 10, 1957 subject to regular procedure; and

WHEREAS, a public hearing was held on this application on April 21, 1959 after due notice by publication in the Bulletin; laid over to May 12, 1959, for inspection and decision; applicant to file additional plan showing proposed parking area; hearing closed; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site, Birchall Avenue and Amethyst Street are in a business use, B area, class 1¼ height district; White Plains Road is in business and manufacturing use, B area, class 1¼ height district; Sagamore Street is in business and residence use, B area, class 1¼ height districts; and

WHEREAS, the decision of the Borough Superintendent, dated July 31, 1958 acting on Alt. Applic. No. 653-58, reads:

"1. The extension of the plot for the use as a gas line & oil selling station, washing, motor vehicle repair & lubrication in a business use district is contrary to Article II Sec. 4 of the Z.R. and B.S.A. Resolution #326-53-BZ."

and

WHEREAS, the applicant states that the premises consist of a plot, 45.68 feet and 168.37 feet frontage by 50 feet and 49.45 feet in depth; that the present plot, old lot 51, extends only in front of existing gas station, and the additional plot, composed of lots 42, 43, 44, 45 and 46, on the north portion of the block, extends to the corner of White Plains Road and Birchall Avenue; that it is proposed to incorporate the corner plot in question for the purpose of parking of more than five motor vehicles and the servicing of cars by the installation of four additional pumps and six 550 gallon gasoline tanks to cope with the potential demand of this station at this strategic location; and

WHEREAS, the applicant states that a variance was granted for ten years by the Board under Cal. No. 326-53-BZ on July 28, 1953 under Section 7f of the Zoning Resolution, permitting in a business use district the erection and maintenance of a gasoline service station and oil selling station, lubrication, motor vehicle repairs and office; that subsequently working drawings submitted to the Board as being in substantial compliance with the Board's requirements were approved on December 22, 1953; that on March 2, 1954 the Board amended the resolution of December 22, 1953, only insofar as it referred to the greasing equipment,

MINUTES

and after approval of plans by the Building Department on March 3, 1954, Permit No. 353-54 was obtained on March 4, 1954 and work started; that the completion of the job, delayed by contractual deviations finally corrected, and by attempts to acquire more land, exceeded the time limit set by the Board according to Section 22 of the Zoning Resolution; that furthermore, as a result of space limitations and operational difficulties and irresponsible advice, the pumps were located within the required ten foot setback, and for these reasons an amendment was presented and obtained from the Board, a time extension and acceptance of the pump locations on June 4, 1957, and from the Building Department, the Certificate of Occupancy No. 23384 on February 18, 1958; and

WHEREAS, the applicant further states that on January 9, 1957 the owner was finally able to purchase the triangular adjacent lot referred to above; that it was untimely expenditure under an existing heavy mortgage load brought about by necessity and concern; that due to the smallness of the driving area, the circulation of cars in and out has always been a problem of inconvenience, danger and delays; that business was lost to the large competitors in the immediate vicinity because people either could not enter the premises nor were willing to wait for available space; that there is only space for one car for refueling while the second car has to wait on the sidewalk when facing south, or occupy and obstruct the space in front of the overhead doors when facing north; that not only was the gasoline sale lost but also the repair work, which is an essential part in the maintenance of this gas station; and

WHEREAS, the applicant contends that it will increase the owner's margin of profit by permitting an easier and quicker satisfaction of all his financial obligations and at the same time it will benefit the immediate neighborhood by a direct proximity, quicker service, more available washing space, elimination of sidewalk obstruction, avoidance of parking of cars on side streets, faster flow of traffic in and out of premises and safer conditions for pedestrians; and

WHEREAS, the applicant states that the present owner has held title to the property since June 1952 and January 9, 1957; that the assessed valuation of land is \$21,000 and of the building \$15,000 making a total of \$36,000; that the building was erected in 1954; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended that the application be granted under certain conditions; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision f of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7f *for a term of 15 years*, to permit in a business use district, the enlargement in area of an existing gasoline service station previously granted by the Board, by the addition of five vacant lots, and the extension of uses to include parking of more than five motor vehicles and the installation of additional gasoline pumps, tanks and curb cuts, *on condition* that all work shall be done as shown on plans filed marked "Received August 14, 1958," 3 sheets, "April 28, 1959," 1 sheet; that there may be four new pumps on one island a minimum of ten feet back from the Birchall Street and White Plains Road building lines; that spaces shall be reserved for parking of more than five cars along the 49.69 foot lot line to the south of the new additional lots; that new parking lots shall be permitted as shown on such plans with one 25 foot and one 30 foot curb cut to Birchall Street and two new curb cuts to White Plains Road, one 30 feet and one 25 feet in width; that the area of the new extension shall be paved with concrete, clean cinders or bluestone gravel with a tarvia binder; that a new 8 inch concrete block masonry wall shall be erected as shown on plans along the 49.69 foot lot line and return northly along the easterly line of Birchall Street 15 feet, as shown on the plan; that

the Texaco post standard and sign shall be relocated on the White Plains Road building line, as shown; that there shall be installed six 550 gallon approved gasoline tanks and four pumps on one island; that such fire fighting appliances shall be maintained as the Fire Commissioner shall direct; that existing drop curb cuts shall remain; that the existing six 550 gallon gasoline tanks and three gasoline pumps shall remain as shown on plan; that in all other respects the building and premises shall comply with all laws, rules and regulations applicable thereto; that all required permits and a certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

* Correction.—In the resolution, the term of the variance corrected to read "under Section 7f *for a term of 15 years*" as indicated in italics.

*CORRECTION

The minutes of the meeting of the Board of Standards and Appeals held on April 21, 1959, as they appeared in Bulletin No. 17, Vol. 44, hereby corrected to read as follows:

345-58-BZ

APPLICANT—Leo Kornblath, for Geray Comp, and Ethel Latt, owners.

SUBJECT—Application May 27, 1958, decision of the Borough Superintendent, under Sections 7c and 7f of the Zoning Resolution, to permit in a business use district, on a plot presently used for the parking of more than five (5) motor vehicles, the installation of gasoline tanks and pumps to be used in conjunction with the existing gasoline service station located on the adjoining lot.

PREMISES AFFECTED—2125 Jerome Avenue, west side, 70.65 feet south of West 181st Street, Block 3192, Lots 46 and 42, Borough of The Bronx.

APPEARANCES—

For Applicant: Leo Kornblath.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.
THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Kleintert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox 5

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on March 3, 1959 after due notice by publication in the Bulletin; laid over to March 31, 1959, for inspection and decision; hearing closed; then to April 14, 1959, for further study with report and decision; then to April 21, 1959, for applicant to consult examiner as to Borough Superintendent's decision with the Examiner; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site, Jerome Avenue and West 181st Street are in a business use, B area, class 1¼ height districts, Davidson Avenue is in business and residence use, B area, class 1¼ height district; and

WHEREAS, the decision of the Borough Superintendent, dated April 28, 1958 acting on Alt. Applic. No. 315-58, reads:

"1. The proposed extension of a gasoline service station in a business use district is contrary to Art. II Sec. 3 of the Zon. Res. and B.S.A. res. 835-26-BZ."

and

WHEREAS, the applicant states that the premises consist of a plot, 103.01 feet frontage by 90 feet in depth, irregular, located adjacent to an existing gas station at the northwest

MINUTES

corner of East 181st Street and Jerome Avenue; that both properties are leased and operated by Mr. Herman Kaplan personally; that it is proposed to reduce a traffic problem by erecting two additional islands with gas selling pumps on the site in question, and in so doing, allow cars wishing to make gasoline purchases to pull further along the property; that it is not requested at this time that any additional buildings or extensions for any purpose be erected; that due to the existing retaining wall at the rear of this property, necessary because of the grade condition, the present apartment house at the rear has its basement approximately 25 feet above the level of the proposed Jerome Avenue level of the proposed new gas pumps; that the present legal car parking area will still be maintained for the majority of the premises; and

WHEREAS, the applicant states that of utmost importance is the physical location of both of these properties; that East 181st Street meets Jerome Avenue and rises approximately 40 feet in grade in a northerly direction, as it intersects Davidson Avenue; that there now exists a curb cut on East 181st Street and a curb cut on Jerome Avenue for said gas station for ingress and egress of cars; that due to the aforementioned sharp increase in grade, which is quite prevalent for even the small corner plot, the entire gasoline station apron is a sharply warped surface; that this presents a serious problem of maneuverability for cars pulling into the gas station from East 181st Street and for all practical purposes, prevents any cars attempting to pull into the station from Jerome Avenue; that this has presented a traffic-blocking problem if more than two cars attempt to enter the station and, in essence, is severely curtailing the possibility of the lessee from utilizing these premises; and

WHEREAS, the applicant contends that due to the severe competition of the many gasoline selling stations presenting easy entrances and exits situated along Jerome Avenue, there has been a declining return on the lessee's investment each year; that this has reached such severe proportions that it is preventing the lessee from earning a livelihood; and

WHEREAS, the applicant states that the present owners have held title to the property since 1951 and that the assessed valuation of land is \$17,000; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application should be granted on condition; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision f of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is granted under Section 7f *for a term of 15 years*, to permit the additional lot No. 46 to be operated in conjunction with Lot 42, which was permitted to be occupied as a gasoline service station and repairing under Cal. No. 835-26-BZ, Vol. 1, by resolution adopted January 18, 1927, *on condition* that such additional lot No. 46 shall have all buildings and uses now on such lot removed and the premises leveled substantially to the grade of Jerome Avenue and maintained as proposed and as shown on plans showing proposed conditions marked "Received January 22, 1959," 4 sheets; that the existing parking lot shall have a fence or retaining wall on the lot line with an opening to connect such lot with the existing Lot 42 as shown; and to permit the erection of six approved low type gasoline pumps, where shown, not less than fifteen feet from the street building line, and twelve 550 gallon approved type gasoline storage tanks and the continuation of the office building, with existing curb cut from the premises to Jerome Avenue and an additional curb cut from the north not over 20 feet in width; that the surfacing of the plot shall be of concrete or asphaltic pavement; that sidewalks and curbing abutting the premises shall be reconstructed or repaired to the satisfaction of the Borough President; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that the term of this variance and the variance for Lot No. 42, expiring June 7, 1959, may be

extended so that variances for both lots will terminate on the same date; and that all permits shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

* Correction—In the resolution, the term of the variance corrected to read "*under Section 7f for a term of 15 years,*" as indicated in italics.

*CORRECTION

The minutes of the meeting of the Board of Standards and Appeals held on April 21, 1959, as they appeared in Bulletin No. 17, Vol. 44, hereby corrected to read as follows:

1006-54-SA

APPLICANT—Linde Company, Division of Union Carbide Corp., owner.

SUBJECT—Application reopened December 2, 1958 for amendment of resolution as to additional models of Linde Liquid Storage Tanks with Pumping Units for Oxygen, Nitrogen and Argon—re Linde Liquid Storage Tank with Pumping Unit for Oxygen, Nitrogen and Argon, Models LO-300, LO-600 and LO-1500; previously approved.

APPEARANCES—

For Applicant: R. M. Neary.

ACTION OF BOARD—Resolution amended in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Klein-

ert, Commissioner Foley and Commissioner Sleeper.. 4

Negative: 0

Absent: Commissioner Fox 1

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Calendar Number 1006-54-SA.

Subject: Amendment to resolution as to additional models of Linde Liquid Storage Tanks with Pumping Units for Oxygen, Nitrogen and Argon.

Linde Company, Division of Union Carbide Corporation, New York, Owner-Manufacturer, requested by filing an application dated November 14, 1958 that the resolution adopted January 8, 1957 under Calendar Number 1006-54-SA be amended so as to include additional models of the Linde Liquid Storage Tank with Pumping Unit for Oxygen, Nitrogen and Argon (Models 150 VST, 250 VST and 500 VST). The application was reopened by a vote of the Board, December 2, 1958.

Purpose

Insulated storage tanks with pump and vaporizers to supply high pressure gas and store liquid oxygen, nitrogen and argon above 6 psi. pressure.

Description

The requested models 150 VST, 250 VST and 500 VST are basically the same in construction and operation to the models LO-300, LO-600, LO-1500 approved January 8, 1957. The only difference being in the capacity of the units. The construction details of the three models are as follows:

LIQUID CONTAINER	MODELS		
	150 VST	250 VST	500 VST
Capacity (gal.)	1300	2175	4350
Design Pressure	84	34	34
Hvdrostatic Test	130	117.5	60
Outside Diameter	5' 0"	8' 6"	8' 6"
Steel Thickness	3/16"	3/16"	1/4"
Material	Stain. Steel	Everdur	Everdur
Safety-Valve Setting	65 psi	15	15
Bursting Disc	90 psi	30	30-36

MINUTES

OUTER CASING

Design Pressure	15 psi (ext)	15 psi (ext)	15 psi (ext)
Pneumatic Test	22½ psi (int)	22½ psi (int)	22½ psi (int)
Outside Diameter	6' 6"	10' 10"	11' 6"
Shell Thickness	3/8"	3/16"	9/16"
Material	Carbon Steel	Carbon Steel	Carbon Steel
Length or Height (approx.)	12' 4"	12' 5"	16' 9"

In all other respects the requested models and the approved models are similar. Each storage tank is constructed in accordance with the ASME Code for Unfired Pressure Vessels but those operating at 15 psi are not stamped "National Board" as permitted by the Code. The inner liquid container is protected by *both a safety valve and a bursting disc and the outer casing is protected by a safety device set to relieve positive internal pressure at not to exceed 5 psi.*

Recommendation

The Committee on Test recommends that the resolution adopted January 8, 1957 under Calendar Number 1006-54-SA be amended so as to include the model 150 VST, 250 VST and 500 VST storage tanks with pumps and vaporizers in addition to the LO-300, LO-600 and LO-1500 models previously approved on condition, that the requirements of the

resolution adopted January 8, 1957 under Calendar Number 1006-54-SA be complied with except that in installations made on industrial sites the minimum clearance between storage station and adjacent structures may be 5 feet if the walls of the adjacent structures are fire resistive in construction and with no openings in the walls within 25 feet of the storage station; the distance from storage station to wall openings in rooms used exclusively for the storage of oxygen and/or the charging of cylinders with oxygen may be reduced to 10 feet.

(Sgd.) SAMUEL L. BECKER,
Director,
JOHN A. DARTS,
Asst. Engr.,
GEORGE F. SKLENARIK,
Asst. Engr.,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby amend the above cited resolution in accordance with the above report.

* Correction—In the Report of Committee on Test, under the heading of *Description*, certain words of description are added in the last paragraph thereof, all as indicated in italics.

RULES

OIL BURNER RULES (217-21-SR)

RULES COVERING THE INSTALLATION AND USE OF OIL BURNING EQUIPMENT AND THE STORAGE OF OILS USED IN CONNECTION THEREWITH

Adopted by the Board of Standards and Appeals June 15, 1934, Amended July 12, 1935, January 28, 1936, December 4, 1936, July 1, 1941, June 15, 1948, July 13, 1951, September 14, 1956 and June 1, 1959, effective June 25, 1959.

(Superseding Fuel Oil Rules adopted by the Board of Standards and Appeals November 6, 1919; amended January 6, 1922; January 18, 1924; November 3, 1926; September 11, 1928; January 11, 1929; March 20, 1931; May 12, 1931; November 24, 1931; May 10, 1932; June 24, 1932; November 4, 1932)

Authority: Section 666, paragraph 2 of the New York City Charter.

AMENDMENTS TO OIL BURNER RULES.

- 2.5 CERTIFICATE OF OPERATION: a certificate of operation as provided for in section B26-58.0 of the administrative code shall mean the operating certificate or certificate of operation issued when required by the Department of Air Pollution Control upon completion of the installation of new or remodeled or reconstructed oil burning equipment.
- 2.6 COMMERCIAL INSTALLATIONS: Oil burner installations in buildings, other than dwellings when used for heating and/or generation of power for use on premises.
- 2.7 CONTROLS: Such electrical or mechanical devices as are installed for the purpose of providing safe and continuous or intermittent operation.
- 2.8 DISCHARGE LINE: That portion of the line between the discharge outlet of the pump and the burner oil inlet connection.

- 2.9 DOMESTIC INSTALLATIONS: Oil burner installations installed in dwellings as defined in these rules.
- 2.10 DWELLINGS: Buildings use exclusively for dwelling purposes and occupied by one or two families, including convents, rectories, and monasteries.
- 2.11 ELECTRICALLY GROUNDED: For protection against lightning shall mean storage tanks set directly in or on the ground and/or with underground piping connections. Where storage tanks without underground piping connections are built on bases above the surface of the earth outside of buildings, such storage tanks shall be grounded at two (2) points 180° (degrees) apart as follows:
 - 2.11.1 The conductor from tank to ground connection shall be of copper not smaller than No. 6 (.162") A.W.G. wire, or pipe not less than one-half inch (½") in diameter.
 - 2.11.2 One end of conductor shall be permanently and electrically bonded to tank. The other end shall be bonded to a ground connection consisting of a water pipe or a rod, pipe or plate having a surface area of not less than one hundred and ninety (190) square inches, buried in moist earth not less than two feet (2') below the surface of the earth.
- 2.12 FILL PIPE: That portion of the line between the fill pipe terminal and the fill pipe connection in the storage tank.
- 2.13 FIRE RETARDING MATERIALS:
 - 2.13.1 One half (½) inch plaster boards or asbestos boards, or three-eighths (¾) inch gypsum wall boards weighing not less than 16 pounds per square yard with pointed joints covered with No. 26 U. S. gauge sheet metal with one (1) inch lapped seams nailed to the wood beams when spaced not more than sixteen (16) inches on centers, or nailed to furring strips when the floor

RULES

- beams are spaced more than sixteen (16) inches on centers, or
- 2.13.2 Two thicknesses of one-quarter ($\frac{1}{4}$) inch asbestos boards laid with tight staggered joints and nailed to the beams, when spaced not more than sixteen (16) inches on centers, or nailed to furring strips when the floor beams are more than sixteen (16) inches on centers, or
- 2.13.3 Metal lath weighing not less than three pounds per square yard, attached to furring strips and plastered with Portland cement mortar at least three-quarters ($\frac{3}{4}$) inch thick.
- 2.13.4 Note—All fire retarding material to be applied as required in rules for fire retarding material of the Board of Standards and Appeals.
- 2.14 GROUND: An electrical conductor having capacity to absorb current.
- 2.15 INDUSTRIAL INSTALLATIONS: Oil burner installations for industrial purposes under same requirements as for Commercial Installations.
- 2.16 OIL: Any liquid mixture, substance or compound derived from petroleum, including kerosene and fuel oil as defined in section B26-47.0 (4) of the Administrative Code and Rule 3.
- 2.17 OIL BURNING EQUIPMENT: Any device including burners, oil burning heaters, internal combustion engines used for heating; power or other purposes designed for and/or using oil as defined in these rules.
- 2.18 OIL LEVEL INDICATING DEVICE: A means by which the level of the oil in a storage tank may be indicated.
- 2.19 OVERFLOW PIPE: A pipe which conveys, by gravity, the oil from the maximum level of an auxiliary tank to the storage tank or from the pump to the storage tank.
- 2.20 PERMANENT DEFORMATION: Wherever phrase, "without permanent deformation," is used in these rules it shall mean that the tanks or containers shall, after release of test pressure, resume their original size and shape.
- 2.21 PERMIT: Shall mean permit for storage of oil.
- 2.22 PORTLAND CEMENT CONCRETE: Shall mean a mixture of one (1) part cement and not more than two and one-half ($2\frac{1}{2}$) parts sand and five (5) parts of coarse aggregate and complying in all other respects with the requirements of C26-311.0 of the Administrative Building Code.
- 2.23 PREHEATER: A device designed for heating oil for the purpose of decreasing the viscosity.
- 2.24 RELIEF VALVE: A valve held shut by a spring or other means of automatically relieving pressure in excess of its setting.
- 2.25 RELIEF LINE: That portion of the line between the by-pass connection of the relief valve and the supply line or storage tank.
- 2.26 REMOTE CONTROL: A hand, electric, or mechanically-operated device to shut off the oil supply. A thermostat is not acceptable as a remote control.
- 2.27 SCAVENGING LINE: A line installed to permit the removal of water or foreign matter from a storage tank.
- 2.28 SHOP FABRICATED: Shall mean completely built in the shop of the tank manufacturer.
- 2.29 SHUT-OFF VALVE: A device that can be actuated to prevent the flow of liquid in a line of pipe.
- 2.30 STORAGE CONTAINER: Any container for oil connected to a burner or oil-burning heater and having a capacity of six (6) gallons or less.
- 2.31 STORAGE TANK: Any tank for oil having the capacity of two hundred and seventy-five (275) gallons or more, having a fill line and vent line connected thereto.
- 2.32 STORAGE TANK AUXILIARY: Any container for oil having a capacity of not over 60 gallons and used as an intermediary tank for gravity feed and equipped with an automatic or manually operated pump.
- 2.33 SUPPLY LINE: That portion of the line between the storage tank and the pump oil inlet connection or hand valve. Where a pump is not used, it shall be that portion of the line between storage tank and burner and burner oil inlet connection or hand valve.
- 2.34 TEST WELL: An opening in the top of the storage tank or a straight pipe connected to such opening through which a gauge stick may be inserted into the storage tank.
- 2.35 TRANSFER PUMP: An oil pump that is not an integral part of the burner and which is installed between storage tank and burner.
- 2.36 VENT PIPE: That portion of the line between vent pipe terminal and vent pipe connection in the storage tank.
- 6.5 Tanks Located Along Line of Subways.
- 6.5.2 For the purpose of this rule a subway shall be deemed to be any covered subsurface railroad or rapid transit roadbed.
- 10.1 Permits.
- 10.1.1 No oil burner installation of more than six (6) gallons capacity shall be operated until after a Certificate of Approval has been issued by the Commissioner of Buildings and a permit for the storage of fuel oil has been issued by the Fire Commissioner, except that temporary operation shall be permitted upon the filing by the licensed oil burner installer of a certified statement that such equipment conforms with the approved application for a work permit and plan submitted therewith, and with applicable provisions of law.
- 10.1.2 Application for Fire Department permit for the storage of fuel oil shall be made within ten days after the completion of the installation by the installer who holds a Certificate of License issued by the Commissioner of Buildings on forms furnished by the Commissioner of Buildings which shall include the location of the building in which the installation has been made, name and address of installer, quantity of fuel oil to be stored and signature of the owner.
- 10.1.3 No certificate or approval shall be issued by the Commissioner of Buildings and no fuel oil storage permit shall be issued by the Fire Commissioner until the installer has furnished a certified statement to the Commissioner of Buildings that the installation complies with all requirements, and that the CO_2 content of the flue gas by actual test of the completed installation is not less than 8 percent without smoking.
- 10.2 Plans to be Filed Where Structural Considerations Are Involved.
- 10.2.1 The installer shall file with the Commissioner of Buildings plans showing the size and location of all storage tanks having a capacity greater than 275 gallons where such tanks are to be installed either inside of buildings in or below the lowest floor level or outside of buildings below ground.

3
University of Illinois Library
Serials Dept.
Urbana, Ill.

RULES

Plans, however, shall be filed where 275 gallon tanks are to be buried and for all multiple dwellings and for all places of public assembly. All such plans shall show compliance with all structural requirements and shall show all salient features of the installation. Plans shall also be approved by the New York City Transit Authority within the limitation in Rule 6.5.1 for all tanks located in or outside of buildings along the line of subways under its jurisdiction.

10.3 Inspection and Tests of Installations of Storage Tanks and Piping.

10.3.1 All fuel storage tanks and piping installed, as required to be tested by these Oil Burner Rules, shall after installation, except as indicated in this section, be tested by the installer in the manner and to the pressures set forth in this section, and proved tight before any fuel oil system shall be placed in operation. A certified statement by the installer attesting to such installation and test shall be filed with the Commissioner of Buildings.

10.4.1 When application for permit for the storage of fuel oil is made, as provide for in Rule 10.1, a fee covering the permit shall be paid to the Fire Department in accordance with the schedule given in the Administrative Code.

10.5 Except as otherwise provided for in Rule 11, oil burning installations shall be inspected as required by the Commissioner of Buildings and if it is determined that the installation complies with the requirements of the administrative code, the rules of the Board of Standards and Appeals and all laws and regulations applicable thereto, a certificate of approval shall be issued by the Commissioner of Buildings.

12.2 Adequate ventilation, at least 15 square inches clear opening per gallon of oil per hour, required to fire the equipment to gross output shall be provided in all rooms in which burners are installed. If the fixed ventilation is supplied mechanically, it shall be electrically interlocked with the burner, and it shall be capable of supplying at least 36 CFM of air per gallon oil per hour, required to fire the equipment to gross output. It shall also be capable of maintaining an air pres-

sure in the boiler room when the burner is in operation, no less than the outdoor atmospheric pressure at the same time and elevation.

15.2 Except as provided in Rule 15.2.1 every heating system in which the oil is preheated or systems not fully automatic when operating shall be under the direct supervision of a person holding a certificate of fitness issued by the Fire Commissioner and who shall be in the building at all times while the burners are in operation, except, that a person holding a certificate of qualification as a licensed engineer or as a licensed fireman issued after May 1, 1941, under the provisions of C-26-213.0 of the Administrative Building Code, or a person with such license issued prior to May 1, 1941 carrying an endorsement reading "Oil Burners" shall not be required to obtain such certificate.

15.2.1 The provisions of Rule 15.2 shall not apply to heating systems in residential occupancies where the building or the building units are contiguous on a site or plot under common ownership, and when such systems are equipped with approved, fully automatic, self-checking electrical safety controls which will shut down the system or systems within five (5) seconds following oil flame failure. The collective number of such heating systems, while in operation, shall be under the care and supervision of one person holding a certificate of fitness issued by the Fire Commissioner and who is regularly employed on full time, and resides on the premises, and whose employment has as one of its purposes the operating and maintenance of the oil burner, except that a person holding a certificate of qualification as a licensed engineer or as a licensed fireman issued after May 1, 1941 under the provision of C-26-213.0 of the Administrative Building Code, or a person with such license issued prior to May 1, 1941 carrying an endorsement reading "Oil Burner, shall not be required to obtain such certificate. The safety controls shall be reset for burner operation only by the person holding the certificate of fitness or license referred to in this section, or by an installer holding a certificate of license issued by the Commissioner of Buildings for the installation of such oil burning equipment.

52.05
EW
287

LIBRARY OF THE

BULLETIN

OF THE

JUL 13 1959

UNIVERSITY OF ILLINOIS

BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

Issued under authority of Chapter 27, Section 665 of the Charter of the City of New York

Published weekly by the Board of Standards and Appeals at its office, 80 Lafayette Street, 9th Floor, Manhattan, New York 13, N. Y.

Vol. XLIV

Subscription
\$15.00 a year

June 25, 1959

Single Copies, 25 cents
By Mail, 35 cents

No. 25

DIRECTORY

BOARD OF STANDARDS AND APPEALS

MAX H. FOLEY, Chairman
EDWIN W. KLEINERT, Vice Chairman
HAROLD R. SLEEPER
HUGH P. FOX
SAMUEL L. BECKER

JOSEPH J. DOYLE, *Chief Clerk*

OFFICE—80 Lafayette Street, 9th Floor, Manhattan, New York 13, N. Y.

TELEPHONE—WHitehall 3-3600, Extensions 2600-2609, 2769-2770 and 3020-3024.

CONTENTS

Docket.

Notice of Hearing Calendar.

Minutes of Regular Meeting, Tuesday Morning, June 16, 1959, Affecting Calendar Numbers 842-26-BZ—Vol. II, 214-27-BZ—Vol. II, 1050-38-BZ—Vol. II, 271-48-BZ—Vol. III, 384-50-BZ—Vol. II, 613-54-BZ—Vol. II, 814-55-BZ—Vol. II, 145-56-BZ—Vol. II, 672-56-BZ—Vol. II, 623-58-BZ, 762-58-BZ, 7-59-BZ, 24-59-BZ, 203-59-A, 32-59-BZ, 57-59-BZ, 194-59-BZ, 320-59-BZ, 962-28-BZ—Vol. II, 276-46-BZ, 447-48-BZ—Vol. II, 767-58-BZ, 85-59-BZ, 86-59-A, 135-59-BZ, 145-59-BZ and 76-59-A.

Minutes of Regular Meeting, Tuesday Afternoon, June 16, 1959, Affecting Calendar Numbers 974-47-A—Vol. II, 783-52-A—Vol. II, 1238-23-A—Vol. II, 201-58-A, 279-59-A, 288-59-A, 289-59-A, 290-59-A, 291-59-A, 292-59-A, 293-59-A, 294-59-A, 295-59-A, 296-59-A, 297-59-A, 298-59-A, 299-59-A, 300-59-A, 301-59-A, 302-59-A, 303-59-A, 304-59-A, 305-59-A, 306-59-A, 307-59-A, 308-59-A, 91-45-BZ, 338-46-BZ—Vol. II, 773-47-BZ—Vol. III; 773-47-BZ—Vol. II, 37-50-BZ—Vol. II, 778-50-BZ, 202-54-BZ—Vol. II, 348-56-BZ, 612-57-BZ, 61-58-BZ, 63-58-BZ, 649-58-BZ, 938-57-BZ, 660-58-BZ, 5-33-BZ—Vol. III, 395-46-BZ—Vol. II, 346-48-BZ, 499-48-BZ—Vol. II, 401-53-BZ, 445-53-BZ, 958-54-BZ—Vol. III, 335-58-BZ—Vol. I, 336-58-A and 335-58-BZ—Vol. II.

Corrections Affecting Calendar Number 738-57-BZ.

Oil Burner Rules.

PUBLIC HEARINGS

Tuesdays at 10 a.m. and 2 p.m.

Special meetings as published in this Bulletin.

All hearings are held at 80 Lafayette Street, 9th Floor, Borough of Manhattan.

NOTICE TO APPELLANTS AND APPLICANTS

No appeal or application will be entertained in connection with which court proceedings are pending or in progress, unless exception is granted by the chairman, nor accepted which is not filed within thirty days from the date of the action of the Administrative Official.

Any communication purporting to be an appeal or application shall be regarded as a mere notice of intention to seek relief until it is filed on the form required by the rules of this board.

Upon receipt of any such communication the writer will be supplied with the official forms for presenting his appeal or application.

At the time of filing an appeal or application, the appellant or applicant shall forward a signed notice of appeal addressed to the Administrative Official either Borough Superintendent of Buildings or Fire Commissioner and file with this board a duplicate of said notice.

Appellants and applicants are advised that their plans must indicate the points of the compass so as to establish the true location and position of the property, the subject of the appeal or application.

Appeals and applications will be simplified and disposition of same expedited by conforming to these directions.

MAX H. FOLEY, *Chairman*

HOURS OF CONSULTATION

10 A.M. to 1 P.M.

Any person desiring to consult the Chairman, the Commissioners, Director or the Engineers, pertaining to the work of the board, will be seen only between the hours of ten in the morning and one in the afternoon—Saturdays excepted.

CALENDAR

DOCKET

New Cases Filed up to June 16, 1959

Cal. No. Dept. Premises Affected

377-59-BZ—B.M.—2182-2186 Broadway, east side, 25.9 feet north of West 77th Street, and 227 West 77th Street, Block 1169, Lot 17, Borough of Manhattan, Alt. 824-59—re signs on marquee—business use district.

378-59-A—B.M.—2182-2186 Broadway, east side, 25.9 feet north of West 77th Street, 227 West 77th Street, first floor, Block 1169, Lot 17, Borough of Manhattan, Alt. 824-59—re change of use to food market, etc.

379-59-BZ—B.Q.—64-06 Queens Boulevard, south side, 41.2 feet east of 64th Street, Block 2325, Lots 32-36 inclusive, Woodside, Borough of Queens, N.B. 1996-59—re erection of warehouse, storage and sale of lumber, office, showroom, garage, etc.; area excessive—business and residence use, B and C area district.

380-59-BZ—B.Q.—76-20 (76-12 to 76-26 displayed) Parsons Boulevard, west side, 96.99 feet south of mapped 76th Avenue, Block 6810, Lots 52 and 58, Block 6811, lot 35, Flushing, Borough of Queens, N.B. 2046-59—re commercial building to be occupied for storage, public market and parking and storage of customers and employees cars—no fee to be charged, etc.—residence use district.

381-59-BZ—B.Bx.—801-803 Astor Avenue, northeast corner of Barnes Avenue, Block 4353, Lots 5, 6 and 7, Borough of The Bronx, Alt. 479-59—re extension of synagogue—residence use, E area district.

382-59-BZ—B.Q.—23-02 to 23-12 (23-06 official) Francis Lewis Boulevard, and 163-10 to 163-18 23rd Avenue, southwest corner, Block 4897, Lot 10, Bayside, Borough of Queens, N.B. 521-58—re gasoline service station, lubrication, auto washing (non-automatic), office, sales of accessories, minor repairs with hand tools only, parking and storage of motor vehicles; ground sign—local retail and residence use district.

383-59-A—B.Q.—98-11 101st Avenue, north side, 87.50 feet east of 98th Street, 1st floor, Block 9075, Lots 54 and 154, Ozone Park, Borough of Queens, Alt. 1544-58—re use of a frame building for a factory.

384-59-BZ—B.Q.—254-14 to 254-30 (254-20 official) Hillside Avenue, south side, 93.78 feet east of Little Neck Parkway, Floral Park, Borough of Queens, N.B. 1820-59—re gasoline and service station, lubritorium, car washing, minor auto repairs, parking and storage of motor vehicles, etc.; ground sign—retail use district.

385-59-SA—Bengal Domestic Gas Cooking Range with gas kitchen heating section, Models 76-171, 76-175, 76-179, 84-841, 84-861A and 84-871L, manufactured by Boston Stove Co., Appliance.

386-59-SA—Carrier 41E Weathermaker, water cooled air conditioning units, manufactured by Carrier Corp., Appliance.

387-59-SA—Carrier Hot Water Boilers Oil Fired, Series 61H and 61G, Models 61H1 to 61H11 and 61H33 to 61H41, 61G 1-2-3, 61H31—32-33, manufactured by Carrier Corp., Appliance.

388-59-SA—Carrier Hot Water Boilers Gas Fired, Series 61H, Models 61H1 to 61H11 and 61H33 to 61H41, manufactured by Carrier Corp., Appliance.

389-59-A—B.M.—520 West Broadway and 143 Bleecker Street, northwest corner, 2nd to 7th floors inclusive, Block 537, Lot 33, Borough of Manhattan, Alt. 84-59—re egress.

390-59-SA—Magic Chef Gas-fired Heater Range, Models 8690, 8693, 8696, 9690 and 9696, manufactured Magic Chef, Appliance.

391-59-SM—Circulgrid Light Controlling and Diffusing Louver for Luminous Ceilings and Light Fixtures, manufactured by J. A. Wilson Lighting and Display, Inc., Material.

392-59-SM—Albina Clumber, Air or Electric Operated for use in pairs as a swing stage, or as a single unit with a basket, manufactured by Albina Engine and Machine Works, Inc., Material.

393-59-BZ—B.Bx.—2805 Edson Avenue, northwest corner of Bartow Avenue, Block 4800, Lot 29, Borough of The Bronx, N.B. 274-59—re gasoline service station, lubritorium, minor repairs, car washing, parking of motor vehicles awaiting service, etc.—local retail use district.

394-59-SM—Woodall Industries Inc. 1/8 Inch Lamidall Asbestos Panel—wall covering material, manufactured by Woodall Industries, Inc., Material.

395-59-BZ—B.B.—2301-2305 Voorhies Avenue and 2685-2693 East 23rd Street, northeast corner, Block 7468, Lots 60 and 61, Borough of Brooklyn, Alt. 1707-59—re parking and storage of more than five cars, etc.—local retail use district.

396-59-A—B.Q.—60-04 Marathon Parkway, southwest corner of 60th Avenue, Block 8304, Lot 73, Little Neck, Borough of Queens, Alt. 685-59—re professional offices in the existing brick-veneer frame building.

Restored to Docket

346-48-BZ—B.M.—452-460 West 167th Street, south side, 119 feet 3 7/8 inches east of Amsterdam Avenue, Block 2111, Lot 92, Borough of Manhattan, Alt. 2170-47—re-opened for consideration as to extension of term of variance—re parking of more than five motor vehicles and an upholstery shop—residence and business use district.

395-46-BZ—Vol. II—B.B.—1727-1737 Bedford Avenue and 112-122 Sullivan Street, southeast corner, Block 1307, Lot 6, Borough of Brooklyn, Alt. 685-59—re gasoline service station, lubritorium, office, storage, minor auto repairs and parking and storage of more than 5 motor vehicles—business use district.

CALENDAR

401-53-BZ—Vol. II—B.BX.—1875 Bruckner Boulevard and 1003 Underhill Avenue, northwest corner, Block 3731, Lots 1 and 75, Borough of The Bronx, Alt. 334-59—re use of house trailer as a model and office, etc.—residence use district.

499-48-BZ—Vol. II—B.B.—2822-2830 West 21st Street, west side, 160 feet south of Neptune Avenue, Block 7017, Lot 20, part of Lot 14, Borough of Brooklyn, Alt. 2301-53—reopened for consideration of extension of term of variance—re parking and storage of motor vehicles for owner's, patrons' and employees' cars (no fee to be charged)—residence use district.

5-33-BZ—Vol. III—B.Bx.—3800-3812 Boston Road and 3480-3490 Baychester Avenue, southeast corner, Block 5257, Lot 1, Borough of The Bronx, Alt. 379-59—re area of lot reduced, gasoline service station, lubritorium, car wash, etc.—Business, retail and residence use district.

958-54-BZ—Vol. III—B.M.—80-84 East 111th Street, south side, 114 feet west of Park Avenue, Block 1616, Lot 42, Borough of Manhattan, Alt. 749-59—re increase in size of the mezzanine and extension of a non-conforming use—residence use district.

445-53-BZ—B.Bx.—1158 Close Avenue, east side, 174.69 feet south of Westchester Avenue, Block 3736, Lot 30, Borough of The Bronx, Alt. 387-59—reopened for consideration as to extension of term of variance—re motor vehicle repair shop and parking and storage of more than five (5) motor vehicles—business use district.

335-58-BZ—Vol. II—B.M.—24-28 Central Park South, 275 feet west of Grand Army Plaza, Block 1274, Lot 27, Borough of Manhattan, Amendment to N.B. 182-58—business use in a residence use district; 100 percent occupancy of the first floor.

DESIGNATIONS: B—Department of Buildings; B.B.—Department of Buildings, Brooklyn; B.M.—Department of Buildings, Manhattan; B.Q.—Department of Buildings, Queens; B.R.—Department of Buildings, Richmond; B.Bx.—Department of Buildings, Bronx; H.D.—Health Department; F.D.—Fire Department, and M. and A.—Dept. of Marine and Aviation.

RULES

	Last Publication
Arc and Gas Welding and Oxygen Cutting	Nov. 27, 1956.
Carbon Dioxide Liquefier, Rules..	Mar. 18, 1947—Vol. 32, No. 11
Cements, Air Entraining Portland, Rules for Approval and Use of.	April 12, 1955.
Cements, Blended, Rules for Testing and Use of	Mar. 15, 1955—Vol. 40, No. 11
Certificate of Occupancy, approved form	Dec. 28, 1943—Vol. 28, No. 52A
Concrete Flat Slabs, Rules	July 13, 1937—Vol. 22, No. 28
Concrete Masonry Units, Rules for Manufacture, Testing and Use of	April 24, 1951—Vol. 36, No. 7A
Dry Cleaning Establishments, Rules Covering	Sept. 15, 1955.
Concrete Rules (Hydrated Lime)..	Aug. 3, 1937—Vol. 22, No. 31
Elevator Rules	Mar. 3, 1936—Vol. 21, No. 9
Erection, Alteration, Repair, Excavation for and Demolition of Buildings	Feb. 1, 1956.
Exit Rules (Revolving Doors) ...	June 15, 1937—Vol. 22, No. 24
Exterior Veneering Materials, Rules for	Mar. 11, 1952—Vol. 37, No. 11A

	Last Publication
Factory Exit Rules	Feb. 22, 1955.
Fire Alarm Rules (Interior).....	April 15, 1958.
Fire Drill Rules	April 15, 1958.
Fire Resistive, Flameproof Materials, etc., Rules for Testing of Fire Retarding Rules for Garages, Motor Vehicle Repair Shops and Oil Selling Stations	Jan. 8, 1957.
Fireproof Wood, Testing of	Apr. 22, 1952—Vol. 37, No. 17
Gas Shut-Off Rules	Apr. 13, 1937—Vol. 22, No. 15
Hatchway Protection	Apr. 7, 1925—Vol. 10, No. 14
Insulating Fibre Board Rules	June 5, 1928—Vol. 13, No. 23
Methyl Chloride Rules for Class B and C Refrigerating Systems...	Mar. 25, 1952—Vol. 37, No. 13A
Oil Burner Rules	Feb. 11, 1947—Vol. 32, No. 6
Opening Protective Assemblies, Rules for Inspection of	June, 25, 1959.
Parking and Storage of Motor Vehicles—Rules of Commissioner of Housing and Buildings	May 27, 1954.
Plumbing Rules	Sept. 7, 1948—Vol. 33, No. 36
Plumbing Rules (Submerged Inlets; Protective Methods to Prevent Contamination of Water Supply) Procedure, Rules of	Aug. 3, 1937—Vol. 22, No. 31
Smoking in Factories, Rules for..	Nov. 13, 1956.
Spraying and Drying of Paints, Varnishes, Lacquers, etc.	Sept. 7, 1937—Vol. 22, No. 36
Sprinkler, Rules	April 15, 1958.
Standpipe Fireline Rules	Mar. 4, 1958.
Structural Alterations, Reporting.	June 29, 1937—Vol. 22, No. 26
Wire Glass Rules (Amendment to Rule 505 of Industrial Code).	June 8, 1937—Vol. 22, No. 23
	June 7, 1932—Vol. 17, No. 23
	Sept. 3, 1946—Vol. 31, No. 36

Zoning Resolution, Rule to Supplement Section 19-A—July 11, 1958.

Section I, List of Approved Gas Fired Heating Equipment, Gas Burner and Heater Accessories. Oil Fired Heating Equipment and Oil Burner and Heater Accessories, issued June 1, 1955, listing all approvals through May 24, 1955

Section II, List of Approved Concrete and Clay Products, issued June 27, 1958, listing all approvals through July 2, 1957.

These pamphlets may be purchased at 80 Lafayette Street, Manhattan. Single Copies \$1.25; By Mail—\$1.50.

Further Sections will be published, containing other approved materials and appliances.

JUNE 30, 1959, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, June 30, 1959, at 10 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:

275-59-BZ

APPLICANT—Voorhees Walker Smith, Smith and Haines, for The Cooper Union for the Advancement of Science and Art, owner.

SUBJECT—Application April 30, 1959—decision of the Borough Superintendent, under sections 21 and 19A(j) of the Zoning Resolution, to permit in a C area district, the erection of a structure occupying more than the permitted area coverage and with a loading berth, not required, less than 25 feet from the street intersection.

PREMISES AFFECTED—51 Astor Place, north side from 3rd to 4th Avenues, 24, 3rd Avenue, 45, 4th Avenue and 100 East 9th Street, Block 554, Lot 35, Borough of Manhattan.

13-33-BZ—Vol III

APPLICANT—Henry J. Nurick, for Carjack Petroleum Corp., owner.

SUBJECT—Application reopened April 7, 1959 as Volume III—decision of the Borough Superintendent, under sections 7c and 7i of the Zoning Resolution, to permit in a business use district the alteration and modernization of the existing gasoline service station.

PREMISES AFFECTED—116-124 Kings Highway and 1652-1658 Stillwell Avenue, southwest corner, Block 6253, Lot 29, Borough of Brooklyn.

166-59-BZ

APPLICANT—Lama, Proskauer and Prober, for Salvatore Martinelli, owner.

CALENDAR

SUBJECT—Application March 17, 1959—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the erection of a one story building to be used as a retail shop, lunchroom, work room, storage room and parking of patrons cars in the unbuilt upon portion of the plot for a term of fifteen (15) years.

PREMISES AFFECTED—151-07 North Conduit Avenue, and 135-01 to 135-13 151st Place, northeast corner, and 151-40 to 151-42 135th Avenue, Block 12133, Lot 1, Jamaica, Borough of Queens.

146-59-BZ

APPLICANT—Fred C. Dahlem for Samuel Simon, owner.
SUBJECT—Application March 12, 1959—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot, for the parking and storage of more than five (5) motor vehicles.

PREMISES AFFECTED—686-688 Gerard Avenue, east side, 180 feet north of East 153rd Street, Block 2473, Lot 8, Borough of The Bronx.

895-47-BZ—Vol. II

APPLICANT—Goldwater & Flynn, for H.A.M. Realty Corp., owner; The New York Riverside Memorial Chapel, Inc., lessee.

SUBJECT—Application reopened March 20, 1959 as Volume II—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a residence use district, the reconstruction of the present structure and continue the present use of funeral chapel and one family dwelling for caretaker with parking of cars for patrons.

PREMISES AFFECTED—1963-1967 Grand Concourse and 160 East 179th Street, southwest corner, Block 2808, Lots 42, 44 and 46, Borough of The Bronx.

177-59-BZ

APPLICANT—Leonard F. Rothkrug, and Atkins and Ross, for Crest Towers, Incorporated, owners.

SUBJECT—Application March 20, 1959—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district the maintenance of the premises for the non-transient parking and storage of pleasure type vehicles for a temporary term of five (5) years.

PREMISES AFFECTED—2233-2235 Creston Avenue, northwest corner of East 182nd Street, Block 3171, Lots 41 and 42, Borough of The Bronx.

729-52-BZ—Vol. III

APPLICANT—Haus & Bresin, for Allerton Three, owner.
SUBJECT—Application reopened May 5, 1959 as Volume III—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a local retail use district, the erection and maintenance of a gasoline service station for a temporary term of fifteen (15) years.

PREMISES AFFECTED—25-15 Francis Lewis Boulevard, east side, 36.21 feet south of 25th Avenue, Block 5769, Lot 18 (tentative new lot) and parts of Lots 23 and 24, Flushing, Borough of Queens.

19-59-BZ

APPLICANT—Morris Kweller, owner.

SUBJECT—Application January 9, 1959—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a DD area district, the construction of a one story and cellar extension to the present dwelling, occupying more than the permitted area.

PREMISES AFFECTED—144-36 76th Avenue, south side, 156 feet west of 147th Street, Block 6666, Lot 22, Flushing, Borough of Queens.

14-59-BZ

APPLICANT—Ervin Palmer for Hyman Perl, owner.

SUBJECT—Application January 5, 1959—decision of the Borough Superintendent, under section 7e of the Zoning

Resolution, to permit in a residence use district the change of use of an existing building from stable to manufacturing of walk-in refrigerators using power tools and saws, storage and offices.

PREMISES AFFECTED—182 Thompson Street, east side, 125 feet south of Bleecker Street, Block 525, Lot 41, Borough of Manhattan.

184-59-BZ

APPLICANT—Dominick Salvati and Son, for L and F Realty Corporation, owner.

SUBJECT—Application March 24, 1959—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a D area district, the erection of a one story building occupying more than the permitted area.

PREMISES AFFECTED—333 Avenue X, north side, 20 feet west of West Street, Block 7175, Lot 39, Borough of Brooklyn.

258-56-BZ

APPLICANT—Lama, Proskauer and Prober, for Alfred Marer, owner.

SUBJECT—Application reopened June 2, 1959 for consideration as to extension of time to complete—expired December 17, 1958—decision of the Borough Superintendent, previously granted on condition under sections 7f, 7e, 7i, 7h and 7A of the Zoning Resolution, permitting in a retail and residence use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, minor repairs, storage room, office and sales, and parking and storage of motor vehicles, for a term of fifteen (15) years, with show windows, sign and entrance within 75 feet of a residence use district.

PREMISES AFFECTED—3933-3943 Laconia Avenue and 1060-1068 East 224th Street, southwest corner, Block 4870, Lot 64, Borough of The Bronx.

753-57-BZ

APPLICANT—Leonard F. Rothkrug, for Prisco Luongo, owner; Dolphas Kelly, doing business as Kelly's Auto Repairs, lessee.

SUBJECT—Application reopened June 2, 1959 for extension of time to complete, expired November 13, 1958—decision of the Borough Superintendent, previously granted on condition, under section 7i of the Zoning Resolution, permitting in a business use district, the change in use from storage to motor vehicle repair shop in the existing one story extension for a term of ten (10) years.

PREMISES AFFECTED—1263 Bedford Avenue and 9 Herkimer Street, northeast corner, Block 1860, Lot 1, Borough of Brooklyn.

63-49-BZ

APPLICANT—Paul Friedman, for Sundry Service Station, Inc., owner.

SUBJECT—Application reopened May 19, 1959 for consideration as to extension of term of variance, expired April 12, 1959—decision of the Borough Superintendent, previously granted on condition under sections 7e and 7f of the Zoning Resolution, permitting in a local retail and retail use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry, sales room and office for a term of ten (10) years.

PREMISES AFFECTED—117-01 to 117-11 Springfield Boulevard and 216-02 to 216-10 Linden Boulevard, southeast corner, Block 12734, Lot 8, St. Albans, Borough of Queens.

The following cases were laid over from previous public hearings for reasons published in the MINUTES of such hearings.

192-24-BZ—Vol. II

APPLICANT—Frederick A. Ketcher, for Jerome Evander Corp., owner; Jack Grotzky, lessee.

SUBJECT—Application reopened December 9, 1958 as Vol. II—decision of the Borough Superintendent, under

CALENDAR

sections 7c and 7i of the Zoning Resolution, to permit in a business use district, in an existing two story building occupied as a public garage, the use of the store areas on the first floor for sales and service for ignition and carburetors and parts; and as a motor vehicle repair shop with hand tools only and incidental welding.

PREMISES AFFECTED—2359-2369 Jerome Avenue, west side, 60.26 feet south of West 184th Street, Block 3198, Lot 18, Borough of The Bronx.

Hearing Closed.—Laid over to June 30, 1959, for decision; applicant to file new plans showing actual existing conditions and a new decision of the Borough Superintendent as to store, signs, etc.

870-55-BZ—Vol. II

APPLICANT—Lama, Proskauer & Prober, for Joseph Stumer, owner.

SUBJECT—Application reopened March 10, 1959 as Volume II—decision of the Borough Superintendent, under sections 7f, 7i, and 7e of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of an auto showroom, gasoline service station, lubritorium, car wash, minor auto repairs, hand tools only, office and sales, storage room, parking and storage of motor vehicles.

PREMISES AFFECTED—5402-5412 Church Avenue and 261-271 East 54th Street, southeast corner, Block 4702, Lot 1, Borough of Brooklyn.

Hearing Closed.—Laid over to June 30, 1959, for inspection and decision.

61-59-BZ

APPLICANT—Leonard F. Rothkrug for Hammersley Restaurant Corporation, owner, doing business as Ernie's Corner.

SUBJECT—Application February 3, 1959—decision of the Borough Superintendent, under sections 7c and 21 of the Zoning Resolution, to permit in a residence use, D-1 area district the extension of an existing restaurant and bar into an existing two car garage thereby exceeding the permitted area.

PREMISES AFFECTED—1768 Hammersley Avenue, southwest corner of Wickham Avenue, Block 4774, Lot 9, Borough of The Bronx.

Hearing Closed.—Laid over to June 30, 1959, for inspection and decision.

302-29-BZ—Vol. V.

APPLICANT—Reginald S. Hardy, for Max Mintz, owner.

SUBJECT—Application reopened April 7, 1959 as Volume V—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a business and residence use district, the change in use of an existing building from garage to food market.

PREMISES AFFECTED—146-156 East 98th Street and 1159-1171 Winthrop Street, Block 4616, Lot 38, Borough of Brooklyn, northwest corner.

Hearing Closed.—Laid over to June 30, 1959, for inspection and decision; applicant to file revised plans showing elimination of skylights and signs desired.

384-50-BZ—Vol. II

APPLICANT—Tito di Vincenzo, for Edward Wilson and Catherine Kennedy, owners; J & J Perry's Drug Store, lessee.

SUBJECT—Application reopened November 12, 1958 as Vol. II—decision of the Borough Superintendent under sections 7e and 21 of the Zoning Resolution, to permit in a residence use, B area district in an existing one story building used for wholesale drug storage the erection of an extension to the first floor and a new second story. The proposed building will exceed the permitted area coverage.

PREMISES AFFECTED—9 Hillside Avenue, south side, 102 feet 2 inches east of Broadway, Block 2170, Lot 104, Borough of Manhattan.

Hearing closed.—Laid over to June 30, 1959, for inspection and decision.

814-55-BZ—Vol. II

APPLICANT—Fred C. Dahlem, for Jack Starr, owner.

SUBJECT—Application reopened January 20, 1959 as Volume II—decision of the Borough Superintendent, under sections 7f and 7i of the Zoning Resolution, to permit in a business and residence use district, the erection and maintenance of a gasoline service station, on the business portion of the plot, with accessory uses of lubritorium, office, minor motor vehicle repairs with hand tools, car wash and ground sign.

PREMISES AFFECTED—295-299 East 165th Street, northeast corner of College Avenue, Block 2433, Lot 1 and 6, Borough of The Bronx.

Hearing closed.—Laid over to June 30, 1959, for inspection and decision.

24-59-BZ

APPLICANT—Reginald S. Hardy for Bohack Realty Corporation, owner.

SUBJECT—Application January 13, 1959—decision of the Borough Superintendent, under sections 7c and 21 of the Zoning Resolution, to permit in a local retail and residence use, D area district, the erection of a one story and cellar structure for use as a retail supermarket with accessory parking extending into the residence portion of the premises, the proposed business sign extends above the first floor ceiling and the proposed building encroaches on the required rear yard.

PREMISES AFFECTED—298 West 231st Street, southeast corner of Tibbett Avenue, Block 3406, Lots 14, 29, 35, Borough of The Bronx.

Hearing closed.—Laid over to June 30, 1959, for inspection and decision; applicant to confer with Bohack Co. as to possible elimination of one driveway.

203-59-A

APPLICANT—Reginald S. Hardy for Bohack Realty Corporation, owner.

SUBJECT—Application March 31, 1959—Appeal from a decision of the Borough Superintendent, re parapet wall.

PREMISES AFFECTED—298 West 231st Street, southeast corner of Tibbett Avenue, Block 3406, Lots 14, 29, 35, 36 and 37, Borough of The Bronx.

145-56-BZ—Vol. II

APPLICANT—Jacob Radzivill, for Raymond Feiden and Anne Eisenberg, owners; Hall Oldsmobile, Inc., lessee.

SUBJECT—Application reopened September 23, 1958 as Vol. II—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence and unrestricted use district, the maintenance of a parking lot to be used in conjunction with the existing parking lot on the adjoining plot, previously granted by the Board.

PREMISES AFFECTED—1266-1276 East 17th Street, 1619-1623 Chestnut Avenue, northwest corner and 1611-1613 Chestnut Avenue, north side, 53 feet, 4½ inches west of East 17th Street, Block 6736, Lots 34 and 82, Borough of Brooklyn.

Hearing closed.—Laid over to June 30, 1959, for inspection and decision.

842-26-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Max Roth, Helen B. Nixon, and James D. Bennett, owners.

SUBJECT—Application reopened April 14, 1959 as Volume II—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a residence use, E-1 area district, the erection of a multiple dwelling, six stories in height exceed the permitted coverage and total floor area.

PREMISES AFFECTED—1525 Avenue H, north side, 160 feet west of East 17th Street, Block 6691, Lots 54, 57 and 60, Borough of Brooklyn.

Hearing closed.—Laid over to June 30, 1959, for inspection and to complete vote.

CALENDAR

32-59-BZ

APPLICANT—Leonard F. Rothkrug for Shield Oil Company, Incorporated and Morris Miller, owners.

SUBJECT—Application January 16, 1959—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station with accessory motor vehicle repairs, lubritorium, car washing, non-automatic, office, sales of auto accessories and parking of cars awaiting service all for a temporary term of fifteen (15) years.

PREMISES AFFECTED—8211 Flatlands Avenue, northwest corner of East 83rd Street, Block 8003, Lots 1, 3, 5 and 7, Borough of Brooklyn.

Hearing closed.—Laid over to June 30, 1959, for inspection and decision; applicant to include Section 7c as basis of appeal and correct papers accordingly; hearing closed.

194-59-BZ

APPLICANT—Samuel S. Schiffer, for L. M. T. Corporation, owners.

SUBJECT—Application March 30, 1959—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a C area district the erection of a one story extension to a present one story building, occupying the remaining portion of the plot and being in excess of the permitted area coverage.

PREMISES AFFECTED—1461-1471 38th Street, north side, 100 feet west of 15th Avenue, Block 5348, Lot 49, Borough of Brooklyn.

Hearing closed.—Laid over to June 30, 1959, for inspection and decision.

271-48-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Herbert Kramer, owner.

SUBJECT—Application reopened April 21, 1959 as Volume III—decision of the Borough Superintendent, under sections 7f, 7i and 7e of the Zoning Resolution, to permit in a local retail use, district, the erection and maintenance of an auto showroom, store, storage room, gasoline service station, lubritorium, minor auto repairs, inspection station and parking of cars awaiting service for a term of fifteen (15) years.

PREMISES AFFECTED—20-20 Francis Lewis Boulevard and 160-02 to 160-12 Willets Point Boulevard, southwest corner; and 160-11 to 160-15 20th Road and 20-19 160th Street, Block 4876, Lot 1, Whitestone, Borough of Queens.

Hearing closed.—Laid over to June 30, 1959, for inspection and decision.

57-59-BZ

APPLICANT—Leonard F. Rothkrug for 864 Pennsylvania Avenue Corporation, owner, doing business as Superior Woodworking Company.

SUBJECT—Application January 29, 1959—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a business use district the extension of building and use for manufacturing of kitchen cabinets, using low horsepower saws, with accessory storage, showroom, spray painting and office.

PREMISES AFFECTED—864-880 Pennsylvania Avenue, west side, 95 feet south of Stanley Avenue, Block 4368, Lot 11, Borough of Brooklyn.

Hearing closed.—Laid over to June 30, 1959, for inspection and decision.

214-27-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Socony Mobil Oil Co., Inc., owner.

SUBJECT—Application reopened May 26, 1959 for consideration of vote of April 28, 1959—decision of the Borough Superintendent, previously granted on condition under section 7A of the Zoning Resolution, permitting in a manufacturing and residence use district, the reconstruction of an existing gasoline service station with the additional accessory uses of lubritorium, minor auto repairs,

car washing, utility room, store and parking and storage of more than five (5) motor vehicles with show windows and signs within 75 feet of a residence use district.

PREMISES AFFECTED—296 West Fordham Road, southeast corner of Major Deegan Expressway, Block 3233, Lot 65, Borough of The Bronx.

Hearing closed.—Laid over to June 30, 1959, for inspection and decision; to complete the vote.

1050-38-BZ—Vol. II

APPLICANT—Leonard F. Rothkrug for Sovereign Homes, Inc., owner.

SUBJECT—Application reopened June 3, 1958 as Vol. II—decision of the Borough Superintendent, under sections 7e and 21 of the Zoning Resolution, to permit in a local retail and residence use district the erection of a gasoline service station with accessory motor vehicle repair shop with hand tools only, auto laundry—non automatic and lubritorium without the required rear yard all for a temporary term of 15 years.

PREMISES AFFECTED—1301-1319 65th Street and 6411-6423 13th Avenue, northeast corner, Block 5747, Lot 1, Borough of Brooklyn.

Hearing Closed.—Laid over to June 30, 1959, for full vote of the Board.

762-58-BZ

APPLICANT—Leonard F. Rothkrug for John R. Doody, owner.

SUBJECT—Application December 29, 1958—decision of the Borough Superintendent under section 21 of the Zoning Resolution, to permit in a D area district the erection of a retail store occupying more than the permitted area.

PREMISES AFFECTED—1514-1516 Avenue Z, south side, 50 feet west of East 16th Street, Block 7460, Lot 6, Borough of Brooklyn.

Hearing closed.—Laid over to June 30, 1959, for further inspection and decision.

7-59-BZ

APPLICANT—Gilbert Lazerus for Sterling Mortgage Company, Incorporated, owner.

SUBJECT—Application January 5, 1959—decision of the Borough Superintendent, under sections 7c and 21 of the Zoning Resolution, to permit in a business and residence use, C and D area district, the extension of a one story and cellar store building into the residence portion of the plot and occupying more than the permitted area.

PREMISES AFFECTED—101-19 to 101-21 Queens Boulevard, east side, 44.97 feet north of 67th Drive, Block 2135, Lot 3, Rego Park, Borough of Queens.

Hearing closed.—Laid over to June 30, 1959, for further inspection and decision.

MAX H. FOLEY, *Chairman.*

JUNE 30, 1959, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, June 30, 1959, at 2 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:

303-55-A

APPLICANT—Lama, Proskauer and Prober, for Mildred Kramer, owner.

SUBJECT—Application April 6, 1955—Appeal from a decision re an order of the Fire Commissioner—re dry cleaning equipment.

PREMISES AFFECTED—1573-1575 McDonald Avenue, east side, 140 feet north of Avenue N, Block 6564, Lot 58, Borough of Brooklyn.

1238-23-A—Vol. II

APPLICANT—Fred C. Dahlem, for Edwin H. Morris & Co., owners.

SUBJECT—Application reopened March 10, 1959 as Volume II—appeal from a decision of the Borough Superin-

CALENDAR

tendent—re Fifth Floor must remain vacant, exceeds tabular height, Class 3 construction.
PREMISES AFFECTED—31 West 54th Street, north side, 535 feet west of Fifth Avenue, Block 1270, Lot 16, Borough of Manhattan.

281-58-A—Vol. II

APPLICANT—Burke, Green & Groh, for Sidney W. Saks, owner.

SUBJECT—Application reopened April 7, 1959 as Volume II—Appeal from a decision of the Borough Superintendent, re conversion of partly frame and partly masonry building for private Synagogue.

PREMISES AFFECTED—84-01 Midland Parkway, east side, 257.07 feet north of Henly Road, 1st and 2nd floors, Block 9948, Lot 14, Jamaica Estates, Borough of Queens.

779-58-A

APPLICANT—John T. Kelleher, Borough Superintendent.
OWNER OF PREMISES—Natmo Realty Corp.

SUBJECT—Application December 30, 1958—Revocation of Certificates of Occupancy No. 792-27 and 1030-30.

PREMISES AFFECTED—87-37 188th Street, northeast corner of Palo Alto Avenue, Block 10501, Lot 60, Hollis, Borough of Queens.

68-59-A

APPLICANT—Leonard F. Rothkrug for Natmo Realty Corporation, owner, doing business as Holliswood Nursing Home.

SUBJECT—Application January 29, 1959—Appeal from a decision of the Borough Superintendent re frame construction sanitarium to nursing home.

PREMISES AFFECTED—87-37 188th Street, northeast corner of Palo Alto Avenue, Block 10501, Lot 60, Hollis, Borough of Queens.

121-59-A

APPLICANT—Hurley & Hughes for the Estate of C. Lansing Hayes and H. Vincent Smart, owners.

SUBJECT—Application March 2, 1959—Appeal from a decision of the Borough Superintendent re Height; auto repair shop not permitted.

PREMISES AFFECTED—256 Fulton Street, south side, 69 feet 6 inches east of West Street, Block 82, Lot 12, Borough of Manhattan.

276-59-A

APPLICANT—Harold Herman, for Owner under contract: Windsor Plaza Corporation.

SUBJECT—Application May 1, 1959—filed pursuant to section 310 of the Multiple Dwelling Law for variation of sections 218, 216 and 34 of the Multiple Dwelling Law re: required open space.

PREMISES AFFECTED—952 5th Avenue, east side, 27 feet, 2 inches north of 76th Street, East, Block 1391, Lot 2, Borough of Manhattan.

MAX H. FOLEY, *Chairman.*

JULY 7, 1959, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, July 7, 1959, at 2 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:

849-57-SM

APPLICANT—The Columbia Can Company, owner.

45-58-SA

APPLICANT—The Williamson Company, owner. James Kidd, Agent.

46-58-SA

APPLICANT—The Williamson Company, owner. James Kidd, Agent.

139-58-SM

APPLICANT—Columbia Acoustics & Fireproofing Company a subsidiary of United States Mineral Wool Company, owner.

321-58-SA

APPLICANT—General Gas Light Company, owner.

354-58-SM

APPLICANT—Roddiss Plywood Corporation, owner.

497-58-SM

APPLICANT—L. Sonneborn Sons, Inc., owner.

526-58-SM

APPLICANT—Charles A. McGinnis, for Pecora, Inc., owner.

547-58-SM

APPLICANT—Modine Manufacturing Company, owner.

568-58-SM

APPLICANT—Tube Turns Plastics Inc., owner.

66-59-SA

APPLICANT—Ivan Pinsker, for Metalwash Machinery Corporation, owner.

109-59-SM

APPLICANT—Airtex Corporation, owner. E. M. Seaberg, Agent.

170-59-SA

APPLICANT—Gilbert & Barker Mfg. Company, owner, William Keay, Agent.

215-59-SA

APPLICANT—Pan Industrial Corporation, for Casey Mfg. Company, owner.

199-39-SM

APPLICANT—The Celotex Corporation, owner.

331-45-SA

APPLICANT—Peter S. Gluck, for Fostoria Pressed Steel Corporation, owner.

590-49-SA

APPLICANT—Minneapolis Honeywell Regulator Company, owner.

333-39-SM

APPLICANT—Joseph Platzker, for De Yorgi Brothers Inc., owner.

651-51-SM

APPLICANT—Jay R. Smith Manufacturing Company, owner.

463-54-SA

APPLICANT—Reznor Manufacturing Company, owner.

465-54-SA

APPLICANT—Reznor Manufacturing Company, owner.

279-59-A

APPLICANT—Herbst and Rusciano, for Anthony La Vecchia and Edward Stachnik, owners.

SUBJECT—Application April 28, 1959—Appeal from a decision of the Borough Superintendent re proposed Bowling Alleys, local retail district, permit revoked—issued in error.

PREMISES AFFECTED—1630-1640 Gun Hill Road, southeast corner of Kingsland Avenue, Block 4538, Lots 9, 13, 14, 15, 20, 22 and 24, Borough of The Bronx.

CALENDAR

201-58-A

APPLICANT—Leonard F. Rothkrug, for William Black, owner; Arbee Food Shoppe, Inc., lessee.

SUBJECT—Application April 7, 1958—Appeal from a decision of the Borough Superintendent, re egress.

PREMISES AFFECTED—25 Trinity Place, east side, 78 feet, 10½ inches north of Exchange Alley, Block 20, Lot 13, Borough of Manhattan.

MAX H. FOLEY, *Chairman.*

JULY 14, 1959, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, July 14, 1959, at 10 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:*

22-59-BZ

APPLICANT—Burke, Green & Groh for Stefano Boido and Alexander List, owners.

SUBJECT—Application January 12, 1959—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a D and E area district, the construction of five attached houses occupying more than the permitted area coverage without the required rear and side yards and parking for two cars.

PREMISES AFFECTED—70-12 to 70-22 Olcott Street, south side, 100 feet east of 70th Avenue, Block 3220, Lots 11, 12, 13, 15 and 17, Forest Hills, Borough of Queens.

78-59-BZ

APPLICANT—De Rose and Cavalieri for Gerosa-Paladino Holding Corporation, owner.

SUBJECT—Application February 10, 1959—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit the erection of a one-story commercial building which would be partly in a residence use district and partly in a business use district, and accessory parking space in a residence use district.

PREMISES AFFECTED—1241-1249 Randall Avenue, 600-628 Barretto Street, northeast corner, and 615 Manida Street, Block 2765, Lots 227, 232, 236, 237, 238, 240 and 244, Borough of The Bronx.

165-59-BZ

APPLICANT—Lama, Proskauer and Prober, for Stadium Motor Lodge Inc., owner.

SUBJECT—Application March 17, 1959—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a residence use district, the erection of one ground sign and three signs on the facade of the residence hotel. The signs to be illuminated business signs.

PREMISES AFFECTED—241-249 West 167th Street, and 1260-1268 Major Deegan Boulevard, northeast corner, Block 2530, Lot 9, Borough of the Bronx.

47-59-BZ

APPLICANT—Nathan Lubroth for 100 Montague Corporation, owner; Love Lane Automotive Corporation, lessee.

SUBJECT—Application January 27, 1959—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a residence use district, the extension of an existing public garage and the storage of plumbing supplies.

PREMISES AFFECTED—12-18 College Place, east side, 77 feet 11 inches north of Love Lane, Block 236, Lot 43, Borough of Brooklyn.

48-59-A

APPLICANT—Nathan Lubroth for 100 Montague Corporation, owner; Love Lane Automotive Corporation, lessee.

SUBJECT—Application January 27, 1959—Appeal from a decision of the Borough Superintendent re proposed change of occupancy to garage; stair 3 feet 0 inches wide required from 2nd floor; stair to be enclosed.

PREMISES AFFECTED—12-18 College Place, east side, 77.11 feet north of Love Lane, Block 236, Lot 43, Borough of Brooklyn.

176-59-BZ

APPLICANT—Leonard F. Rothkrug and Atkins and Ross, for Michael Cataldo, owner.

SUBJECT—Application March 19, 1959—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a non-transient parking lot for the storage of pleasure-type vehicles only for a temporary term of five (5) years.

PREMISES AFFECTED—2415-2419 Beaumont Avenue, west side, 38.75 feet south of East 188th Street, Block 3090, Lot 19, Borough of The Bronx.

768-58-BZ

APPLICANT—Elliot Saltzman, for Newtal Corp., owner.

SUBJECT—Application December 30, 1958—decision of the Borough Superintendent, under sections 7c, 7i and 7A of the Zoning Resolution, to permit in a business and residence use district, the reconstruction of an existing gasoline service station, lubritorium, motor vehicle repairs with hand tools only, car washing (non-automatic), office and sale of accessories and the parking for more than five cars awaiting service, the existing use of dismantling and storage of used auto parts to be discontinued, the proposed reconstruction to have signs, show windows and curb cuts within 75 feet of a residence use district.

PREMISES AFFECTED—905-915 Pennsylvania Avenue and 125-133 Wortman Avenue, northeast corner, Block 4369, Lot 37, Borough of Brooklyn.

398-58-BZ

APPLICANT—Hurley, Kearney and Lane, for Emilie Ottavine, owner.

SUBJECT—Application June 27, 1958—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a local retail use district, the change in use of the second floor of an existing building from offices to factory for manufacturing of ladies dresses and blouses.

PREMISES AFFECTED—7914-7920 3rd Avenue, west side, 53 feet, 9 inches north of 80th Street, Block 5978, Lot 46, Borough of Brooklyn.

399-58-A

APPLICANT—Hurley, Kearney and Lane, for Emilie Ottavine, owner.

SUBJECT—Application June 27, 1958—Appeal from a decision of the Borough Superintendent re: live load.

PREMISES AFFECTED—7914-7920 Third Avenue, west side, 53 feet 9 inches north of Eightieth Street, Block 5978, Lot 46, Borough of Brooklyn.

240-59-BZ

APPLICANT—Charles M. Spindler, for Union Temple of Queens, owner.

SUBJECT—Application April 17, 1959—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the maintenance of an existing building as a temple, club rooms, catering and social activities, (bingo, etc.).

PREMISES AFFECTED—149-50 15th Road, south side, 195 feet west of 150th Street, Block 4663, Lot 41, White-stone, Borough of Queens.

289-56-BZ—Vol. II

APPLICANT—Aaron Halpern for Joseph J. Crupi, owner.

SUBJECT—Application reopened February 3, 1959 as Volume II—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a retail use district, the continuance of the uses of office, showroom, storage and change the use of manufacturing of aluminum windows to the type of manufacturing permitted in a business use district and extend such manufacturing to the cellar floor exceeding the 5 percent area permitted.

CALENDAR

PREMISES AFFECTED—45-42 162nd Street, west side, 400 feet south of 45th Avenue, Block 5440, Lot 61, Flushing, Borough of Queens.

463-55-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Joseph Cali, owner; Dominick Taranto, Lessee.

SUBJECT—Application reopened May 19, 1959 as Volume II—decision of the Borough Superintendent, under sections 7i, 7e, 7h and 21 of the Zoning Resolution, to permit in a business and residence use, D area district, the construction of a one story extension exceeding the permitted area covering and extend the present uses into the residence portion of the plot.

PREMISES AFFECTED—208-20 Northern Boulevard, south side, 125 feet west of Oceania Street, and 206-63 45th Road, 115 feet west of Oceania Street, Block 7305, Lot 29, Bayside, Borough of Queens.

213-59-BZ

APPLICANT—Samuel Rosenblum, for Rosa Tauber and Aron's Service Station, Incorporated, owners also Louis and Marion Appelbaum, owner.

SUBJECT—Application April 2, 1959—Decision of the Borough Superintendent, under section 7f of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, office, car washing, non-automatic, and lubritorium in addition to the present uses of storage, distribution of beer, loading, parking and storage of motor vehicles and dwelling.

PREMISES AFFECTED—299-301 Bedford Avenue, and 146 South 1st Street, southeast corner, Block 2406, Lot 6, Borough of Brooklyn.

285-59-BZ

APPLICANT—Elliot Saltzman, for L. Zinzi and Sons, owner.

SUBJECT—Application April 30, 1959—decision of the Borough Superintendent, under sections 7a and 21 of the Zoning Resolution, to permit in a residence use B area district, the construction of a one story extension to the present building, occupying more than the permitted area and extend the present use of junk shop to include weighing, sorting, baling and storage of paper, rags and metal and off street loading.

PREMISES AFFECTED—1156 Simpson Street, east side, 149 feet, 9 inches south of Home Street, Block 2728, Lot 11, Borough of The Bronx.

286-59-A

APPLICANT—Elliot Saltzman, for L. Zinzi and Sons, owner.

SUBJECT—Application April 30, 1959—Appeal from a decision of the Borough Superintendent re: Egress.

PREMISES AFFECTED—1156 Simpson Street, east side, 149 feet, 9 inches south of Home Street, Block 2428, Lot 11, Borough of The Bronx.

149-59-BZ

APPLICANT—Leonard F. Rothkrug for William Cuccio, owner.

SUBJECT—Application March 12, 1959—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the erection of a factory building for metal products for a temporary term of 20 years.

PREMISES AFFECTED—2411 Waterbury Avenue, northeast corner of Zerega Avenue, Block 3844, Lot 1, Borough of The Bronx.

137-59-BZ

APPLICANT—Joseph H. Lombardi for Frances Trading, Incorporated, owner.

SUBJECT—Application March 5, 1959—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot for the parking and storage of

more than five (5) motor vehicles for a term of ten (10) years.

PREMISES AFFECTED—10-18 East 112th Street, south side, and 111th Street, East 21, Block 1617, Lots 10, 61, 62, 63, 64 and 65, Borough of Manhattan.

188-59-BZ

APPLICANT—Max Siegel Associates, for Turbal Realty Corp., owner.

SUBJECT—Application March 25, 1959—decision of the Borough Superintendent, under sections 7e, 7f and 7i of the Zoning Resolution, to permit for a term of at least fifteen (15) years, the construction of a gasoline service station, with its customary accessory uses, on a site located within a business use district.

PREMISES AFFECTED—1-3 Cooper Square, and 55 East 4th Street, northeast corner, Block 460, Lot 1, Borough of Manhattan.

910-57-BZ

APPLICANT—Lama, Proskauer and Prober, for Gregmal Realty Corp., owner.

SUBJECT—Application December 12, 1957—decision of the Borough Superintendent, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, minor auto repairs, utility room, store, parking and storage of motor vehicles.

PREMISES AFFECTED—2309-2319 8th Avenue and 301-315 West 124th Street, northwest corner, Block 1951, Lot 29, Borough of Manhattan.

719-58-BZ

APPLICANT—Ingram S. Carner, for Sam A. Schorr and Harold M. Mass, owners.

SUBJECT—Application December 9, 1958—decision of the Borough Superintendent, under sections 7c, 7i and 7e of the Zoning Resolution, to permit in a retail use district, the extension in area by the addition of an adjoining lot and the reconstruction of an existing gasoline service station, lubritorium, car washing (non-automatic), auto repairs with hand tools only, office, sale and storage of accessories and parking, the proposed reconstruction to provide additional tanks and pumps, a new accessory building and install curb cuts.

PREMISES AFFECTED—139-22 Springfield Boulevard, northwest corner of 140th Avenue, Block 13029, Lot 45, Springfield, Borough of Queens.

717-28-BZ—Vol. II

APPLICANT—Jules Lewis for 160 E. 87th Street Realty Co., owner.

SUBJECT—Application reopened November 12, 1958 as Vol. II—appeal from a decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a retail use district, in an existing six story building used as public garage, the erection of a seventh story to protect the cars presently parked on the existing roof, the rear columns of the building project beyond the zoning envelope of the building.

PREMISES AFFECTED—152-162 East 87th Street, south side, 25 feet 2 $\frac{5}{16}$ inches east of Lexington Avenue, Block 1515, Lot 47 to 51, Borough of Manhattan.

257-59-BZ

APPLICANT—Lama, Proskauer and Prober, for Note Realty Corp., owner.

SUBJECT—Application April 23, 1959—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, minor auto repairs, storage room, office and sales and parking of cars waiting to be serviced for a stated term of fifteen (15) years.

PREMISES AFFECTED—1560-1568 Gun Hill Road and 2758-2768 Mickle Avenue, southeast corner, Block 4536, Lot 34, Borough of The Bronx.

CALENDAR

941-57-BZ

APPLICANT—Albert Melniker, for Isle Fuel Oil Service Co., owner.

SUBJECT—Application December 20, 1957—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a local retail use district, the reconstruction and modernization of an existing gasoline service station and motor vehicle repair shop and continue the present uses with the added use of parking and storage of more than five (5) motor vehicles.

PREMISES AFFECTED—220-224 Morningstar Road and 14 Kalver Place, southwest corner, Block 1153, Lot 12, Mariners Harbor, Borough of Richmond.

603-51-BZ—Vol. II

APPLICANT—Andrew Di Camillo, for John J. Zogby, owner.

SUBJECT—Application reopened May 5, 1959 as Volume II—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in an unrestricted and business use district, the extension of the use of the motor vehicle repair shop to include parking of cars to be serviced.

PREMISES AFFECTED—1154-1156 Atlantic Avenue, south side, 106 feet, 7 inches east of Franklin Avenue, Block 1199, Lot 2, Borough of Brooklyn.

5-33-BZ—Vol. III

APPLICANT—Patrick D. Concagh, for Charles Mottola, owner.

SUBJECT—Application reopened June 16, 1959 as Vol. III for consideration as to reapportionment of lot—area reduced—decision of the Borough Superintendent, previously granted on condition under sections 7f, 7i, 7e and 7h of the Zoning Resolution, permitting in a business, retail and residence use district, the erection and maintenance of a gasoline service station, lubritorium, car wash, sales and storage room, for auto accessories and minor repairs, and parking and storage for more than five (5) cars.

PREMISES AFFECTED—3800-3812 Boston Road and 3480-3490 Baychester Avenue, southeast corner, Block 5257, Lot 1, Borough of The Bronx.

445-53-BZ

APPLICANT—Robert Gottlieb, for Paulev Realty Corp., owner.

SUBJECT—Application reopened June 16, 1959 for consideration as to extension of term of variance, expired February 24, 1959—decision of the Borough Superintendent, previously granted on condition, under sections 7i and 7h of the Zoning Resolution, permitting in a business use district, the erection and maintenance of a motor vehicle repair shop and permitting the parking and storage of more than five (5) motor vehicles as an accessory use.

PREMISES AFFECTED—1158 Close Avenue, east side, 174.69 feet south of Westchester Avenue, Block 3736, Lot 30, Borough of The Bronx.

MAX H. FOLEY, *Chairman.*

MINUTES

REGULAR MEETING

TUESDAY MORNING JUNE 16, 1959, 10 A. M.

Present: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker.

The minutes of the regular meetings of the Board held on Tuesday morning and afternoon June 2, 1959 were approved as printed in the Bulletin of June 11, 1959, Vol. 44, No. 23.

842-26-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Max Roth, Helen B. Nixon, and James D. Bennett, owners.

SUBJECT—Application reopened April 14, 1959 as Volume II—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a residence use, E-1 area district, the erection of a multiple dwelling, six stories in height, to exceed the permitted coverage and total floor area.

PREMISES AFFECTED—1525 Avenue H, north side, 160 feet west of East 17th Street, Block 6691, Lots 54, 57 and 60, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama, Max Roth, Rita E. Roth and Helen B. Nixon.

For Opposition: Harry Silverman, Sol Jacobson, Hilda M. Folkman, Irving H. Rice, Nathaniel Bloom, Austin W. Sabers and others.

ACTION OF BOARD—Laid over to June 30, 1959, at 10 A.M. for inspection and complete vote; hearing closed.

THE VOTE TO GRANT

Affirmative	0
Negative: Vice Chairman Kleinert and Commissioner Fox	2
Not Voting: Chairman Foley and Commissioner Becker.	2
Absent: Commissioner Sleeper	1

214-27-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Socony Mobil Oil Co., Inc., owner.

SUBJECT—Application reopened May 26, 1959 for consideration of vote of April 28, 1959—decision of the Borough Superintendent, previously granted on condition under section 7A of the Zoning Resolution, permitting in a manufacturing and residence use district, the reconstruction of an existing gasoline service station with the additional accessory uses of lubritorium, minor auto repairs, car washing, utility room, store and parking and storage of more than five (5) motor vehicles with show windows and signs within 75 feet of a residence use district.

PREMISES AFFECTED—296 West Fordham Road, southeast corner of Major Deegan Expressway, Block 3233, Lot 65, Borough of The Bronx.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

For Administration: Samuel Bodion, Park Dept.

ACTION OF BOARD—Laid over to June 30, 1959, at 10 A.M. for inspection and decision; hearing closed.

1050-38-BZ—Vol. II

APPLICANT—Leonard F. Rothkrug for Sovereign Homes, Inc., owner.

SUBJECT—Application reopened June 3, 1958 as Vol. II—decision of the Borough Superintendent, under sections 7e and 21 of the Zoning Resolution, to permit in a local retail and residence use district the erection of a gasoline service station with accessory motor vehicle repair shop with hand tools only, auto laundry—non automatic and lubritorium without the required rear yard all for a temporary term of 15 years.

PREMISES AFFECTED—1301-1319 65th Street and 6411-6423 13th Avenue, northeast corner, Block 5747, Lot 1, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: Gertrude C. Wolfe, Margaret Mormando and Raymond Ryan.

THE VOTE:

Affirmative: Chairman Foley and Commissioner Fox... 2

MINUTES

Negative: Vice Chairman Kleinert 1
Not Voting: Commissioner Becker 1
Absent: Commissioner Sleeper 1
ACTION OF BOARD—Laid over to June 30, 1959, at 10 A.M. for full vote of the Board; hearing previously closed.

271-48-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Herbert Kramer, owner.

SUBJECT—Application reopened April 21, 1959 as Volume III—decision of the Borough Superintendent, under sections 7f, 7i and 7e of the Zoning Resolution, to permit in a local retail use district, the erection and maintenance of an auto showroom, store, storage room, gasoline service station, lubritorium, minor auto repairs, inspection station and parking of cars awaiting service for a term of fifteen (15) years.

PREMISES AFFECTED—20-20 Francis Lewis Boulevard and 160-02-160-12 Willets Point Boulevard, southwest corner; and 160-101-160-15 20th Road and 20-19 160th Street, Block 4876, lot 1, Whitestone, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama, Mr. and Mrs. Herbert Kramer.

For Opposition: Lawrette Segrete, Dr. Seymour Pollack, Mrs. Corsucci, Mr. J. Coppa, Mrs. Mary Baio, Mrs. Mary Arnédos, Norman C. Harlowe, Vinson Hayes, Mrs. Mabel Schulman, L. Pollack, Mr. Salvatore Campisi and Mrs. S. Coppa.

ACTION OF BOARD—Laid over to June 30, 1959, at 10 A.M. for inspection and decision; hearing closed.

384-50-BZ—Vol. II

APPLICANT—Tito di Vincenzo, for Edward Wilson and Catherine Kennedy, owners; J & J Perry's Drug Co., lessee.

SUBJECT—Application reopened November 12, 1958 as Vol. II—decision of the Borough Superintendent under sections 7e and 21 of the Zoning Resolution, to permit in a residence use, B area district in an existing one story building used for wholesale drug storage, the erection of and an extension to the first floor and a new second story; the proposed building will exceed the permitted area coverage.

PREMISES AFFECTED—9 Hillside Avenue, south side, 102 feet 2 inches east of Broadway, Block 2170, Lot 104, Borough of Manhattan.

APPEARANCES—

For Applicant: Carmine Immediate.

For Opposition: Leon A. Katz.

ACTION OF BOARD—Laid over to June 30, 1959, at 10 A.M. for inspection and decision; hearing closed.

613-54-BZ—Vol. II

APPLICANT—Tufari Realty Corp., owners.

SUBJECT—Application reopened March 3, 1959 as Volume II—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot for the parking and storage of more than five (5) motor vehicles.

PREMISES AFFECTED—111-04 41st Avenue and 41-10 111th Street, southeast corner, Block 2014, Lot 5, Corona, Borough of Queens.

APPEARANCES—

For Applicant: Joachim Titolo.

For Opposition: Francis M. McKeogh, James F. Degnan, Patrick J. Foy, Steve Pawlowetz and Robert G. Byrnes.

ACTION OF BOARD—Laid over to June 23, 1959, at 10 A.M. for inspection and decision; hearing closed.

814-55-BZ—Vol. II

APPLICANT—Fred C. Dahlem, for Jack Starr, owner.

SUBJECT—Application reopened January 20, 1959 as Vol-

ume II—decision of the Borough Superintendent, under sections 7f and 7i of the Zoning Resolution, to permit in a business and residence use district, the erection and maintenance of a gasoline service station, on the business portion of the plot, with accessory uses of lubritorium, office, minor motor vehicle repairs with hand tools, car wash and ground sign.

PREMISES AFFECTED—295-299 East 165th Street, northeast corner of College Avenue, Block 2433, Lots 1 and 6, Borough of the Bronx.

APPEARANCES—

For Applicant: Fred C. Dahlem and Jack Starr.

For Opposition: A. Alfred Schreiber.

ACTION OF BOARD—Laid over to June 30, 1959, at 10 A.M. for inspection and decision; hearing closed.

145-56-BZ—Vol. II

APPLICANT—Jacob Radzivill, for Raymond Feiden and Anne Eisenberg, owners; Hall Oldsmobile, Inc., lessee.

SUBJECT—Application reopened September 23, 1958 as Vol. II—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence and unrestricted use district, the maintenance of a parking lot to be used in conjunction with the existing parking lot on the adjoining plot, previously granted by the Board.

PREMISES AFFECTED—1266-1276 East 17th Street, 1619-1623 Chestnut Avenue, northwest corner and 1611-1613 Chestnut Avenue, north side, 53 feet, 4½ inches west of East 17th Street, Block 6736, Lots 34 and 82, Borough of Brooklyn.

APPEARANCES—

For Applicant—Jacob Radzivill.

For Opposition: Francis X. Brickfield, G. M. Waldner, M. Petrillo, C. Milito, J. Notke, J. Brown, L. M. Bellefleur, M. J. Bronin, W. A. Lutz, and M. Lebow.

ACTION OF BOARD—Laid over to June 30, 1959, at 10 A. M. for inspection and decision; hearing closed.

672-56-BZ—Vol. II

APPLICANT—Charles M. Spindler for Volokening, Inc., owner.

SUBJECT—Application reopened March 31, 1959, as Volume II, decision of the Borough Superintendent, under sections 7c, 7h and 21 of the Zoning Resolution, to permit in a retail and residence use, C area district, the erection of a two story extension to the present one story factory building and used as an office building in conjunction with the factory, occupying more than the permitted area and the parking of more than five (5) motor vehicles for employees and patrons.

PREMISES AFFECTED—6702-6706 Third Avenue, west side, from 274-284 67th Street to 257-293 Senator Street, Block 5849, Lots 37, 45 and 47, Borough of Brooklyn.

APPEARANCES—

For Applicant: Charles M. Spindler.

For Opposition: Edward Y. Condon, Mrs. Frank Daly, Antoinette D'Avirro, Rose Coppola, Isabel D. Gascoyne, Orestes E. Matos, Constance Mavrikis and George H. Hearn.

ACTION OF BOARD—Laid over to July 7, 1959, at 10 A. M. for inspection and decision; hearing closed.

623-58-BZ

APPLICANT—Carl H. Salminen, for Frank Reis, owner; Bari Construction Co., Inc., owner under contract.

SUBJECT—Application October 31, 1958—decision of the Borough Superintendent, under sections 7c and 21 of the Zoning Resolution, to permit in a residence use district, the erection of a one-story structure of Class 3 construction to be used for light manufacturing as permitted in a business use district, office, loading and unloading and parking of trucks used in conjunction with business, the structure to occupy more than the permitted area.

MINUTES

PREMISES AFFECTED—33-04 23rd Street and 21-04 33rd Avenue, southwest corner, Block 556, Lots 34-39 inclusive, Astoria, Borough of Queens.

APPEARANCES—

For Applicant: Carl H. Salminen.

For Opposition: Edward Schiff, Nettie Levine, Eva Stern, Mary Flanagan and John Silverberg.

ACTION OF BOARD—Laid over to September 15, 1959, at 10 A. M. for applicant to furnish name of tenant and proposed use or withdraw application; hearing closed.

762-58-BZ

APPLICANT—Leonard F. Rothkrug for John R. Doody, owner.

SUBJECT—Application December 29, 1958—decision of the Borough Superintendent under section 21 of the Zoning Resolution, to permit in a D area district the erection of a retail store occupying more than the permitted area.

PREMISES AFFECTED—1514-1516 Avenue Z, south side, 50 feet west of East 16th Street, Block 7460, Lot 6, Borough of Brooklyn.

APPEARANCES—

For Applicant—Leonard F. Rothkrug.

For Opposition: None.

ACTION OF BOARD—Laid over to June 30, 1959, at 10 A. M. for further inspection and decision; hearing previously closed.

7-59-BZ

APPLICANT—Gilbert Lazerus for Sterling Mortgage Company, Incorporated, owner.

SUBJECT—Application January 5, 1959—decision of the Borough Superintendent, under sections 7c and 21 of the Zoning Resolution, to permit in a business and residence use, C and D area district, the extension of a one story and cellar store building into the residence portion of the plot and occupying more than the permitted area.

PREMISES AFFECTED—101-19-21 Queens Boulevard, east side, 44.97 feet north of 67th Drive, Block 2135, Lot 3, Rego Park, Borough of Queens.

APPEARANCES—

For Applicant: Gilbert Lazerus.

For Opposition: None.

ACTION OF BOARD—Laid over to June 30, 1959, at 10 A. M. for further inspection and decision; hearing previously closed.

24-59-BZ

APPLICANT—Reginald S. Hardy for Bohack Realty Corporation, owner.

SUBJECT—Application January 13, 1959—decision of the Borough Superintendent, under sections 7c and 21 of the Zoning Resolution, to permit in a local retail and residence use, D area district, the erection of a one story and cellar structure for use as a retail supermarket with accessory parking extending into the residence portion of the premises, the proposed business sign extends above the first floor ceiling and the proposed building encroaches on the required rear yard.

PREMISES AFFECTED—298 West 231st Street, southeast corner of Tibbett Avenue, Block 3406, Lots 14, 29, and 35, Borough of The Bronx.

APPEARANCES—

For Applicant: R. S. Hardy.

For Opposition: Olive Wade Andersen, Lillian Smith, A. P. Hildenbrand, Edith Perry and William J. Hannings.

ACTION OF BOARD—Laid over to June 30, 1959, at 10 A. M. for inspection and decision; applicant to confer with Bohack Co. as to possible elimination of one driveway; hearing closed.

203-59-A

APPLICANT—Reginald S. Hardy, for Bohack Realty Corporation, owner.

SUBJECT—Application March 31, 1959—Appeal from a decision of the Borough Superintendent re parapet wall.

PREMISES AFFECTED—298 West 231st Street, southeast corner of Tibbett Avenue, Block 3406, Lots 14, 29, 35, 36 and 37, Borough of The Bronx.

APPEARANCES—

For Applicant—R. S. Hardy.

ACTION OF BOARD—Laid over to June 30, 1959, at 10 A. M. for inspection and decision in conjunction with Cal No. 24-59-BZ; hearing closed.

32-59-BZ

APPLICANT—Leonard F. Rothkrug for Shield Oil Company Incorporated and Morris Miller, owners.

SUBJECT—Application January 16, 1959—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station with accessory motor vehicle repairs, lubritorium, car washing non-automatic, office, sales of auto accessories and parking of cars awaiting service all for a temporary term of fifteen (15) years.

PREMISES AFFECTED—8211 Flatlands Avenue, northwest corner of East 83rd Street, Block 8003, Lots 1, 3, 5 and 7, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: None.

ACTION OF BOARD—Laid over to June 30, 1959, at 10 A. M. for inspection and decision; applicant to include Section 7c as basis of appeal and correct papers accordingly; hearing closed.

57-59-BZ

APPLICANT—Leonard F. Rothkrug for 864 Pennsylvania Avenue Corporation, owner, doing business as Superior Woodworking Company.

SUBJECT—Application January 29, 1959—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a business use district the extension of building and use for manufacturing of kitchen cabinets, using low horsepower saws with accessory storage, showroom, spray painting and office.

PREMISES AFFECTED—864-880 Pennsylvania Avenue, west side, 95 feet south of Stanley Avenue, Block 4368, Lot 11, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: None.

ACTION OF BOARD—Laid over to June 30, 1959, at 10 A. M. for inspection and decision; hearing closed.

194-59-BZ

APPLICANT—Samuel S. Schiffer, for L. M. T. Corporation, owners.

SUBJECT—Application March 30, 1959—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a C area district the erection of a one story extension to a present one story building, occupying the remaining portion of the plot and being in excess of the permitted area coverage.

PREMISES AFFECTED—1461-1471 38th Street, north side, 100 feet west of 15th Avenue, Block 5348, Lot 49, Borough of Brooklyn.

APPEARANCES—

For Applicant: Samuel S. Schiffer.

For Opposition: Melech Blumenberg and N. Giordano.

ACTION OF BOARD—Laid over to June 30, 1959, at 10 A. M. for inspection and decision; hearing closed.

320-59-BZ

APPLICANT—J. Clarence Davies for Department of Real Estate, City of New York, owner; The New York City Transit Authority, lessee.

MINUTES

SUBJECT—Application May 11, 1959—decision of the Borough Superintendent, under sections 7a, 7b, 7c, 7A and 21 of the Zoning Resolution, to permit in an unrestricted and residence use, B area and class 1½ height district, the erection and maintenance of an extension to the present electric power generating station extending into the residence portion of the plot, exceeding the permitted height and having loading entrances and business entrances exceeding three feet, six inches (3'-6") in width within 75 feet of the residence use district.

PREMISES AFFECTED—506 East 75th Street, south side, 98 feet east of York Avenue and 507 East 74th Street, Block 1486, Lot 5, Borough of Manhattan.

APPEARANCES—

For Applicant: Sidney Brandes, Arthur L. Webber, Mariel P. Gillery, T. R. Galloway, W. J. Murphy, H. G. Meinke and J. R. Foppiani.

For Opposition: Rose Gallo.

ACTION OF BOARD—Laid over to June 23, 1959, at 10 A. M. for inspection and decision; hearing closed.

962-28-BZ—Vol. II

APPLICANT—Unger and Unger, for Sinclair Refining Co., owner.

SUBJECT—Application reopened October 7, 1958—as Vol. II—decision of the Borough Superintendent, under sections 7c, 7i and 21 of the Zoning Resolution, to permit in a business and residence use district, at an existing gasoline service station with office, grease pits and auto laundry, the extension of the uses to include sale of accessories, minor auto repairs and the parking and storage of motor vehicles and to have the present pump islands remain in their present location.

PREMISES AFFECTED—714 Jamaica Avenue, southwest corner of Richmond Street, Block 4102, Lot 27, Borough of Brooklyn.

APPEARANCES—

For Applicant: Paul Feldman.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert and Commissioner Fox 3

Negative: 0

Not Voting: Commissioner Becker 1

Absent: Commissioner Sleeper 1

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on October 7, 1958 subject to regular procedure; and

WHEREAS, a public hearing was held on this application on March 17, 1959 after due notice by publication in the Bulletin; laid over to April 14, 1959, for inspection and decision; hearing closed; then to May 5, 1959, for decision; applicant to file revised plan showing accessory building with enlargement toward Jamaica Avenue and rear not beyond present rear of the building and relocation of pumps with none nearer than 15 feet to a street building line and to show fences on side and rear lot lines of the station; that space to the south of use district line should remain vacant, but protected with hedge and fences; also to show new lift, with no open pit widened and a new front; then to May 12, 1959, for further consideration of proposed revisions which have been submitted by the applicant; then to June 16, 1959, for decision; applicant to file new plans showing entire new front on the accessory building; exterior lifts to be removed and placed inside the extended accessory building; and

WHEREAS, the decision of the Borough Superintendent, dated July 15, 1958 acting on Alt. Applic. No. 1505-58, reads:

"1. Proposed change of occupancy from gasoline service station, office, grease pits and auto laundry to gasoline service station, office, grease pits, auto laundry, sale of accessories and gasoline, auto lubrication, minor auto repairs and parking and storage of motor vehicles, on a lot partly in a residence and partly in a business

zone, is contrary to Art. II, PP. 3 and PP. 4a, sub-sections 29 and 46 of the Zoning Resolution.

2. Rearrangement of gasoline pumps is not in accordance with the Dept. records. (Note—premises were subject of a Bd. of Standards and Appeals action under Cal. #962/28/BZ.)"

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and the committee recommended that the application should be granted on condition; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivisions c and i of the Zoning Resolution, as to use, and that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21, and is therefore entitled to relief, as to area, on the grounds of practical difficulty and unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use and area district regulation of the Zoning Resolution and that the application be and it hereby is granted under Sections 7c, 7i and 21 of the Zoning Resolution, to permit in a business and residence use district, at an existing gasoline service station with office, grease pits and auto laundry, the extension of the uses to include sale of accessories, minor auto repairs and the parking and storage of motor vehicles and the present pump islands to remain in their present location, on condition that the premises shall be constructed and arranged and occupied substantially as proposed and as shown on plans filed with this application marked "Received August 7, 1958", 3 sheets and "June 10, 1959", 2 sheets; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that the portion of the plot shown as vacant shall remain vacant and maintained with proper grass and hedges; and that all permits shall be obtained and all work completed and a certificate of occupancy issued within the provisions of Section 22A of the Zoning Resolution.

276-46-BZ

APPLICANT—Wechsler and Schimenti, for Jesse N. Petchers, owner.

SUBJECT—Application reopened May 26, 1959 for consideration as to extension of term of variance—expired October 7, 1959—decision of the Borough Superintendent, previously granted on condition, under section 7e of the Zoning Resolution, permitting in a residence and business use district, for a term of years, the extension of an existing wearing apparel factory, into the residence district.

PREMISES AFFECTED—1145-1149 Liberty Avenue and 145-159 Sheridan Avenue, northeast corner, Block 4182, Lot 1, Borough of Brooklyn.

APPEARANCES—

For Applicant: Emanuel Fogel.

For Opposition: None.

ACTION OF BOARD—Term of variance extended.

THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker 4

Negative: 0

Absent: Commissioner Sleeper 1

THE RESOLUTION—

WHEREAS, on May 28, 1946, this application was granted by the Board on certain conditions, under Section 7e of the Zoning Resolution, to permit in a residence and business use district, the extension of an existing wearing apparel factory into the residence use district, affecting premises 1145-1149 Liberty Avenue and 145-159 Sheridan Avenue, northeast corner, Block 4182, Lot 1, Borough of Brooklyn; and

WHEREAS, the applicant requested reopening of this application and extension of the term of variance, which had expired by time limitation October 7, 1957; and

WHEREAS, this application was reopened on May 26, 1959 and set for hearing on June 16, 1959 at 10 A.M., subject to regular procedure, waiving all requirements except a new

MINUTES

decision of the Borough Superintendent and two publications in the Bulletin; and

WHEREAS, a public hearing was held on this application on June 16, 1959 after due notice by publication in the Bulletin; and

WHEREAS, the decision of the Borough Superintendent, dated May 4, 1959 acting on amendment to Alt. Applic. No. 2389-45, reads:

"1. The approval of the Board of Standards and Appeals expired Oct. 7, 1957 and cannot be renewed unless approved by the Board."

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on May 28, 1946, as thereafter amended through April 18, 1950, only so far as it refers to the term of the variance, so that as amended this portion of the resolution shall read:

"... granted under Section 7e for a term of five years from the date of this amended resolution, to permit; that other than as herein amended the resolution above cited shall be complied with in all respects; and that all permits, including a new certificate of occupancy, shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this amended resolution."

447-48-BZ—Vol. II

APPLICANT—Frederick A. Ketcher, for Hamax Holding Corp., owner; Rayco Auto Seat Covers Inc., lessee.

SUBJECT—Application reopened April 7, 1959 for consideration as to amendment of resolution—re Application, decision of the Borough Superintendent; previously granted on condition, under sections 7c, 7i and 7h of the Zoning Resolution, permitting in a local retail and residence use district, two one-story extensions to an existing one-story building used for sales, display, storage and installation of auto seat covers, the extension to be used for minor motor vehicle repairs limited to the installation and service of mufflers and to use the unbuilt upon portion of the premises for patron parking.

PREMISES AFFECTED—233-20 Northern Boulevard, southwest corner of 234th Street, Block 8166, Lot 25, Douglaston, Borough of Queens.

APPEARANCES—

For Applicant: Frederick A. Ketcher.

For Opposition: None.

ACTION OF BOARD—Resolution amended.

THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, and Commissioner Fox	3
Negative:	0
Not Voting: Commissioner Becker	1
Absent: Commissioner Sleeper	1

THE RESOLUTION—

WHEREAS, on September 30, 1958, this application, Vol II, was granted by the Board on certain conditions under Sections 7e, 7i and 7h of the Zoning Resolution to permit in a local retail and residence use district, two one story extensions to an existing one story building used for sales, display, storage and installation of auto seat covers; the extension is to be used for minor motor vehicle repairs limited to the installation and service of mufflers and the use of oxyacetylene torch and to use the unbuilt upon portion of the premises for patron parking; and

WHEREAS, this application was reopened on April 7, 1959 and set for hearing on May 12, 1959 at 10 A.M., subject to regular procedure, waiving all requirements except a new decision of the Borough Superintendent and two publications in the Bulletin; and

WHEREAS, a public hearing was held on this application on May 26, 1959 after due notice by publication in the Bulletin; laid over to June 16, 1959, for inspection and decision; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated March 17, 1959 acting on amendment to Alt. Applic. No. 37-58, reads:

"1. The proposed change in arrangement of the storage, sales and installation of auto seat covers and minor motor vehicle repairs, hand tools only—and use of oxyacetylene torch—limited to muffler installation and service; and parking of more than five cars, partly in a local retail and partly in a residence use district is contrary to Art. II Sec. 4-c and Sec. 3 of Zoning Resolution; and contrary to Board of Stds. and Appeals Res. 447-48-BZ—Vol. II and is referred back to the Board for reconsideration." and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on September 28, 1948 and amended through February 10, 1959 to permit in a local retail and residence use district the erection and maintenance of two one-story extensions to an existing one story building used for sales, display, storage and installation of auto seat covers; the extension is to be used for minor motor vehicle repairs limited to the installation and service of mufflers and the use of oxyacetylene torch and to use the unbuilt upon portion of the premises for patron parking, *on condition* that the premises shall be constructed and arranged as proposed and as shown on plans filed with this application marked "Received April 9, 1959," 9 sheets; that the door at the southwest corner of the building, in the new extension, where storage of parts is shown, shall be omitted; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; and that all permits shall be obtained and all work completed and a certificate of occupancy issued within the provisions of Section 22A of the Zoning Resolution.

767-58-BZ

APPLICANT—Elliot Saltzman for Roclou Realty Corp., owner.

SUBJECT—Application December 30, 1958—decision of the Borough Superintendent, under sections 7c, 7i and 7A of the Zoning Resolution, to permit in a retail use district, at an existing gasoline service station, the erection of a one story extension to the store and auto accessory building and to extend the uses to include lubritorium, minor auto repairs with hand tools, office and the parking and storage of more than five (5) motor vehicles; it is also proposed to add additional gasoline tanks, new curb cuts and business signs within 75 feet of the residence use district.

PREMISES AFFECTED—4102-4110 Avenue U and 2201-2211 Coleman Street, southeast corner, Block 8558, Lot 36, Borough of Brooklyn.

APPEARANCES—

For Applicant: Elliot Saltzman.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert and Commissioner Fox	3
Negative:	0
Not Voting: Commissioner Becker	1
Absent: Commissioner Sleeper	1

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on April 21, 1959 after due notice by publication in the Bulletin; laid over to May 12, 1959, for inspection and decision; hearing closed; then to June 16, 1959, for inspection and decision; applicant to file new amended plans eliminating the existing barn and showing a fence wall or some other proper type of fence along the interior lot line, and a new decision from the Borough Superintendent; and

WHEREAS, the decision of the Borough Superintendent,

MINUTES

dated December 12, 1958 acting on Alt. Applic. No. 3382-58, reads:

"1. Proposed extension of use and change of occupancy to Gasoline service station, lubrication, minor repairs with hand tools only, office and sale of auto accessories, parking and storage of more than five cars and extension to building in a Retail zone violates Art. II, PP. 4-A as per PP. 4a subsections 29 and 46 of the Zoning Resolution.

2. Proposed ground sign violates Article II, PP. 4-A as per Article II, PP. 4a, subsection 49 of the Zoning Resolution.

3. Signs and curb cuts within 75' of a Residence Zone violates Article II, PP. 7A of the Zoning Resolution." and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application should be granted on condition; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivisions c and 7A of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Sections 7c and 7A to permit in a retail use district, at an existing gasoline service station, the erection of a one story extension to the store and auto accessory building, and to extend the uses to include lubritorium, minor auto repairs with hand tools, office and parking and storage of more than five motor vehicles, also additional gasoline tanks and new curb cuts and business signs within 75 feet of the residence use district, *on condition* that the premises shall be constructed and arranged in accordance with plans filed with this application marked "Received December 30, 1958", 3 sheets, and "June 1, 1959", 2 sheets; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; and that all permits shall be obtained and all work completed and a certificate of occupancy issued within the provisions of Section 22A of the Zoning Resolution.

85-59-BZ

APPLICANT—Lama, Proskauer and Prober for William Teman and Bernard Tancer, owners.

SUBJECT—Application February 13, 1959—decision of the Borough Superintendent, under sections 7f, 7i and 7e of the Zoning Resolution, to permit in a local retail and residence use district, to erect and maintain a gasoline service station, car wash, minor auto repairs, lubritorium, storage and office and salesroom, parking and storage of motor vehicles for a term of fifteen (15) years.

PREMISES AFFECTED—242-30 Northern Boulevard, south side, from Douglaston Parkway to 243rd Street, 45-01—45-13 Douglaston Parkway and 45-02—45-14 243rd Street, Block 8179, Lots 1 and 44, Bayside, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama and Robert T. Groh.
For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert and Commissioner Fox 3
Negative: 0
Not Voting: Commissioner Becker 1
Absent: Commissioner Sleeper 1

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on May 19, 1959 after due notice by publication in the Bulletin; laid over to June 9, 1959, for inspection and decision; applicant to file revised plans showing split sapling fence on building lines and the physical carrying out of the proposed widening as it affects this property; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated January 15, 1959 acting on N.B. Applic. No. 4201-58, reads:

"1. The proposed erection of a gasoline service station, lubritorium, minor auto repairs, car washing, storage room, office and sales, parking and storage of motor vehicles in open area on a lot which is partly in a local retail use district and partly in a residence use district is contrary to Art. 2, Sec. 3 and Art. 2, Sec. 4-c of the Z.R.

"2. The proposed erection of a ground sign in the local retail portion of the lot is contrary to Art. 2, Sec. 4-c of the Z.R."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivisions f, i and e of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Sections 7f, i and e, for a term of twenty years, to permit in a local retail and residence use district, the erection and maintenance of a gasoline service station, car wash, minor auto repairs, lubritorium, storage and office and salesroom, parking and storage of motor vehicles with the gasoline station part of the development to be confined to the local retail district and the accompanying planting to the residence district, all in accordance with plans marked, "Received February 13, 1959," 4 sheets, "June 3, 1959," 1 sheet, and "June 12, 1959," 1 sheet, *on condition* that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; and that all permits, including a Certificate of Occupancy shall be obtained, and all work completed within the requirements of Section 22A of the Zoning Resolution.

86-59-A

APPLICANT—Lama, Proskauer and Prober for William Teman and Bernard Tancer, owners.

SUBJECT—Application February 13, 1959—filed pursuant to Section 35 General City Laws re utilization of portion of the lot which is in the bed of a mapped street—Douglaston Parkway.

PREMISES AFFECTED—242-30 Northern Boulevard, south side, from Douglaston Parkway to 243rd Street, 45-01—45-13 Douglaston Parkway and 45-02—45-14 243rd Street, Block 8179, Lots 1 and 44, Bayside, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert and Commissioner Fox 3
Negative: 0
Not Voting: Commissioner Becker 1
Absent: Commissioner Sleeper 1

THE RESOLUTION—

and

WHEREAS, the decision of the Borough Superintendent, dated January 16, 1959 on N.B. Applic. 4201/58, reads:

"3—The proposed utilization of the portion of the lot which is in the bed of a mapped street is contrary to Art. 3, Sec. 35 of the General City Law."

and

WHEREAS, the applicant states that the lot is 198.72 feet by 137.23 feet, irregular, located in local retail and residence use, D and G area, class ½ height district, upon which there is a 29 feet by 22 feet wood frame office building to be demolished; that it is proposed to build a 100 feet by 30 feet, one story, class 3 gasoline station; that all conditions are more fully described in Calendar Number 85-59-BZ; and

MINUTES

WHEREAS, the applicant further contends that the westerly part of the site along Douglaston Parkway is to be widened approximately 10 feet at some future date although the City does not have title to this land at the present time and no proceedings are pending to acquire title; that no part of the gasoline station building or structure will be erected within the boundary of Douglaston Parkway as proposed to be widened and no condemnation awards will ever be claimed for any structure within said widened area; and

WHEREAS, the President of the Borough of Queens has advised this Board that the Final Map of the Borough of Queens adopted by the Board of Estimate on November 20, 1952, indicates a proposed widening of about 10 feet on the easterly and westerly sides of Douglaston Parkway which is in private ownership; that there is no proceeding now pending to acquire title to the proposed widening; and

WHEREAS, the premises were inspected by a committee of the Board, which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, acting on N.B. Applic. 4201/58, Objection No. 3 be and it hereby is *modified* under the powers vested in the Board by Section 35 of the General City Law, and that the appeal be and it hereby is *granted*, relating to the utilization of portion of the lot which is in the bed of a mapped street—Douglaston Parkway—as shown on plans filed with this appeal marked, "Received February 13, 1959," 3 sheets, *on condition* that when the City shall take over the ten foot strip of property, there shall be no claim made against the City for construction work.

135-59-BZ

APPLICANT—Charles M. Spindler for National Life Insurance Company, owner.

SUBJECT—Application March 6, 1959—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a business and residence use district, the reconstruction of an existing gasoline service station and the elimination of the present store, office and sales room for monuments.

PREMISES AFFECTED—20-32 Caton Avenue and 282-286 McDonald Avenue, southwest corner, Block 5323, Lots 5 and 6, Borough of Brooklyn.

APPEARANCES—

For Applicant: Charles M. Spindler.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert and Commissioner Fox 3

Negative: 0

Not Voting: Commissioner Becker 1

Absent: Commissioner Sleeper 1

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on June 9, 1959 after due notice by publication in the Bulletin; laid over to June 16, 1959 at 10 A. M. for inspection and decision; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated February 20, 1959 acting on N.B. Applic. No. 2621-58, reads:

"1. Proposed building and premises partly in a Business and partly in a Residence zone, to be used for gasoline service station, lubrication, auto washing (non-automatic), office, sales of accessories, minor repairs with hand tools only, parking and storage of motor vehicles is contrary to Article II, PP. 3 and PP. 4a, subsections 29 and 46 of the Zoning Resolution.

"2. Proposed post standards and signs violate Article II, PP. 4a, subsection 49 of the Zoning Resolution."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application should be granted on condition; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision e of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7e to permit in a business and residence use district, the reconstruction of an existing gasoline service station and the elimination of the present store, office and salesroom for monuments *on condition* that the premises shall be constructed and arranged as proposed and as shown on plans filed with this application marked "Received March 6, 1959", 4 sheets, with the exception that the building shown is to be shifted to the west nine feet, so that it is not closer than 20 feet to McDonald Avenue; that between the east end of the building and the building line of McDonald Avenue along the south lot line a wall five feet six inches in height, of face brick on both sides, shall extend from the corner of the building to McDonald Avenue; that in all **other respects the building and occupancy** shall comply with all laws, rules and regulations applicable thereto; and that all permits shall be obtained and all work completed and a certificate of occupancy obtained within the provisions of Section 22A of the Zoning Resolution.

145-59-BZ

APPLICANT—George J. Regan for Ellen de Gange, owner. SUBJECT—Application March 5, 1959—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a G-1 area district a one family dwelling with less than the required setback.

PREMISES AFFECTED—7-24 Clintonville Street, northwest corner of Eighth Avenue, Block 4512, Lot 35, White-stone, Borough of Queens.

APPEARANCES—

For Applicant: George J. Regan, Ellen de Gange and Leonard Harraway.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker 4

Negative: 0

Absent: Commissioner Sleeper 1

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on April 21, 1959 after due notice by publication in the Bulletin; and laid over to April 28, 1959, for inspection and for Borough Superintendent to be notified to have a representative present; then laid over from April 28, 1959, date to be set after new plans have been filed with the Building Department, and issuance of either Alteration Permit or Amendment to N.B. App. 459-53, then set for June 16, 1959; and

WHEREAS, the decision of the Borough Superintendent, dated February 27, 1959 acting on N.B. Applic. No. 459-53, reads:

"1. In accordance with letter of the borough superintendent of Queens to the Board of Standards and Appeals, the above premises are in violation of Art. IV-16c of Zoning Resolution in that a porch was built across the front of the building which encroaches three (3) feet on the required 15' front setback." and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application should be granted on condition; and

WHEREAS, the Board found that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21 of the Zoning Resolution, and is therefore entitled to relief as to area on the grounds of practical difficulty and unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the area dis-

MINUTES

strict regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 21 to permit in a G-1 area district a one-family dwelling with less than the required front yard and side yard and required one-car parking area encroaching upon the rear yard, *on condition* that the building shall be constructed and arranged in accordance with plans filed with this application marked "Received March 5, 1959" 2 sheets, "May 18, 1959", 4 sheets and "May 20, 1959", 2 sheets; that in all other respects all laws, rules and regulations applicable to the building and occupancy shall be complied with; and that all permits shall be obtained and all work completed and a certificate of occupancy issued within the provisions of Section 22A of the Zoning Resolution.

76-59-A

APPLICANT—John T. Kelleher, Borough Superintendent, Department of Buildings; Owner, Ellen de Gange.

SUBJECT—Appeal filed February 9, 1959, revocation of Certificate of Occupancy Q-103582 issued on July 5, 1955 re N.B. Applic. 459/53.

PREMISES AFFECTED—7-24 Clintonville Street, northwest corner of Eighth Avenue, Block 4512, Lot 35, Whitestone, Queens.

APPEARANCES—

For Owner: George J. Regan, Ellen De Gange and Leonard Harraway.

ACTION OF BOARD—Appeal granted and Certificate of Occupancy Q103582 revoked.

THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker..... 4
Negative: 0
Absent: Commissioner Sleeper 1

THE RESOLUTION—

WHEREAS, the communication of the Borough Superintendent, dated February 3, 1959, reads:

"The Certificate of Occupancy was issued on the basis of an approved plan, New Building No. 459/53. It was inadvertently approved showing a porch across the front of the building which encroached three (3) feet upon the required fifteen (15) foot setback of a G-1 District.

"The building was built substantially as shown on the plan with this encroachment. This being contrary to Art. IV, Section 16-C of the Zoning Resolution, it appears that the certificate of occupancy was issued in error and, therefore, should be revoked."

and

WHEREAS, the Borough Superintendent states that the building is 24 feet 6 inches by 28 feet 7 inches in area, one story, 18 feet high, of class 3 construction, located in residence use, G-1 area, class 1 height district, used and occupied as a one family dwelling and a two car garage in the cellar; that a certificate of occupancy was issued on the basis of an approved plan, New Building No. 459/53; that it was inadvertently approved showing a porch across the front of the building which encroached 3 feet upon the required 15 foot setback of a G-1 district.

Resolved, that the Board of Standards and Appeals does hereby grant the appeal of the Borough Superintendent, revoking Certificate of Occupancy Q-103582, issued on July 5, 1955, on N.B. App. 459/53.

Adjourned: 3:35 P.M.

JOSEPH J. DOYLE, *Chief Clerk.*

REGULAR MEETING

TUESDAY AFTERNOON, JUNE 16, 1959, 2 P.M.

Present: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker.

974-47-A—Vol. II

APPLICANT—Leonard F. Rothkrug, for Felix Felipe and Maria Cruz, owners.

SUBJECT—Application reopened October 28, 1958 as Vol. II—Appeal from a decision of the Borough Superintendent, Commercial use, frame construction.

PREMISES AFFECTED—454 Lafayette Avenue, south side, 58 feet, 4 inches east of Franklin Avenue, Block 1950, Lot 10, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert and Commissioner Fox 3
Negative: 0
Not Voting: Commissioner Becker 1
Absent: Commissioner Sleeper 1

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated July 24, 1957 on Alt. Applic. 1385/57, reads:

"1. Proposed commercial (retail grocery store) occupancy on basement floor only, in building of frame construction violates Sec. 4.2.1 of the Building Code."

and

WHEREAS, the applicant states that the premises consists of a plot 16 feet 8 inches front by 68 feet in depth, located in an unrestricted use, C area, class 1 height district, on which there exists a 3 story and basement, 37 feet 6 inches high, wood frame building, 16 feet 8 inches front by 42 feet in depth, erected prior to 1900 and used and occupied since 1956 as follows: Cellar—boiler room and ordinary storage; basement—retail grocery store, 3 persons; 1st and 2nd floors—2 roomers each floor; 3rd floor—3 roomers; that the building is equipped with an approved one-source sprinkler system in the public halls; that there is one 2 foot 6 inch wide wood stairs, enclosed in partitions of wood studs, wood lath and plaster; that the stair hall leads directly to street and is provided with ladder and scuttle to roof; and

WHEREAS, letter from the Borough Superintendent, dated October 10, 1957, reads in part as follows:

"9. There is a sprinkler system existing in the public halls of the building which conforms to Section 187 of the Multiple Dwelling Law and which was installed under Sprinkler Application 2754/52. However, there are no sprinkler heads in the Class "B" rooms as required under Section 194 of the Multiple Dwelling Law. A violation for this condition has been reported and will be issued to the owner as soon as possible."

and

WHEREAS, the premises was inspected by a committee of the Board.

Resolved, that the decision of the Borough Superintendent, dated July 24, 1957, acting on Alt. Applic. 1385/57, Objection No. 1, and Objection No. 9, dated October 10, 1957, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that Objection No. 9 shall be complied with and five sprinkler heads with necessary surface pipe, in accordance with the Multiple Dwelling Law, shall be installed in the store; that such heads be applied with an adequate water supply; and that in all other respects all laws, rules and regulations applicable shall be conformed to and a Certificate of Occupancy shall be obtained.

783-52-A—Vol. II

APPLICANT—Albert B. Bauer for the Department of Public Works, City of New York.

SUBJECT—Application reopened February 25, 1959 as Volume II—Appeal from a decision of the Borough Superintendent—re Door Fastenings on required means of egress.

PREMISES AFFECTED—South side of Pelham Parkway and Eastchester Road, Blocks 4281, 4282 and 4217, Lot 1, Borough of the Bronx.

MINUTES

APPEARANCES—

For Applicant: S. H. Greenhill.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,
Commissioner Fox and Commissioner Becker 4
Negative: 0
Absent: Commissioner Sleeper: 1

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated January 19, 1959 on N.B. Applic. 848/50, reads:

"1. Door fastenings on required means of egress must comply with Sect. 6.2.3."

and

WHEREAS, the applicant states that the building is 12 stories, 156 feet high, 325.5 feet by 495.8 feet in area, of class 1 construction, located in business and residence use, C area, class 1¼ height district, used and occupied as a hospital; and

WHEREAS, the applicant states that the Abraham Jacobi Municipal Hospital includes an in-patient Psychiatric Service of 130 beds; that patients necessitating hospitalization because of mental disturbances are admitted, observed, treated and transferred to state, private institutions or discharged if found suitable for same; that the Psychiatric Services include "Closed Wards", the doors of which must necessarily be closed for security reasons because of the nature of the mental ailments suffered by the patients; that the wards referred to are on the 9th and 10th floors; that the doors referred to in the violation as being locked are those leading to the stairs which necessarily must be locked; that failure to keep them locked will permit psychiatric patients to abscond from the wards and the hospital; that some of these patients have been remanded by Court Order for hospital retention, some must be kept behind locked doors because of their acute conditions; that for security reasons 2 sets of doors have been installed in the corridors leading to each of these wards; that the front one must be locked before the second is opened; that the locks on these doors are asylum Bit Key Dead Locks as generally installed in psychiatric institutions; that the stair door locks are Sargent pin tumbler mortise dead locks; that a written order requires all authorized personnel on the 9th and 10th floors to have the keys to the aforementioned locks on their person at all times while on duty; that the keys are in the personal custody of each individual and are not transferred from one person to the next with each change of duty section; that fire drills are held at least once every month.

Resolved, that the decision of the Borough Superintendent, dated January 19, 1959, acting on N.B. App. 848/50, Objection 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that attendants of the hospital having keys shall be on duty at all times to open doors making stairs and other means of egress accessible to the Fire Department in case of necessity; that such attendants shall be trained and instructed to see that such doors are open and accessible for egress of the occupants in case of emergency.

1238-23-A—Vol. II

APPLICANT—Fred C. Dahlem, for Edwin H. Morris & Co., owners.

SUBJECT—Application reopened March 10, 1959 as Volume II—appeal from a decision of the Borough Superintendent—re Fifth Floor must remain vacant, exceeds tabular height, Class 3 construction.

PREMISES AFFECTED—31 West 54th Street, north side, 535 feet west of Fifth Avenue, Block 1270, Lot 16, Borough of Manhattan.

APPEARANCES—

For Applicant: Fred C. Dahlem and Larry Singer.

ACTION OF BOARD—Laid over to June 30, 1959, at 2 P. M. for inspection and decision; hearing closed.

201-58-A

APPLICANT—Leonard F. Rothkrug, for William Black, owner; Arbee Food Shoppe, Inc., lessee.

SUBJECT—Application April 7, 1958—Appeal from a decision of the Borough Superintendent—re egress.

PREMISES AFFECTED—25 Trinity Place, east side, 78 feet, 10½ inches north of Exchange Alley, Block 20, Lot 13, Borough of Manhattan.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

ACTION OF BOARD—Laid over to July 7, 1959, at 2 P. M. at request of the applicant, to discuss matter with Department of Buildings.

279-59-A

APPLICANT—Herbst and Rusciano, for Anthony La Vecchia and Edward Stachnik, owners.

SUBJECT—Application April 28, 1959—Appeal from a decision of the Borough Superintendent re proposed Bowling Alleys, local retail district, permit revoked—issued in error.

PREMISES AFFECTED—1630-1640 Gun Hill Road, southeast corner of Kingsland Avenue, Block 4538, Lots 9, 13, 14, 15, 20, 22 and 24, Borough of The Bronx.

APPEARANCES—

For Applicant: Leonard F. Rothkrug, Seymour Herbst, Edward Stachnik and Anthony La Vecchia.

For Opposition: Peter La Rosa, T. Enright and Elfrieda Gluck.

For Administration: Louis Kovarsky, Dept. of Buildings.

ACTION OF BOARD—Laid over to July 7, 1959, at 2 P. M. for inspection and decision; hearing closed.

288-59-A

APPLICANT—Julius S. Rapson, for Del-Hi Homes Incorporated, owner.

SUBJECT—Application May 5, 1959—decision of the Borough Superintendent, re: Frame construction, fire limits.

PREMISES AFFECTED—259-59 147th Drive, northwest corner of Francis Lewis Boulevard, Block 13683, Lot 9, Rosedale, Borough of Queens.

APPEARANCES—

For Applicant: Julius Rapson.

ACTION OF BOARD—Laid over to June 23, 1959, at 2 P. M. for decision.

289-59-A

APPLICANT—Julius S. Rapson, for Del-Hi Homes Incorporated, owner.

SUBJECT—Application May 5, 1959—decision of the Borough Superintendent, re: Frame construction, fire limits, garage floor below grade.

PREMISES AFFECTED—259-55 147th Drive, north side, 111.15 feet west of Francis Lewis Boulevard, Block 13683, Lot 13, Rosedale, Borough of Queens.

APPEARANCES—

For Applicant: Julius Rapson.

ACTION OF BOARD—Laid over to June 23, 1959, at 2 P. M. for decision.

290-59-A

APPLICANT—Julius S. Rapson, for Del-Hi Homes Incorporated, owner.

SUBJECT—Application May 5, 1959—decision of the Borough Superintendent, re frame construction, fire limits.

PREMISES AFFECTED—259-51 147th Drive, North side, 146.65 feet west of Francis Lewis Boulevard, Block 13683, Lot 14, Rosedale, Borough of Queens.

APPEARANCES—

For Applicant: Julius Rapson.

ACTION OF BOARD—Laid over to June 23, 1959, at 2 P. M. for decision.

291-59-A

APPLICANT—Julius S. Rapson, for Del-Hi Homes Incorporated, owner.

MINUTES

SUBJECT—Application May 5, 1959—decision of the Borough Superintendent, re frame construction, fire limits.
PREMISES AFFECTED—259-52 147th Road, Southwest corner of Francis Lewis Boulevard, Block 13683, Lot 1, Rosedale, Borough of Queens.

APPEARANCES—

For Applicant: Julius Rapson.

ACTION OF BOARD—Laid over to June 23, 1959, at 2 P.M. for decision.

292-59-A

APPLICANT—Julius S. Rapson, for Del-Hi Homes Incorporated, owner.

SUBJECT—Application May 5, 1959—decision of the Borough Superintendent, re frame construction, fire limits.

PREMISES AFFECTED—259-48 147th Road, South side, 47.34 feet west of Francis Lewis Boulevard, Block 13683, Lot 64, Rosedale, Borough of Queens.

APPEARANCES—

For Applicant: Julius Rapson.

ACTION OF BOARD—Laid over to June 23, 1959, at 2 P.M. for decision.

293-59-A

APPLICANT—Julius S. Rapson, for Del-Hi Homes Incorporated, owner.

SUBJECT—Application May 5, 1959—decision of the Borough Superintendent, re: Frame construction, fire limits.

PREMISES AFFECTED—259-44 147th Road, south side, 82.84 feet west of Francis Lewis Boulevard, Block 13683, Lot 62, Rosedale, Borough of Queens.

APPEARANCES—

For Applicant: Julius Rapson.

ACTION OF BOARD—Laid over to June 23, 1959, at 2 P.M. for decision.

294-59-A

APPLICANT—Julius S. Rapson, for Del-Hi Homes Incorporated, owner.

SUBJECT—Application May 5, 1959—decision of the Borough Superintendent, re: Garage below street grade.

PREMISES AFFECTED—259-47 147th Drive, north side, 182.15 feet west of Francis Lewis Boulevard, Block 13683, Lot 16, Rosedale, Borough of Queens.

APPEARANCES—

For Applicant: Julius Rapson.

ACTION OF BOARD—Laid over to June 23, 1959, at 2 P.M. for decision.

295-59-A

APPLICANT—Julius S. Rapson, for Del-Hi Homes Incorporated, owner.

SUBJECT—Application May 5, 1959—decision of the Borough Superintendent, re: Garage below street grade.

PREMISES AFFECTED—259-43 147th Drive, north side, 217.65 feet west of Francis Lewis Boulevard, Block 13683, Lot 18, Rosedale, Borough of Queens.

APPEARANCES—

For Applicant: Julius Rapson.

ACTION OF BOARD—Laid over to June 23, 1959, at 2 P. M. for decision.

296-59-A

APPLICANT—Julius S. Rapson, for Del-Hi Homes Incorporated, owner.

SUBJECT—Application May 5, 1959—decision of the Borough Superintendent, re: Garage below street grade.

PREMISES AFFECTED—259-39 147th Drive, north side, 253.15 feet west of Francis Lewis Boulevard, Block 13683, Lot 19, Rosedale, Borough of Queens.

APPEARANCES—

For Applicant: Julius Rapson.

ACTION OF BOARD—Laid over to June 23, 1959, at 2 P. M. for decision.

297-59-A

APPLICANT—Julius S. Rapson, for Del-Hi Homes Incorporated, owner.

SUBJECT—Application May 5, 1959—decision of the Borough Superintendent, re: Garage below street grade.

PREMISES AFFECTED—259-35 147th Drive, north side, 288.65 feet west of Francis Lewis Boulevard, Block 13683, Lot 21, Rosedale, Borough of Queens.

APPEARANCES—

For Applicant: Julius Rapson.

ACTION OF BOARD—Laid over to June 23, 1959, at 2 P. M. for decision.

298-59-A

APPLICANT—Julius S. Rapson, for Del-Hi Homes Incorporated, owner.

SUBJECT—Application May 5, 1959—decision of the Borough Superintendent, re: Garage below street grade.

PREMISES AFFECTED—259-31 147th Drive, north side, 286.5 feet east of 259th Street, Block 13683, Lot 22, Rosedale, Borough of Queens.

APPEARANCES—

For Applicant: Julius Rapson.

ACTION OF BOARD—Laid over to June 23, 1959, at 2 P. M. for decision.

299-59-A

APPLICANT—Julius S. Rapson, for Del-Hi Homes Incorporated, owner.

SUBJECT—Application May 5, 1959—decision of the Borough Superintendent, re: Garage below street grade.

PREMISES AFFECTED—259-27 147th Drive, north side, 251 feet east of 259th Street, Block 13683, Lot 24, Rosedale, Borough of Queens.

APPEARANCES—

For Applicant: Julius Rapson.

ACTION OF BOARD—Laid over to June 23, 1959, at 2 P. M. for decision.

300-59-A

APPLICANT—Julius S. Rapson, for Del-Hi Homes Incorporated, owner.

SUBJECT—Application May 5, 1959—decision of the Borough Superintendent, re: Garage below street grade.

PREMISES AFFECTED—259-23 147th Drive, north side, 215.5 feet east of 259th Street, Block 13683, Lot 25, Rosedale, Borough of Queens.

APPEARANCES—

For Applicant: Julius Rapson.

ACTION OF BOARD—Laid over to June 23, 1959, at 2 P. M. for decision.

301-59-A

APPLICANT—Julius S. Rapson, for Del-Hi Homes Incorporated, owner.

SUBJECT—Application May 5, 1959—decision of the Borough Superintendent, re: Garage below street grade.

PREMISES AFFECTED—259-19 147th Drive, north side, 180 feet east of 259th Street, Block 13683, Lot 27, Rosedale, Borough of Queens.

APPEARANCES—

For Applicant: Julius Rapson.

ACTION OF BOARD—Laid over to June 23, 1959, at 2 P. M. for decision.

302-59-A

APPLICANT—Julius S. Rapson, for Del-Hi Homes Incorporated, owner.

SUBJECT—Application May 5, 1959—decision of the Borough Superintendent, re: Garage below street grade.

PREMISES AFFECTED—259-40 147th Road, south side, 118.34 feet west of Francis Lewis Boulevard, Block 13683, Lot 60, Rosedale, Borough of Queens.

MINUTES

APPEARANCES—

For Applicant: Julius Rapson.

ACTION OF BOARD—Laid over to June 23, 1959, at 2 P. M. for decision.

303-59-A

APPLICANT—Julius S. Rapson, for Del-Hi Homes Incorporated, owner.

SUBJECT—Application May 5, 1959—decision of the Borough Superintendent, re: Frame construction, fire limits.

PREMISES AFFECTED—259-69 148th Avenue, north-west corner of Francis Lewis Boulevard, Block 13684, Lot 1, Rosedale, Borough of Queens.

APPEARANCES—

For Applicant: Julius Rapson.

ACTION OF BOARD—Laid over to June 23, 1959, at 2 P. M. for decision.

304-59-A

APPLICANT—Julius S. Rapson, for Del-Hi Homes Incorporated, owner.

SUBJECT—Application May 5, 1959—decision of the Borough Superintendent, re: Frame construction, fire limits.

PREMISES AFFECTED—259-65 148th Avenue, north side, 148.75 feet west of Francis Lewis Boulevard, Block 13684, Lot 7, Rosedale, Borough of Queens.

APPEARANCES—

For Applicant: Julius Rapson.

ACTION OF BOARD—Laid over to June 23, 1959, at 2 P. M. for decision.

305-59-A

APPLICANT—Julius S. Rapson, for Del-Hi Homes Incorporated, owner.

SUBJECT—Application May 5, 1959—decision of the Borough Superintendent, re: Frame construction, fire limits.

PREMISES AFFECTED—259-61, 148th Avenue, north side, 184.25 feet west of Francis Lewis Boulevard, Block 13684, Lot 9, Rosedale, Borough of Queens.

APPEARANCES—

For Applicant: Julius Rapson.

ACTION OF BOARD—Laid over to June 23, 1959, at 2 P.M. for decision.

306-59-A

APPLICANT—Julius S. Rapson, for Del-Hi Homes Incorporated, owner.

SUBJECT—Application May 5, 1959—decision of the Borough Superintendent, re: Frame construction, fire limits.

PREMISES AFFECTED—259-66 147th Drive, South west corner of Francis Lewis Boulevard, Block 13684, Lot 99, Rosedale, Borough of Queens.

APPEARANCES—

For Applicant: Julius Rapson.

ACTION OF BOARD—Laid over to June 23, 1959, at 2 P.M. for decision.

307-59-A

APPLICANT—Julius S. Rapson, for Del-Hi Homes Incorporated, owner.

SUBJECT—Application May 5, 1959—decision of the Borough Superintendent, re: Frame construction, fire limits.

PREMISES AFFECTED—259-62 147th Drive, south side, 40.42 feet west of Francis Lewis Boulevard, Block 13684, Lot 97, Rosedale, Borough of Queens.

APPEARANCES—

For Applicant: Julius Rapson.

ACTION OF BOARD—Laid over to June 23, 1959, at 2 P.M. for decision.

308-59-A

APPLICANT—Julius S. Rapson, for Del-Hi Homes Incorporated, owner.

SUBJECT—Application May 5, 1959—decision of the Borough Superintendent, re: Frame construction, fire limits.

PREMISES AFFECTED—259-58 147th Drive, south side, 75.92 feet west of Francis Lewis Boulevard, Block 13684, Lot 96, Rosedale, Borough of Queens.

APPEARANCES—

For Applicant: Julius Rapson.

ACTION OF BOARD—Laid over to June 23, 1959, at 2 P.M. for decision.

91-45-BZ

APPLICANT—Ingram S. Carner, for Herman Kaplan, owner.

SUBJECT—Application for consideration—reopening for amendment of resolution—re Application, decision of the Borough Superintendent; previously granted on condition, under sections 7c and 7i of the Zoning Resolution, permitting in a business use district, the extension in area of an existing gasoline service station and the erection of a new office, lubritorium, auto laundry, brake testing and realigning and minor repairs.

PREMISES AFFECTED—61-20 to 61-26 Fresh Meadow Lane, west side, 111.40 feet south of Horace Harding Boulevard, Block 6901, Lots 42 and 45, Flushing, Borough of Queens.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Request to reopen and amend resolution denied.

THE VOTE of June 9, 1959—

Affirmative: Acting Chairman Kleinert and Commissioner Sleeper 2

Negative: Commissioner Fox 1

Absent: Commissioner Foley 1

THE VOTE TO RECONSIDER—(June 16, 1959)

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker 4

Negative: 0

Absent: Commissioner Sleeper: 1

THE VOTE TO GRANT—(June 16, 1959)

Affirmative: 0

Negative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker 4

Absent: Commissioner Sleeper 1

338-46-BZ—Vol. II

APPLICANT—Charles M. Spindler, for Peteling Realty Corp., owner.

SUBJECT—Application for consideration—reopening for amendment of resolution—re Application, decision of the Borough Superintendent; previously granted on condition, under sections 7f and 7i of the Zoning Resolution, to permit in a business use district, on a plot presently occupied as a used car sales lot, the erection of a one story building for use as an automobile showroom, with incidental motor vehicle repairs, sales and display of new and used cars, parking and storage of motor vehicles and a gasoline service station with lubrication, non-automatic auto washing, accessory sales and auto safety inspection station all for a temporary period of 20 years.

PREMISES AFFECTED—1504-1526 Coney Island Avenue, west side, 100 feet north of Avenue L, Block 6536, Lots 30 and 34, Borough of Brooklyn.

APPEARANCES—

For Applicant: Charles M. Spindler.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker 4

Negative: 0

Absent: Commissioner Sleeper: 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. II, on February 25, 1959 on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

MINUTES

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on February 25, 1959, to permit certain rearrangements in the construction of the premises so that the arrangement of the premises shall be substantially as proposed and as shown on plans filed with this request for amendment marked "Received June 3, 1959", 2 sheets, *on condition* that in all other respects the resolution above cited shall be complied with; and that all permits shall be obtained and all work completed and a certificate of occupancy issued within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution. (NB App 1832/59)

773-47-BZ—Vol. III

APPLICANT—Ivan Pinsker, for Charles Pheffer, owner.
SUBJECT—Application for consideration—reopening for amendment of resolution—re Application, decision of the Borough Superintendent; previously granted on condition under section 7c of the Zoning Resolution, to permit in a retail use district the alteration and erection of a one story accessory building on existing gasoline service station (previously granted, an extension in area by the Board), and the removal of existing pits and the installation of a new pit and a new hydraulic lift.

PREMISES AFFECTED—3883-3889 East Tremont Avenue, east side, 59.25 feet north of East 177th Street, Block 5439, Lots 3, 5 and 6, Borough of The Bronx.

APPEARANCES—

For Applicant: Ivan Pinsker.

ACTION OF BOARD—Resolution of March 17, 1959, adopted under Vol. III rescinded in view of Board's action this day under Vol. II.

THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker 4
Negative: 0
Absent: Commissioner Sleeper: 1

773-47-BZ—Vol. II

APPLICANT—Ivan Pinsker, for Charles Pheffer, owner.
SUBJECT—Application for consideration—reopening for amendment of resolution—re Application, decision of the Borough Superintendent; previously granted on condition, under section 7c of the Zoning Resolution, to permit in a retail use district, the alteration and erection of a one story accessory building on existing gasoline service station, previously granted an extension in area by the Board, and the removal of existing pits and the installation of a new pit and new hydraulic lift.

PREMISES AFFECTED—3883-3889 East Tremont Avenue, east side 59.25 feet north of East 177th Street Block 5439 Lots 3, 5 and 6, Borough of The Bronx.

APPEARANCES—

For Applicant: Ivan Pinsker.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker 4
Negative 0
Absent: Commissioner Sleeper 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. II, on March 1, 1949 on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on March 1, 1949, by adding thereto:

"that there may be additional approved gasoline tanks in the location of the former grease pit, making a total of ten such tanks, and to permit the installation of three hydraulic grease lifts as acted on by the Borough Superintendent under decision dated May 26, 1959, and as indicated on revised plans, marked 'Received May 27,

1959', 2 sheets; and that in all other respects the resolution above cited shall be complied with." (Misc. App. 32/59)

37-50-BZ—Vol. II

APPLICANT—Robert Gottlieb, for Renato Sacchi and M. De Gregorio, owners.

SUBJECT—Application for consideration—reopening for extension of term of variance—re Application, decision of the Borough Superintendent; previously granted on condition, under section 7h of the Zoning Resolution, to permit in a residence use district the extension in area of existing gasoline service station to be used for the parking and storage of motor vehicles, for a term of 5 years.

PREMISES AFFECTED—1499 Bruckner Boulevard, northwest corner of Wheeler Avenue, Block 3712, Lots 1, 5 and 75, Borough of The Bronx.

APPEARANCES—

For Applicant: John Madzula.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker 4
Negative: 0
Absent: Commissioner Sleeper 1

THE RESOLUTION—

Whereas, this application was amended by the Board as Vol. II, on June 29, 1954 on certain conditions; and

WHEREAS, the applicant requested an extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 13, 1950, as *amended* through June 29, 1954 only so far as it refers to the term of variance, so that as *amended* this portion of the resolution shall read:

"... granted under Section 7, Subdivision h for a term of five years from the date of this *amended* resolution, to permit; that other than as herein *amended* the resolution above cited shall be complied with in all respects; and that all permits, including a new certificate of occupancy, shall be obtained" (Alt. Applic. 971/49)

778-50-BZ

APPLICANT—Gilbert Lazerus, for Lake City Estates, Inc. and Morris Maran, owners.

SUBJECT—Application for consideration—reopening for extension of time to complete—re Application, decision of the Borough Superintendent; previously granted on condition, under section 7e of the Zoning Resolution, permitting in a residence use district, the erection and maintenance of a business building, stores, for a term of years.

PREMISES AFFECTED—154-25 to 154-57 Horace Harding Boulevard and 59-61 154th Place, northeast corner, Block 6732, Lot 70, Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Gilbert Lazerus.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE OF JUNE 9, 1959—

Affirmative: Acting Chairman Kleinert 1
Negative: Commissioner Sleeper and Commissioner Fox 2
Absent: Commissioner Foley 1

THE VOTE OF JUNE 16, 1959—

Affirmative: Chairman Foley, Commissioner Becker.... 2
Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on May 15, 1951 on certain conditions; and

WHEREAS, time to obtain permits and complete the work was last extended on June 18, 1957; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does

MINUTES

hereby *amend* the resolution adopted on May 15, 1951, as thereafter *amended* through June 24, 1958 only as to the time to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that plans have been approved by the Department of Buildings, that all permits required, including a certificate of occupancy, shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution." (N.B. Applic 8335/50)

202-54-BZ—Vol. II

APPLICANT—Leonard F. Rothkrug, Herbst and Rusciano for Fanni Di Lello and Steven Letizia, owners.

SUBJECT—Application for consideration—reopening for amendment of resolution—re Application, decision of the Borough Superintendent; previously granted on condition, under sections 7c and 7e of the Zoning Resolution, to permit in a local retail use district, a three-bay extension to the existing gasoline service station building with accessory uses of lubritorium, car wash, motor vehicle repairs and office, the plot also contains a two-story dwelling.

PREMISES AFFECTED—3020 Eastchester Road, east side, 100.06 feet north of Adee Avenue, Block 4766, Lots 41 and 43, Borough of The Bronx.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,

Commissioner Fox and Commissioner Becker 4

Negative: 0

Absent: Commissioner Sleeper 1

THE RESOLUTION—

WHEREAS, this application was amended by the Board as Vol. II, on December 16, 1958 on certain conditions; and

WHEREAS, the resolution was amended on March 3, 1959; and

WHEREAS, the applicant requested a further amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on October 5, 1954, as *amended* through March 3, 1959, only insofar as it refers to the location of pump island, so that the arrangement of the pump island shall be as shown on plans filed with this request for amendment marked "Received June 2, 1959", one sheet, *on condition* that in all other respects the resolutions above cited shall be complied with; and that all permits shall be obtained and all work completed and a certificate of occupancy issued within the provisions of Section 22A of the Zoning Resolution from the date of this *amended* resolution. (Alt. 1166/57)

348-56-BZ

APPLICANT—Burke, Green and Groh, for Mary Ryback, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete—re Application, decision of the Borough Superintendent; previously granted on condition, under section 7e of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, office, sales room, car wash, non-automatic, minor repairs and parking for more than 5 motor cars waiting for service.

PREMISES AFFECTED—175-15 Rockaway Boulevard, southeast corner of 149th Avenue, Block 13381, Lot 30, Springfield Gardens, Borough of Queens.

APPEARANCES—

For Applicant: William P. Walsh.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,

Commissioner Fox and Commissioner Becker 4

Negative: 0

Absent: Commissioner Sleeper 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board on April 30, 1957 on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on July 1, 1958; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on April 30, 1957, as thereafter *amended* through July 1, 1958 only as to the time to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that all permits required, including a certificate of occupancy, shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution." (N.B. Applic. 826/56).

612-57-BZ

APPLICANT—Morris Hannes, for Kroy Realty Corp., owner; York Auto Trading Corp., lessee.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired June 10, 1959—re Application, decision of the Borough Superintendent; previously granted on condition, under sections 7c, 7b and 21 of the Zoning Resolution, to permit in a business and residence use district, the use of the sale of used cars to extend from the business use district into the balance of the lot which is located in the residence use district.

PREMISES AFFECTED—878-888 Coney Island Avenue, west side, 158 feet 10 $\frac{5}{8}$ inches north of 18th Avenue, Block 5403, Lot 21, Borough of Brooklyn.

APPEARANCES—

For Applicant: Morris Hannes.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,

Commissioner Fox and Commissioner Becker 4

Negative: 0

Absent: Commissioner Sleeper 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board on June 10, 1958 on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 10, 1958 only as to the time to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that all permits required, including a certificate of occupancy, shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution." (Alt. Applic. 584-57)

61-58-BZ

APPLICANT—Stanley J. Shaftel, for Sylvia Kaye, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete—re Application, decision of the Borough Superintendent; previously granted on condition, under section 21 of the Zoning Resolution, to permit in a G area district, the erection of a one family dwelling that encroaches on the required setbacks in the front and side yards.

PREMISES AFFECTED—49-04 Hanford Street, west side, 365.83 feet north of 51st Avenue, Block 8167, Lot 92, Douglaston, Borough of Queens.

APPEARANCES—

For Applicant: Stanley J. Shaftel.

ACTION OF BOARD—Application reopened and time to complete work extended.

MINUTES

THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,
Commissioner Fox and Commissioner Becker 4
Negative: 0
Absent: Commissioner Sleeper 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board on July 1, 1958 on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 1, 1958, only as to the time to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that all permits required, including a certificate of occupancy, shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution."
(N.B. Applic. 125/58)

63-58-BZ

APPLICANT—Stanley J. Shaftel, for Sylvia Kaye, owner.
SUBJECT—Application for consideration—reopening for extension of time to complete—re Application, decision of the Borough Superintendent; previously granted on condition, to permit in a G area district, the erection of a one family dwelling that encroaches on the required setbacks in the front and side yards.

PREMISES AFFECTED—48-18 Hanford Street, west side, 440.79 feet north of 51st Avenue, Block 8167, Lot 85, Douglaston, Borough of Queens.

APPEARANCES—

For Applicant: Stanley J. Shaftel.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,
Commissioner Fox and Commissioner Becker 4
Negative: 0
Absent: Commissioner Sleeper 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board on July 1, 1958, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 1, 1958 only as to the time to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that all permits required, including a certificate of occupancy, shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution."
(N.B. Applic. 126/58)

649-58-BZ

APPLICANT—Leonard Lazarus, for Ferdinand Castagna, Janet Hess, Hanna Hess and J. Louis Lazarus, owners.

SUBJECT—Application for consideration—reopening for amendment of resolution—re Application, decision of the Borough Superintendent; previously granted on condition, under section 9A of the Zoning Resolution, to permit in a Class 3/4 height district, the erection of a 6 story and cellar multiple dwelling on a plot with two similar structures connected by garages, the proposed building exceeds the permitted height and is located within 2 miles of a designated airport.

PREMISES AFFECTED—29-10, 29-30 and 29-50 137th Street, southwest corner of Whitestone Avenue, Block 4371, Lot 8, Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Leonard Lazarus.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,
Commissioner Fox and Commissioner Becker 4

Negative: 0
Absent: Commissioner Sleeper 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board on March 17, 1959, on certain conditions.

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on March 17, 1959, so that Units 1, 2 and 3, as shown on plans filed with this request for amendment marked "Received June 4, 1959", 6 sheets, shall be included; that in all other respects the resolution above cited shall be complied with; and that all permits shall be obtained and all work completed and a certificate of occupancy issued within the provisions of Section 22A of the Zoning Resolution from the date of this *amended* resolution. (N.B. 2407/58.)

938-57-BZ

APPLICANT—Leonard F. Rothkrug, for Bel-Harb Corporation, owner.

SUBJECT—Application for consideration—reopening for amendment of resolution—re Application, decision of the Borough Superintendent; previously granted on condition, under section 21 of the Zoning Resolution, to permit in an E-1 area district, an increase in the number of apartments in an existing five story multiple dwelling from 38 to 43, the additional apartments are to be part of the basement construction.

PREMISES AFFECTED—123-11 Rockaway Beach Boulevard, southeast corner of Beach 124th Street, Block 763, Lot 1, Belle Harbor, Borough of Queens.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,
Commissioner Fox and Commissioner Becker 4
Negative: 0
Absent: Commissioner Sleeper 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board on July 22, 1958, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 22, 1958, only insofar as it refers to the number of apartments, so that as *amended* the number of apartments in the basement may be increased from six to seven, making the total number of apartments in the building forty-four, as proposed and as shown on plans filed with this request for amendment marked "Received June 4, 1959", one sheet, *on condition* that in all other respects the provisions of the resolution above cited shall be complied with; and that all permits shall be obtained and all work completed and a certificate of occupancy issued within the provisions of Section 22A of the Zoning Resolution from the date of this *amended* resolution.

660-58-BZ

APPLICANT—Charles H. Spindler, for Amato Recine, owner.

SUBJECT—Application for consideration—reopening for amendment of resolution—re Application, decision of the Borough Superintendent; previously granted on condition, under sections 7f, 7i and 7e of the Zoning Resolution, permitting in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, auto washing, non-automatic, office, sale of accessories, minor repairs with hand tools only, safety inspection station and the parking and storage of motor vehicles all for a temporary term of 15 years.

PREMISES AFFECTED—3540 Boston Road and 3520

MINUTES

Mickel Avenue, southeast corner, Block 4724, Lot 61, Borough of The Bronx.

APPEARANCES—

For Applicant: Charles M. Spindler.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE OF JUNE 9, 1959—

Affirmative: Acting Chairman Kleinert and Commissioner Sleeper 2

Negative: Commissioner Fox 1

Absent: Commissioner Foley 1

THE VOTE OF JUNE 16, 1959—

Affirmative: Chairman Foley, and Commissioner Becker 2

THE RESOLUTION—

WHEREAS, this application was granted by the Board on March 17, 1959 on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted March 17, 1959, only insofar as it refers to the length of the accessory building, so that said accessory building may be erected 62 feet 9 inches across the front, or westerly elevation by the same 28 feet 4 inches in depth, as indicated on plans filed with this request for amendment marked "Received May 15, 1959", 2 sheets; also to permit the erection of a post standard and brand sign, which may be illuminated, at the intersection of the easterly building line of Mickle Avenue and the southerly building line of Boston Road, as shown on plans cited above; that in all other respects the resolution of March 17, 1959, shall be complied with; and that all permits shall be obtained, all work completed and a certificate of occupancy obtained within the requirements of Section 22A of the Zoning Resolution from the date of this amended resolution. (N.B. 1052/58.)

5-33-BZ—Vol. III

APPLICANT—Patrick D. Concagh, for Charles Mottola, owner.

SUBJECT—Application for consideration—reopening as Vol. III subject to regular procedure—re Application, decision of the Borough Superintendent; previously granted on condition, under sections 7e, 7f, 7h and 7i of the Zoning Resolution, to permit in a business, retail and residence use district, for a term of years, the erection and maintenance of a gasoline service station, lubritorium, car wash, sales and storage room, for auto accessories and minor repairs and parking and storage for more than 5 cars.

PREMISES AFFECTED—3800-3812 Boston Road and 3480-3490 Baychester Avenue, southeast corner, Block 5257, Lot 1, Borough of The Bronx.

APPEARANCES—

For Applicant: P. D. Concagh.

ACTION OF BOARD—Application reopened as Vol. III, subject to the regular procedure, waiving all requirements except two publications in the Bulletin as notice, and a new decision of the Borough Superintendent, which has been filed, and set for hearing on July 14, 1959, at 10 A.M.

THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker 4

Negative: 0

Absent: Commissioner Sleeper 1

395-46-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Eleanor M. Howard, owner.

SUBJECT—Application for consideration—reopening as Vol. II subject to regular procedure—re Application, decision of the Borough Superintendent; previously granted on condition, under section 7c of the Zoning Resolution, permitting in a business use district, the change of occupancy from public garage to repairing and servicing of cars, parts department, auto showroom, office, wheel alignment, brake testing, gasoline service station, storage of

more than five motor vehicles, auto laundry and sale and display of used cars.

PREMISES AFFECTED—1727-1737 Bedford Avenue and 112-122 Sullivan Street, southeast corner, Block 1307, Lot 6, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

ACTION OF BOARD—Application reopened as Vol. II, subject to the regular procedure.

THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker 4

Negative: 0

Absent: Commissioner Sleeper 1

346-48-BZ

APPLICANT—Herbert Strauss, for Hehmay Garage Corp., owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which has expired November 24, 1958—re Application, decision of the Borough Superintendent; previously granted on condition, under sections 7e and 7h of the Zoning Resolution, permitting in a residence and business use district, the change in occupancy of five car garage to auto upholstering shop and permitting the parking and storage of more than five motor vehicles on unbuilt upon portion of lot.

PREMISES AFFECTED—452-460 West 167th Street, south side, 119 feet 3 $\frac{7}{8}$ inches east of Amsterdam Avenue, Block 2111, Lot 92, Borough of Manhattan.

APPEARANCES—

For Applicant: Herbert Strauss.

ACTION OF BOARD—Application reopened subject to the regular procedure, waiving all requirements except new decision of the Borough Superintendent, already filed, and two publications in the Board's Bulletin.

THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker 4

Negative: 0

Absent: Commissioner Sleeper 1

499-48-BZ—Vol. II

APPLICANT—Leonard F. Rothkrug, for Utility Laundry Service, Inc., owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired February 24, 1959—re Application, decision of the Borough Superintendent; previously granted on condition, under section 7h of the Zoning Resolution, to permit in a residence use district, the parking and storage of motor vehicles for owner's, patron's and employee's cars, no fee to be charged.

PREMISES AFFECTED—2822-2830 West 21st Street, west side, 160 feet south of Neptune Avenue, Block 7017, Lot 20, part of Lot 14, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

ACTION OF BOARD—Application reopened, subject to the regular procedure.

THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker 4

Negative: 0

Absent: Commissioner Sleeper 1

401-53-BZ

APPLICANT—Leonard F. Rothkrug, for Max Donner, owner.

SUBJECT—Application for consideration—reopening for amendment to resolution and extension of term of variance—re Application, decision of the Borough Superin-

MINUTES

tendent; previously granted on condition, under sections 7e and 21 of the Zoning Resolution, permitting in a residence use district, the sale and display of used cars.

PREMISES AFFECTED—1875 Bruckner Boulevard and 1003 Underhill Avenue, northwest corner, Block 3731, Lots 1 and 75, Borough of The Bronx.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

ACTION OF BOARD—Application reopened as Vol. II, subject to the regular procedure.

THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker 4

Negative: 0

Absent: Commissioner Sleeper 1

445-53-BZ

APPLICANT—Robert Gottlieb, for Paulev Realty Corp., owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired February 24, 1959—re Application, decision of the Borough Superintendent; previously granted on condition, under sections 7i and 7h of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a motor vehicle repair shop, and to permit the parking and storage of more than 5 motor vehicles as an accessory use.

PREMISES AFFECTED—1158 Close Avenue, east side, 174.69 feet south of Westchester Avenue, Block 3736, Lot 30, Borough of The Bronx.

APPEARANCES—

For Applicant: John Madzula.

ACTION OF BOARD—Application reopened, subject to the regular procedure, waiving all requirements except a new decision of the Borough Superintendent, which has been filed, and two publications in the Bulletin as notice, and set for hearing on July 14, 1959, at 10 A.M.

THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker 4

Negative: 0

Absent: Commissioner Sleeper 1

958-54-BZ—Vol. III

APPLICANT—Frederick A. Ketcher, for Marichal Agosto Company, owner.

SUBJECT—Application for consideration—reopening as Vol. III subject to regular procedure—re Application, decision of the Borough Superintendent; previously granted on condition, under section 7e of the Zoning Resolution, to permit in a residence use district, a temporary variation to increase in width an approved one story brick building for the storage of tropical products in job lots and office.

PREMISES AFFECTED—80-84 East 111th Street, south side, 114 feet west of Park Avenue, Block 1616, Lot 42, formerly 42, 43 and 143, Borough of Manhattan.

APPEARANCES—

For Applicant: Frederick A. Ketcher.

ACTION OF BOARD—Application reopened as Vol. III, subject to the regular procedure.

THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker 4

Negative: 0

Absent: Commissioner Sleeper 1

335-58-BZ—Vol. I

APPLICANT—Lama, Proskauer and Prober, for Park South Building Corp., owner.

SUBJECT—Application May 27, 1958—decision of the Borough Superintendent; under section 7e of the Zoning Resolution, to permit in a residence use district, the change in use of an existing building now used for restaurant and doctor's office on the first floor and apartments on second to sixth floors to restaurant and doctor's office and first floor and doctor's and commercial offices for a stated term of 20 years.

PREMISES AFFECTED—24-28 Central Park South, south side, 275 feet west of Grand Army Plaza, Block 1274, Lot 57, Borough of Manhattan.

APPEARANCES—

For Applicant: Alfred A. Lama.

ACTION OF BOARD—Request to reopen withdrawn by the applicant.

THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,

Commissioner Fox and Commissioner Becker 4

Negative: 0

Absent: Commissioner Sleeper 1

336-58-A

APPLICANT—Lama, Proskauer and Prober, for Park South Building Corp., owner.

SUBJECT—Application May 27, 1958—Appeal from a decision of the Borough Superintendent, re doctor's offices, commercial offices and restaurant—live load, height limits, egress.

PREMISES AFFECTED—24-28 Central Park South, south side, 275 feet west of Grand Army Plaza, Block 1274, Lot 57, Borough of Manhattan.

APPEARANCES—

For Applicant: Alfred A. Lama.

ACTION OF BOARD—Request to reopen withdrawn by the applicant.

THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,

Commissioner Fox and Commissioner Becker 4

Negative: 0

Absent: Commissioner Sleeper 1

335-58-BZ—Vol. II

APPLICANT—Leonard F. Rothkrug, for Irving Klein, Harris Shapiro and Ralph W. Kearns, owners.

SUBJECT—Application for consideration—reopening as Vol. II subject to regular procedure—re Application, decision of the Borough Superintendent; previously withdrawn, under section 7e of the Zoning Resolution, to permit in a residence use district, the change in use of an existing building now used for restaurant and doctors office on the 1st floor and apartments on 2nd to 6th floors to restaurant and doctors office on first floor and doctors and commercial offices for a stated term of 20 years.

PREMISES AFFECTED—24-28 Central Park South, 275 feet west of Grand Army Plaza, Block 1274, Lot 27, Borough of Manhattan.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

ACTION OF BOARD—Application reopened as Vol. II, subject to the regular procedure.

THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,

Commissioner Fox and Commissioner Becker 4

Negative: 0

Absent: Commissioner Sleeper 1

Adjourned: 5:25 P.M.

JOSEPH J. DOYLE, *Chief Clerk.*

*CORRECTION

The minutes of the meeting of the Board of Standards and Appeals held on May 5, 1959, as they appeared in Bulletin No. 19, Vol. 44, hereby corrected to read as follows:

738-57-BZ

APPLICANT—Lama, Proskauer and Prober, for 644 Bushwick Avenue Corp., owner.

SUBJECT—Application October 16, 1957—decision of the Borough Superintendent, under section 7c of the Zoning

MINUTES

Resolution, to permit in an unrestricted and business use district, the erection and maintenance of a gasoline service station, lubritorium, car wash, office and sales, storage, minor auto repairs, parking and storage of motor vehicles, extending from the unrestricted to the business portion of the plot.

PREMISES AFFECTED—640-648 Bushwick Avenue, south side, 131 feet 8¾ inches west of Myrtle Avenue and 14-20 Troutman Street, Block 3182, Lot 18, Borough of Brooklyn

APPEARANCES—

For Applicant: Alfred A. Lama.
For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Vice Chairman Kleinert, Commissioner Foley, Commissioner Sleeper and Commissioner Fox. 4
Negative: 0
Absent: Chairman Murdock 1

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on December 16, 1958 after due notice by publication in the Bulletin; laid over to May 5, 1959, for applicant to file plan showing nearby school and for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site, Troutman Street and Bushwick Avenue are in unrestricted and business use, B area, class 1½ height districts; Myrtle Avenue is in a business use, B area, class 1½ height district; and

WHEREAS, the decision of the Borough Superintendent, dated September 17, 1957 acting on N. B. Applic. No. 1654-57, reads:

"1. Proposed building and premises on a lot, partly in a Business and partly in an Unrestricted zone, to be used for Gasoline service station, lubritorium, car wash, office and sales, storage, minor auto repairs and parking and storage of motor vehicles is contrary to Article II, PP. 4a, subsection 29 and 46 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 94 feet 9¾ inches frontage by 86 feet 6½ inches in depth, irregular, presently developed with five buildings, designated as buildings 1, 2, 3, 4 and 5, and occupied as follows: Building 1—six family dwelling—3 story class 4 construction; Building 2—six family dwelling—3 story class 4 construction; Building 3—store and 4 family dwelling—3 story class 4 construction; Building 4—store and 4 family dwelling—3 story class 4 construction; Building 5—3 car garage—1 story, class 3 construction; that Building 1 was erected under N. B. Applic. No. 662 of 1889 for use as a six family dwelling, for which no Certificate of Occupancy was ever issued; that Building 2 was erected under N.B. Applic. No. 773 of 1885 for use as a six family dwelling and no Certificate of Occupancy was ever issued; that there is no record for Building 3; that Building 4 was last altered under Alt. Applic. No. 8321-37 for use as a store and four family dwelling, and no Certificate of Occupancy was ever issued; that Building 5 was erected under N. B. Applic. No. 7116 of 1923 for use as a three car garage; that Certificate of Occupancy No. 40145 was issued for said use; that it is proposed to demolish all the buildings on the site and erect a modern gasoline service station consisting of ten 550 gallon buried gasoline tanks and six dispensing pumps; that the proposed accessory building will be one story in height, of class 3 construction, having a frontage of 62 feet, a depth of 30 feet and will contain the conjunctive uses of lubritorium, car washing, minor auto repairs, storage, office and sales; that the open area not used by the gas station is proposed for parking and storage of motor vehicles; and

WHEREAS, the applicant contends that the proposed gas station is a permitted use in the unrestricted use portion of the plot, and it is only intended to extend said permitted use into the business use portion of the plot; that this extension in to the business portion of the plot cannot have an adverse effect upon any of the adjoining properties inasmuch as the station faces Bushwick Avenue, which is in an unrestricted use district; that within the same block as the site there is a non-conforming use of gasoline station on lot 10; that the buildings on the site have outlived their usefulness and are in need of many repairs; that the land is high in assessed value so that it is mandatory for the owner to rehabilitate this site in conformity with an unrestricted use district in order to derive an equitable income and continue to pay City taxes; that the use proposed is permitted in over 50% of the site; and

WHEREAS, the applicant states that the present owner has held title to the property since April 1, 1955; that the assessed valuation of land is \$16,500 and of the building \$23,500 making a total of \$40,000; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision c of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7c to permit in an unrestricted and business use district the erection and maintenance of a gasoline service station, lubritorium, car wash, office and sales, storage, minor auto repairs, parking and storage of motor vehicles, extending from unrestricted to the business portion of the plot; that the station shall be built substantially as shown on plans filed with this application marked "Received October 16, 1957," 3 sheets, "October 30, 1958," 1 sheet and "May 5, 1959," 1 sheet, *on condition* that the existing three-story frame stucco buildings shall be demolished; that the pumps along the Bushwick Avenue front shall be set back 15 feet from the building line and shall be duplex or dual and one single approved pump, and the pump island set back from the Troutman Street building line shall consist of two pumps; that the service building shall be *58 feet* by 32 feet wide with a car wash and two minor auto sales storerooms; that there shall be 12 buried 550 gallon approved tanks; that along the side lot line to the east there shall be a 5 foot, 6 inch woven wire fence where the wall of the adjacent building does not occur; that along the side lot line to the south from the corner of the new accessory building to the building line of Troutman Street there shall be a 5 foot, 6 inch high woven wire fence as shown on the plans; that the area of the station shall be graded substantially to the grade of the adjoining street and shall be of concrete cement or Tarvia pavement; that the grades shall be pitched to eliminate flood water pouring over the sidewalk; that at the intersection of Troutman Street and Bushwick Avenue there shall be a cement curb 12 inches high and 4 foot radius to form a base for a post standard bearing a brand sign projecting not more than 4 feet over the building line; that the signs on the accessory building shall be limited to one sign, one foot high by 8 feet long, each with vehicular doors, and a similar sign over the show windows of the accessory sales office; that all portable firefighting appliances shall be maintained as the Fire Commissioner shall direct; and that all permits, including a Certificate of Occupancy, shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

* Correction—In the 19th line of the resolution, the size of the service building corrected to read "*58 feet*" by 32 feet as indicated in italics.

RULES

WARNING

Notice is hereby given to all appellants and applicants, and to all lawyers, architects and engineers representing owners or lessees in proceedings before the Board—

First, That if they do not appear in person or by representative at the hearing of their case, dismissal for lack of prosecution is likely to result.

Second, That due and ample notice of the date set for hearing is provided in the publication of this BULLETIN of the calendars of the Board, each case being set down by Calendar Number and the premises under the date of the hearing.

Third, That no plea of ignorance of the date of the hearing can be entertained in view of this publication and of the posting of the calendars on the bulletin board in the offices of the Board and of the further publication of the calendars in the daily press.

Fourth, That no one is entitled to written notice of the date for the hearing in his case, and that the plea of failure to receive such notice is no excuse for neglect to appear.

Fifth, That the business of the Board is to dispose of all cases promptly; therefore, no appeal or application will be held in abeyance by reason of failure of the appellant or applicant to file necessary data, or by any other method of delay.

Sixth, That no appeal or application will be accepted for filing unless, at the time of filing, all papers, plans and data required by law are supplied, as specified on the blank appeal or application forms.

Applicants, under the building zone resolution, are entitled to one copy of Form 7NO.

If they desire additional copies, for their own convenience in notifying property owners, they may obtain such copies at the office of the Board of Standards and Appeals, 80 Lafayette Street, 9th Floor, Manhattan, at five cents each—postage to be added if the forms are forwarded by mail.

NOTICE

APPEALS AS TO MULTIPLE DWELLINGS

The Legislature, under Chapter 333 of 1948, has clarified Section 60 of the Multiple Dwelling Law by describing the agency authorized to grant variances under this Section, so as clearly to mean in New York City—the Board of Standards and Appeals.

Chapter 508 of 1948 has also been adopted by the Legislature, amending the Multiple Dwelling Law to provide, under new Section 310, for a Board of Appeals. By description the Board of Appeals means in New York City—the Board of Standards and Appeals. Section 310 provides as follows as to appeals:

LAWS OF NEW YORK—By Authority

Chapter 508 of 1948

§ 310. Board of appeals. 1. As used in this section "board" shall mean the agency of a city constituted as a board and authorized by law both to grant variances of the zoning resolution and to make rules supplemental to laws regulating construction, maintenance, use and area of buildings.

2. Where the compliance with the strict letter of this chapter causes any practical difficulties or any unnecessary hardships the board shall have the power, on satisfactory proof at a public hearing, provided the spirit and intent of this chapter are maintained and public health, safety and welfare preserved, and substantial justice done, to vary or modify any provision or requirement of this chapter, or any rule, regulation, supplementary regulation, ruling or order of the department with respect to the provisions of this chapter, as follows:

a. For multiple dwellings and buildings existing on July first, nineteen hundred forty-eight, provisions relating to:

- (1) Height and bulk;
- (2) Required open spaces;
- (3) Minimum dimensions of yards or courts; or
- (4) Means of egress.

b. For multiple dwellings and buildings erected or to be erected after July first, nineteen hundred forty-eight, and

such dwellings thereafter altered or to be altered, provisions relating to:

- (1) Required open spaces; or
- (2) Minimum dimensions of yards or courts.

Variations or modifications may be granted pursuant to this paragraph b only on condition that open areas for light and air are provided which are at least equivalent in area to those required by the applicable provisions of this chapter.

3. An application for such a variance or modification may be made by any person aggrieved or by the head of any public agency, within such time and under such procedure, conditions and rules as may be prescribed by the board. The board shall fix a reasonable time for the hearing of an application and shall require that due notice be given of the time and place of such hearing to the applicant and to the department. Any person or a duly authorized representative of any public agency may appear at any such hearing and be heard on any such application.

4. In every case the board shall state the reason or reasons for its decision. All decisions of the board shall be subject to review in the same manner as is provided by law for review of decisions of such board respecting variances of the zoning resolution.

5. A record of all decisions of the board, indexed according to the section or sections of this chapter affected thereby, shall be kept in the office of the board. Such record shall be open to public inspection at all times during business hours.

RULES

OIL BURNER RULES

(217-21-SR)

RULES COVERING THE INSTALLATION AND USE OF OIL BURNING EQUIPMENT AND THE STORAGE OF OILS USED IN CONNECTION THEREWITH

Adopted by the Board of Standards and Appeals June 15, 1934, Amended July 12, 1935, January 28, 1936, December 4, 1936, July 1, 1941, June 15, 1948, July 13, 1951, September 14, 1956 and June 1, 1959, effective June 25, 1959.

(Superseding Fuel Oil Rules adopted by the Board of Standards and Appeals November 6, 1919; amended January 6, 1922; January 18, 1924; November 3, 1926; September 11, 1928; January 11, 1929; March 20, 1931; May 12, 1931; November 24, 1931; May 10, 1932; June 24, 1932; November 4, 1932)

Authority: Section 666, paragraph 2 of the New York City Charter.

Rule 1. Scope.

- 1.1 No person shall install oil-burning, or oil storage equipment for use within the City of New York except as provided in these rules.
- 1.2 These rules shall not apply to gas companies storing or using oil in the manufacture of illuminating gas for public use.

Rule 2. Definitions.

- 2.1 For the purpose of these rules the following terms shall be interpreted in accordance with these definitions:
- 2.2 APPROVED: Shall mean devices hereafter approved by the Board of Standards and Appeals and also, when required by the Board of Standards and Appeals, approved, listed as standard, and/or labeled by any nationally recognized standard testing laboratory not operated for commercial profit, provided all such devices are installed in accordance with these rules. Such approval is subject to suspension or revocation for non-compliance with these rules. All devices approved by the Board of Standards and Appeals prior to the adoption of these rules shall be accepted.
- 2.3 AUTOMATIC PUMP: Shall mean an automatic transfer pump operating independent of the burner to provide a continuous supply of oil.
- 2.4 BURNER: A device designed for the purpose of burning oil.
- 2.5 CERTIFICATE OF OPERATION: a certificate of operation as provided for in section B26-58.0 of the administrative code shall mean the operating certificate or certificate of operation issued when required by the Department of Air Pollution Control upon completion of the installation of new or remodeled or reconstructed oil burning equipment.
- 2.6 COMMERCIAL INSTALLATIONS: Oil burner installations in buildings, other than dwellings when used for heating and/or generation of power for use on premises.
- 2.7 CONTROLS: Such electrical or mechanical devices as are installed for the purpose of providing safe and continuous or intermittent operation.
- 2.8 DISCHARGE LINE: That portion of the line between the discharge outlet of the pump and the burner oil inlet connection.

2.9 DOMESTIC INSTALLATIONS: Oil burner installations installed in dwellings as defined in these rules.

2.10 DWELLINGS: Buildings use exclusively for dwelling purposes and occupied by one or two families, including convents, rectories, and monasteries.

2.11 ELECTRICALLY GROUNDED: For protection against lightning shall mean storage tanks set directly in or on the ground and/or with underground piping connections. Where storage tanks without underground piping connections are built on bases above the surface of the earth outside of buildings, such storage tanks shall be grounded at two (2) points 180° (degrees) apart as follows:

2.11.1 The conductor from tank to ground connection shall be of copper not smaller than No. 6 (.162") A.W.G. wire, or pipe not less than one-half inch ($\frac{1}{2}$ ") in diameter.

2.11.2 One end of conductor shall be permanently and electrically bonded to tank. The other end shall be bonded to a ground connection consisting of a water pipe or a rod, pipe or plate having a surface area of not less than one hundred and ninety (190) square inches, buried in moist earth not less than two feet (2') below the surface of the earth.

2.12 FILL PIPE: That portion of the line between the fill pipe terminal and the fill pipe connection in the storage tank.

2.13 FIRE RETARDING MATERIALS:

2.13.1 One half ($\frac{1}{2}$) inch plaster boards or asbestos boards, or three-eighths ($\frac{3}{8}$) inch gypsum wall boards weighing not less than 16 pounds per square yard with pointed joints covered with No. 26 U. S. gauge sheet metal with one (1) inch lapped seams nailed to the wood beams when spaced not more than sixteen (16) inches on centers, or nailed to furring strips when the floor beams are spaced more than sixteen (16) inches on centers, or

2.13.2 Two thicknesses of one-quarter ($\frac{1}{4}$) inch asbestos boards laid with tight staggered joints and nailed to the beams, when spaced not more than sixteen (16) inches on centers, or nailed to furring strips when the floor beams are more than sixteen (16) inches on centers, or

2.13.3 Metal lath weighing not less than three pounds per square yard, attached to furring strips and plastered with Portland cement mortar at least three-quarters ($\frac{3}{4}$) inch thick.

2.13.4 Note—All fire retarding material to be applied as required in rules for fire retarding material of the Board of Standards and Appeals.

2.14 GROUND: An electrical conductor having capacity to absorb current.

2.15 INDUSTRIAL INSTALLATIONS: Oil burner installations for industrial purposes under same requirements as for Commercial Installations.

2.16 OIL: Any liquid mixture, substance or compound derived from petroleum, including kerosene and fuel oil as defined in section B26-47.0 (4) of the Administrative Code and Rule 3.

2.17 OIL BURNING EQUIPMENT: Any device including burners, oil burning heaters, internal combustion engines used for heating; power or other

RULES

purposes designed for and/or using oil as defined in these rules.

- 2.18 OIL LEVEL INDICATING DEVICE: A means by which the level of the oil in a storage tank may be indicated.
- 2.19 OVERFLOW PIPE: A pipe which conveys, by gravity, the oil from the maximum level of an auxiliary tank to the storage tank or from the pump to the storage tank.
- 2.20 PERMANENT DEFORMATION: Wherever phrase, "without permanent deformation," is used in these rules it shall mean that the tanks or containers shall, after release of test pressure, resume their original size and shape.
- 2.21 PERMIT: Shall mean permit for storage of oil.
- 2.22 PORTLAND CEMENT CONCRETE: Shall mean a mixture of one (1) part cement and not more than two and one-half (2½) parts sand and five (5) parts of coarse aggregate and complying in all other respects with the requirements of C26-311.0 of the Administrative Building Code.
- 2.23 PREHEATER: A device designed for heating oil for the purpose of decreasing the viscosity.
- 2.24 RELIEF VALVE: A valve held shut by a spring or other means of automatically relieving pressure in excess of its setting.
- 2.25 RELIEF LINE: That portion of the line between the by-pass connection of the relief valve and the supply line or storage tank.
- 2.26 REMOTE CONTROL: A hand, electric, or mechanically-operated device to shut off the oil supply. A thermostat is not acceptable as a remote control.
- 2.27 SCAVENGING LINE: A line installed to permit the removal of water or foreign matter from a storage tank.
- 2.28 SHOP FABRICATED: Shall mean completely built in the shop of the tank manufacturer.
- 2.29 SHUT-OFF VALVE: A device that can be actuated to prevent the flow of liquid in a line of pipe.
- 2.30 STORAGE CONTAINER: Any container for oil connected to a burner or oil-burning heater and having a capacity of six (6) gallons or less.
- 2.31 STORAGE TANK: Any tank for oil having the capacity of two hundred and seventy-five (275) gallons or more, having a fill line and vent line connected thereto.
- 2.32 STORAGE TANK AUXILIARY: Any container for oil having a capacity of not over 60 gallons and used as an intermediary tank for gravity feed and equipped with an automatic or manually operated pump.
- 2.33 SUPPLY LINE: That portion of the line between the storage tank and the pump oil inlet connection or hand valve. Where a pump is not used, it shall be that portion of the line between storage tank and burner and burner oil inlet connection or hand valve.
- 2.34 TEST WELL: An opening in the top of the storage tank or a straight pipe connected to such opening through which a gauge stick may be inserted into the storage tank.
- 2.35 TRANSFER PUMP: An oil pump that is not an integral part of the burner and which is installed between storage tank and burner.

- 2.36 VENT PIPE: That portion of the line between vent pipe terminal and vent pipe connection in the storage tank.

Rule 3. Oil Permitted.

- 3.1 Oil permitted under these rules shall be any hydrocarbon oils free from acid, grit and fibrous or other foreign matter. The fuel oils shall be classified as provided in current Commercial Standard published by the U. S. Department of Commerce, and shall have a flashpoint not lower than 100 degrees Fahrenheit when tested in a Pensky-Martens closed cup tester (American Society for Testing Materials Method D-93-36) and marketed under the following commercial grades:

Range Oil	
No. 1 Fuel Oil	
No. 2 " "	
No. 4 " "	
No. 5 " "	
No. 6 " "	
- 3.2 The use of crankcase refuse oil as fuel oil is strictly prohibited.

Rule 4. Standards for Approval of Oil Burners by the Board.

- 4.1 Approved burners, including oil-burning heaters, shall be an assembly of approved parts and electrical controls suitable for use with each other for the service intended, as approved, such burners shall be provided with suitable safeguards to prevent abnormal discharge of oil.
 - 4.1.1 When assembled each burner shall be tested for defects and proper functioning throughout its operating range. Parts shall be so designed as to maintain alignments and to permit interchangeability.
 - 4.1.2 The CO₂ in the flue gas shall be maintained at not less than 8% without smoking and throughout the operating range of the capacity of the burner when tested.
 - 4.1.3 Flexible tubing used as an integral part of burner shall be not longer than 72 inches and of an approved type.
- 4.2 Approval of burners or oil-burning heaters designed for installation with storage of not more than six (6) gallons shall include approval of storage containers and limitations of installation. If more than six (6) gallons' storage is desired for such burners or oil-burning heaters, a storage tank shall be installed as provided for in these rules. Portable containers of not more than six (6) gallons' capacity may be filled from such storage tanks by means of an approved hand pump located above the top of the tank.
- 4.3 The requirements of these rules shall not apply to the use and installation of portable burners not requiring a connection to a flue where such burners are of the type commonly used for household purposes including oil stoves, oil heaters and oil lamps equipped with a woven wick, nor do the requirements of these rules apply to such portable apparatus such as blow torches, soldering pots, tar heaters, snow melters, etc.

Rule 5. Material and Construction of Tanks.

- 5.1 Cylindrical Tanks (except vertical tanks located outside of the buildings above ground).
 - 5.1.1 All tanks for the storage of fuel oil shall be built of steel plates made by the open hearth

RULES

process and known to the trade as "tank steel." Such plate shall be free from physical imperfections, such as laminations, cracks, mill scale, etc. All steel must be new in good condition and free from rust. The thickness of steel required and the size and spacing of rivets shall be as stated in the table given below.

5.1.2 All tanks shall be welded or riveted and caulked, or riveted and welded. Flanges or other pipe connections may be welded. All caulking shall be done with round nose tools and without injury to the plates. Filler of any kind between plates is prohibited.

5.1.3 Thickness of cylindrical tanks, except tanks of 275 gallons capacity or less:

Tanks 36 in. in diameter and less— $\frac{1}{4}$ in. shell, $\frac{1}{4}$ in. heads.

Tanks 37 to 72 in. in diameter— $\frac{1}{4}$ in. shell, $\frac{5}{16}$ in. heads.

Tanks 73 to 120 in. in diameter— $\frac{5}{16}$ in. shell, $\frac{3}{8}$ in. heads.

Tanks over 120 in. in diameter to be of $\frac{3}{8}$ in. steel and to be stiffened by angle rings or equivalent members so as to retain their cylindrical form.

5.1.4 All cylindrical oval or obround storage tanks shall have dished heads with a curvature the radius of which is not greater than the diameter of the tank. Dished heads shall be formed with an adequate cylindrical extension rim to provide welding or riveting surface. Should flat heads be used they shall be braced in the same manner as described for the bracing of flat sides of rectangular tanks.

5.1.5 Diameter and spacing of rivets:

Riveting in single lap seams shall not exceed a pitch as follows:

In shell $\frac{1}{4}$ in. thick, $\frac{5}{8}$ in. in diameter rivets $2\frac{1}{4}$ in. pitch.

In shell $\frac{5}{16}$ in. thick, $\frac{5}{8}$ in. in diameter rivets $2\frac{3}{8}$ in. pitch.

In shell $\frac{3}{8}$ in. thick, $\frac{3}{4}$ in. in diameter rivets $2\frac{1}{2}$ in. pitch.

5.2 Rectangular Tanks.

5.2.1 All rectangular tanks shall be built of steel plates of the quality required for cylindrical tanks, and of a thickness of not less than $\frac{5}{16}$ of an inch.

5.2.2 Corners may be made up by bending the plates or by use of angles.

5.2.3 Rivets in seams shall be $\frac{5}{8}$ of an inch in diameter and spaced not more than $2\frac{1}{4}$ inches center to center.

5.2.4 All flat surfaces of rectangular tanks are to be braced. Bracing shall be done either by using structural steel members which will act as girders and which will safely carry the load with a factor of safety of five (5), or by using bars from side to side, end to end and top to bottom of the tanks as the case may be.

5.2.5 When structural steel members are used such as angle, channels or beams, etc., the distance from center to center of the rivet lines on these members must not be in excess of twenty-four inches, and the rivet spacing must be such that it will develop the full strength of the members. In no case shall the rivets be in excess of six (6) inches center to center on these members.

5.2.6 When structural steel reinforcing members are tied together with braces in order to reduce the effective length, the braces shall not be stressed higher than nine thousand (9,000) pounds per square inch taken in the minimum net section.

5.2.7 If structural steel members are omitted and the sides of the tank are braced by means of rods or bars, these members should not be spaced farther apart than twenty-four (24) inches center to center, in all directions. The unit stress permitted in these members shall not be in excess of nine thousand (9,000) pounds per square inch on the minimum net section.

5.2.8 The connection between these members and the sides of the tank must in all cases be such that it will develop the full net sections of the bars so that the bar will break before the connection will let go.

5.3 All Tanks Except Vertical Above-Ground Storage Tanks.

5.3.1 All storage tanks for oil of two hundred and seventy-five (275) gallons' capacity or less, except buried tanks, shall have a minimum thickness of shell and head plates of manufacturers Standard 10 gauge (.134"). Auxiliary storage tanks of 60 gallons or less shall be similarly constructed but need not be of a gauge thicker than U. S. Standard No. 14.

5.3.2 At time of installation all storage tanks shall bear a permanently fixed plate, spot-welded or equivalent, bearing the name of tank manufacturer, the gauge of material and capacity of tank. All shop fabricated storage tanks shall be installed without structural alteration.

5.3.3 All openings shall be through the top of the storage tank except that storage tanks of 275-gallons may be provided with a three-quarter inch ($\frac{3}{4}$ ") opening for gravity discharge and a one-inch (1") opening in the bottom for cleaning and protection against corrosion.

5.3.4 All buried storage tanks shall have a thorough coating on the outside of two coats of red lead protected by hot tar, asphaltum, or other equivalent rust-resisting material. All such tanks, unless in direct contact by shell or piping with the ground, shall be electrically grounded.

5.3.5 Manholes: Tanks for oils having a viscosity less than 500 sec. Saybolt Universal at 100° F. need not have manholes; where used for such oils the manhole covers shall be bolted and made gastight; where used for oils having a viscosity greater than 500 sec. Saybolt Universal at 100° F. (No. 5 or No. 6 Commercial Standard grades) shall have manhole covers bolted or otherwise secured to the tanks and kept hydrostatically tight at all times.

5.4 Vertical Storage Tanks Over 1,000 Gallons Capacity Located Outside of Building Above Ground.

5.4.1 Vertical tanks located outside of buildings above ground shall be built of steel plates of the quality required for cylindrical tanks.

5.4.2 The minimum thickness of shell or bottom plates shall be $\frac{1}{4}$ inch and the minimum thickness of roof plates $\frac{1}{8}$ inch.

RULES

The thickness of shell plates shall be figured in accordance with the following formula:

$$t \text{ equals } \frac{P \times r \times F}{T \times E}$$

P equals head pressure at bottom of ring under consideration.

R equals radius of shell in inches.

F equals factor of safety (taken as 5).

T equals tensile strength of plate in pounds per square inch (55,000 pounds per square inch).

E equals efficiency of vertical joint in ring under consideration (calculations to be based on formulas as given in Bulletin No. 14 of the New York State Industrial Commission).

- 5.4.3 Roof plates shall have single lap riveted or welded watertight seams and the roof shall be built to shed water. Bottom plates shall have single lap riveted or welded seams. Shell plate seams shall be designed with proper efficiency to meet requirements of above formulas for shell plates.

- 5.4.4 In all cases, steel tanks for the storage of fuel oil must be built metal to metal. No filler of any kind will be permitted.

5.5 Storage Containers.

- 5.5.1 Storage containers for oil of six (6) gallons capacity or less used in connection with burners or oil-burning heaters shall be designed to withstand a hydrostatic pressure test of five (5) pounds per square inch without permanent deformation, rupture or leakage and shall be approved as provided in Rule 4.2. Glass storage containers shall not exceed three gallons capacity, protected with a metal jacket provided with hand grips and designed to be rigidly fastened to stand or wall and shall be approved as provided in Rule 4.2.

Rule 6. Location of Tanks.

6.1 Inside of Buildings, Above Ground.

- 6.1.1 Storage tanks having a capacity of two hundred and seventy-five (275) gallons and auxiliary tanks may be installed above ground in or on the lowest story of a building, provided such tanks shall be mounted on substantial incombustible supports, with tank permanently attached thereto, and located not less than seven feet (7') of clear unobstructed space measured horizontally from any furnace or source of exposed flame unless tank is protected as provided for in Rule 6.1.2. Such storage tanks inside buildings shall have an individual capacity of not more than two hundred and seventy-five (275) gallons capacity and not more than two such tanks each of two hundred and seventy-five (275) gallons capacity may be connected to one burner provided the installation also complies with Rule 8.1. Not more than two (2) two-hundred-and-seventy-five (275) gallons storage tanks shall be installed in a building above ground without protection as provided for in Rule 6.1.2.
- 6.1.2 Storage tanks having a capacity of more than two hundred and seventy-five (275) gallons, when installed inside of buildings shall be located on the lowest floor level and all portions

of such tanks above the floor shall be protected by not less than four inches (4") of masonry with weep holes along the bottom one inch in diameter not more than 3 ft. apart. The masonry walls of a structure may be used as part of the protection.

Storage tanks may be placed in a protective enclosure having solid masonry walls not less than eight inches (8") thickness and of dimension not less than fifteen inches (15") greater on all sides than the outside dimensions of the storage tanks. The walls of enclosure shall be carried up to a height not less than two feet (2') above the top of the tank or to the ceiling where the ceiling is less than two feet (2") above the top of the tank. A fireproof access door shall be installed in the enclosure above the point where the enclosure has a capacity equal to the largest tank installed, and for each additional 10 feet or fraction thereof by which the longest inside dimension of the enclosure exceeds 35 feet an additional fireproof access door shall be similarly installed at one or more intervals of not less than 10 feet.

Columns, pipes, or similar obstructions, may project into the required fifteen inches (15") of space within the enclosure, provided that access door or doors are so arranged that all portions of the enclosure are accessible. The ceiling above the tank enclosure shall be either fireproof or fire-retarded.

- 6.1.3 The capacity of individual storage tanks located inside of buildings shall not exceed twenty-thousand (20,000) gallons.

6.1.3.1 All buried storage tanks shall be constructed of metal not less than $\frac{1}{4}$ " in thickness.

- 6.1.4 All storage containers used in connection with burners or oil-burning heaters shall be installed in a substantial and workmanlike manner with rigid metal fasteners to wall or floor and protected against mechanical injury.

6.2 Inside of Buildings, Below Ground.

- 6.2.1 Storage tanks having a capacity of 275 gallons or more may be buried inside a building with the top of the tank not less than two feet below floor level. In lieu of two feet of earth over the tank, the tank may be covered by concrete flooring equivalent to the basement floor but not less than the equivalent of 4 inches of reinforced Portland cement concrete with not less than No. 20 gauge steel wire cloth 2" x 2" mesh. Tanks shall be placed in firm soil and shall be surrounded by clean sand or well tamped earth, free from ashes or other corrosive substance, and free from stones larger than will pass through a one-inch mesh. When necessary to prevent floating, tanks shall be securely anchored. Storage tanks, buried below the floor, prior to or at the time of installation, shall be thoroughly cleaned and coated on the outside with two coats of red lead and coated at the site with hot tar, asphalt or other equivalent rust-resisting material.
- 6.2.2 Storage tanks buried below the floor shall not be less than $\frac{1}{4}$ " in thickness.
- 6.2.3 No tank shall be buried as to be nearer than three feet to any foundation wall or foundation footing.

RULES

6.3 Outside of Buildings, Below Ground.

- 6.3.1 Storage tanks located outside of buildings, below ground, shall be buried with the top of the tank not less than two feet (2') below the natural grade of the surface of the ground. Tanks shall be placed on firm soil and shall be surrounded by clean sand or well tamped earth, free from ashes or other corrosive substance, and free from stones larger than will pass through a one-inch (1") mesh. When necessary to prevent floating, tanks shall be securely anchored.
- 6.3.2 No tank shall be buried so as to be nearer than 3 feet to any foundation wall.
- 6.3.3 All buried storage tanks prior to or at the time of installation, shall be thoroughly cleaned and coated on the outside with two (2) coats of red lead and coated at the site with hot tar, asphalt or other equivalent rust-resisting material. All tanks shall be electrically grounded.
- 6.3.4 All buried storage tanks shall be constructed of metal not less than $\frac{1}{4}$ " in thickness.

6.4 Outside of Buildings, Above Ground.

- 6.4.1 Storage tanks of a capacity greater than 275 gallons located outside of buildings above ground shall be not less than one and one-quarter ($1\frac{1}{4}$) tank diameters and in no case less than ten feet (10') from the line of adjoining property, the nearest building or adjacent tank. Such tanks shall be electrically grounded. The maximum capacity of individual tanks located outside of buildings above ground shall be fixed by the following schedule:
- | | |
|---|----------------|
| If distant 25 feet from line of adjoining property which may be built upon. | 16,000 gallons |
| If distant 30 feet..... | 24,000 " |
| If distant 40 feet..... | 36,000 " |
| If distant 50 feet..... | 48,000 " |
| If distant 60 feet..... | 60,000 " |
| If distant 75 feet..... | 96,000 " |
| If distant 85 feet or more. | 100,000 " |
- 6.4.1.1 Two hundred and seventy-five (275) gallon tanks shall be located so as not to interfere with or obstruct any means of egress.
- 6.4.2 Each such storage tank shall be protected by an embankment or a dyke. Such protection shall have a capacity of not less than one and one-half ($1\frac{1}{2}$) times the capacity of the tank so surrounded and shall be at least four feet (4') high but in no case higher than one-fourth ($\frac{1}{4}$) the height of the tank when the height of the tank exceeds sixteen feet (16'). Embankments or dykes shall be made of earthwork with clay core; or of masonry, or of impervious reinforced concrete. Earthwork embankments shall be firmly and compactly built of good earth; free from stones, vegetable matter, etc., and shall have a flat section at the top of not less than three feet (3') and a slope of at least one and one-half ($1\frac{1}{2}$) to two (2) on all sides. Concrete or masonry dykes shall be so designed as to safely carry the entire volume of the oil in the tank so surrounded. Embankments or dykes shall be continuous and unpierced. G-19-50.0 of the Administrative Code.
- 6.4.3 All above ground storage tanks prior to or at the time of installation, shall be thoroughly

cleaned and coated on the outside with two (2) coats of red lead and coated at the site with hot tar, asphalt or other equivalent rust-resisting materials. All tanks shall be electrically grounded. All above ground two hundred and seventy-five (275) gallon tanks shall be protected against injury in a manner satisfactory to the Administrative Official.

6.5 Tanks Located Along Line of Subways.

- 6.5.1 Along the line of subways no buried tank shall be placed within twenty feet (20') from the outside line of the subway wall, and where practicable, tanks shall be placed in a lower position than the roadbed of the subway, except as may be modified in specific instances by the Board of Standards and Appeals. Where an above ground tank within a building is located within the outer lines of the subway, or within twenty feet (20') from the outside line of the subway wall, such tank shall be placed within a welded steel oil-tight pan of not less than 18 gauge metal of adequate capacity to contain the contents of the tank.
- 6.5.2 For the purpose of this rule a subway shall be deemed to be any covered subsurface railroad or rapid transit roadbed.

Rule 7. Piping.

7.1 Installation of Piping and Tubing.

- 7.1.1 Piping and tubing shall be run in a substantial and workmanlike manner. Exposed piping shall be protected against mechanical injury and shall be securely supported with rigid metal fasteners or hangers. All pipes connected to buried tanks except test well piping shall be provided with double swing joints at tank.
- 7.1.2 Only new standard full-weight iron, steel or brass pipe, or new extra-heavy copper brass or aluminum alloy tubing, properly marked and duly approved, may be used. Drawn metal tubing when used for conveying oil, shall be adequately protected. Such tubing unless protected against mechanical injury shall be used only in the same room in which the burner is installed. Drawn tubing when used in domestic installations shall be not less than three-eighths inch ($\frac{3}{8}$ ") inside diameter up to shut-off valve at burner. Soldered connections are prohibited.
- 7.1.3 Overflow pipes where installed shall not be smaller in size than the supply pipe.

7.2 Relief Valves.

- 7.2.1 Where a shut-off valve is installed in the discharge line from an oil pump a relief valve shall be installed in the discharge line between the pump and the first shut-off valve.
- 7.2.2 Oil preheaters shall be of approved type and provided with a relief or pressure regulating valve in the piping system to prevent excessive oil pressure. Oil preheaters shall not be installed in the steam or water space of the boiler and shall be so designed that in the event of oil leakage within the preheater, the oil shall be prevented by an approved method from entering the water or steam circulation system. Water piping connection shall be equipped with a blow-down system providing positive flushing of the water side of the preheater. Two (2) thermometers shall also be

RULES

installed, one on the intake oil lines of the preheater and the other on the discharge oil line.

- 7.2.3 Relief valves shall be set to discharge at not more than one and one-half ($1\frac{1}{2}$) times the maximum working pressure of the system. The discharge from relief valves shall be returned to storage tank or to the supply line. Pressure regulating valves and viscosity valves are not included within the scope of this subdivision. There shall be no shut-off valve in the line of relief.

7.3 Vent Pipe.

- 7.3.1 An open vent of iron or steel, without trap, and drainage to the tank, shall be provided for each storage tank. The lower end of the vent pipe shall not extend through the top of the storage tank more than one inch (1"). Cross connection between vent pipe and fill pipe is prohibited.
- 7.3.2 Where a battery of storage tanks, designed to hold the same grade of oil, is installed, vent pipes may be run into a main header.
- 7.3.3 Vents shall be not less than one and one-quarter inches ($1\frac{1}{4}$ ") in diameter for storage tanks up to 1,100 gallons' capacity and not less than two inches (2") in diameter for storage tanks of 1,100 gallons and more. Vents for auxiliary storage tanks shall not be less than $\frac{1}{2}$ inch in diameter and may be run into the storage tank vent.
- 7.3.4 Vent pipes shall be provided with an approved weatherproof hood having a free area of not less than the pipe size area and shall terminate outside the building not less than two feet (2') from any building opening and not less than two feet (2') nor more than twelve feet (12') above the fill pipe terminal, except as may be otherwise approved by the Board. When such openings are fixed and constructed of incombustible materials they shall not be deemed openings within the intent of this rule. If the vent pipe terminal is not visible from the fill pipe terminal location, a one-inch (1") line shall be connected to tank and shall parallel the fill pipe and terminate at the fill pipe terminal with unthreaded end. Such tell-tale lines shall be provided with a check valve set to prevent flow of surface water to storage tank.

7.4 Fill Pipes.

- 7.4.1 Fill pipe shall terminate outside the buildings with the fill pipe terminal located at or above grade at least two feet (2') from any building opening and five feet (5') from any subway grating, at or below the level of the fill pipe terminal. No fill pipe shall be less than two inches (2") in diameter and no fill pipe for #6 oil shall be less than three inches (3") in diameter. Where #6 oil is used, the fill pipe terminal shall be located within three feet (3") of the curb, unless otherwise required by the Highway Department or the Transit Authority. Where there are facilities for the delivery tank truck to drive onto the premise, the fill terminal may be located elsewhere than at the curb provided that the location complies with the other requirements of this rule.
- 7.4.2 Each storage tank shall be provided with a separate fill pipe except where a battery of

tanks is installed, containing the same grade of oil, a common fill and header pipe may be installed provided the area of common header pipe is no smaller than the largest branch fill pipe. When different grades of oil are piped to separate tanks from a common fill line, each branch fill pipe shall be provided with a shut-off valve.

- 7.4.3 Where the top of the storage tank is above the fill pipe terminal the fill pipe shall be connected to the top of the tank and be provided with a shut-off valve and swing check valve which shall be located at the fill pipe terminal, or the shut-off valve may be located inside the building at or below the level of the fill pipe terminal, in an accessible location.
- 7.4.4 All fill pipe terminals shall be approved type constructed of a suitable material, provided with lugs for embedding in concrete or in lieu thereof a set screw to fasten terminal to fill pipe. The outer flange of the fill pipe terminal or the seal cap shall be provided with letters reading "Fuel Oil" and the calendar number under which the fill pipe terminal and the seal cap have been approved. The fill pipe terminal shall be separately threaded or provided with other approved means to receive the seal cap and the fill pipe and such seal cap shall be suitably slotted for a special opening wrench. An oilproof gasket inserted in a groove in the fill pipe terminal shall be provided so as to render the fill pipe terminal leakproof. A strainer is not required but if used must be of not less than one-eighth inch mesh. Where there is a storage system of volatile inflammable oil and a storage system for fuel oil to be used in the same premises, the terminal of the fuel oil pipe shall be provided with a left-handed thread, and the fill pipe fitting shall be a different size than that required for the fill pipes to gasoline tanks.

7.5 Heating Coils in Storage Tanks.

- 7.5.1 All heating to reduce viscosity of oils in storage tanks shall be only by means of hot water or low pressure ten (10) pounds per square inch maximum steam coils or electric heaters approved for oil storage tanks.

7.6 Scavenging Line.

- 7.6.1 When a scavenging line is installed it shall terminate outside of the building and shall be capped oil tight when not in use.

Rule 8. Valves and Control of Oil Flow.

- 8.1 Each supply line from storage tanks of two hundred and seventy-five (275) gallons' capacity and from auxiliary storage tanks shall be provided with a shut-off valve at the tank, and may be connected by a common feed pipe with a shut-off valve at the burner and when connected to burners designed for gravity feed, shall be provided with an approved constant level device. Such tanks shall be on the same level and with a common fill pipe complying with Rule 7.4 and a common vent pipe complying with Rule 7.3. All valves shall be brass gate or globe valves of 125 lbs. per sq. in. rating.
- 8.2 Each supply line for storage tanks of more than two hundred and seventy-five (275) gallons' capacity, shall be provided with a shut-off valve at the burner and where the top of the tank is above the

RULES

oil inlet connection to the burner and/or transfer pump, shall be provided with an approved anti-syphon device located at the highest point in the supply line, except that where heavy oil (No. 6 Commercial Standard Grade) having a viscosity of one hundred (100) seconds or more Saybolt Furol at one hundred and twenty-two degrees Fahrenheit (122° F.) is used, the anti-syphon device shall not be required. No anti-syphon device shall be required where a foot valve is installed at the inlet of the suction line.

- 8.3 Except as may be modified in specific instances by the Board of Standards and Appeals, oil from storage tanks of two hundred and seventy-five (275) gallons' capacity or more may be delivered to burners installed above the lowest floor of a business building only under the following provisions:

8.3.1 Plans for such installation shall be submitted for approval to the administrative official having jurisdiction before such installation is made.

8.3.2 Such burners shall not be installed in any story of any building the floor of which is more than fifty feet (50') above the street level. Only one oil delivery line shall be installed for each floor.

8.3.3. Oil delivery lines to burners located above the lowest floor of a building shall not be larger than two inches (2") iron pipe size.

8.3.4 The pressure in oil lines to burners located above the lowest floor of a building shall not be more than is necessary to deliver oil to the burners and such pressure shall not in any case exceed thirty (30) pounds per square inch. With each automatic burner there shall be installed and maintained in good working order a set of suitable safety controls of the electric or mechanical type. The proper control for each burner is to be listed in the resolution under which the burner is approved. The controls are to provide the following functions:

Temperature control	
Ignition	"
Stack or	
Combustion	"
Pressure	"
Gravity	"

- 8.4 A remote control shall be provided whereby the flow of oil to any burner can be stopped, and such remote control shall be located outside the entrance to the room in which the burner is located and as close to such entrance as practical, except when outside location is impracticable such control may be located immediately inside the room in which the burner is located if such location is accessible at all times. All such controls shall be legibly labeled "Remote Control for Oil Burner." On auxiliary storage tanks used with manually operated burners such remote control may be installed on feed lines between tank and burner.

- 8.5 Except as provided by Rule 4.2 of these rules for approved combination burner and storage container devices, pressure in storage tank or container for the purpose of discharging oil is prohibited.

- 8.6 In systems where either steam or air is used for atomizing the oil, the oil and the atomizing supply shall be interlocked, so that in case of the interruption of the atomizing supply, the supply of oil will immediately be cut off. Except that this requirement shall not apply to air and oil supply units directly connected to a common driver.

Rule 9. Oil Level Indicating Devices and Test Wells.

- 9.1 All tanks located inside the buildings shall be provided with an oil level indicating device. Test wells shall not be permitted in tanks located inside of buildings. Unused tank openings shall be permanently sealed to prevent removal of plugs or cover.
- 9.2 Oil level indicating devices shall be constructed of substantial materials so designed that there can be no leakage of oil or oil vapor.
- 9.3 Test well shall be capped oil tight and kept closed when not in use.

Rule 10. Permits, Plant, Inspection and Tests of Storage Tanks and Piping.

10.1 Permits.

10.1.1 No oil burner installation of more than six (6) gallons capacity shall be operated until after a Certificate of Approval has been issued by the Commissioner of Buildings and a permit for the storage of fuel oil has been issued by the Fire Commissioner, except that temporary operation shall be permitted upon the filing by the licensed oil burner installer of a certified statement that such equipment conforms with the approved application for a work permit and plan submitted therewith, and with applicable provisions of law.

10.1.2 Application for Fire Department permit for the storage of fuel oil shall be made within ten days after the completion of the installation by the installer who holds a Certificate of License issued by the Commissioner of Buildings on forms furnished by the Commissioner of Buildings which shall include the location of the building in which the installation has been made, name and address of installer, quantity of fuel oil to be stored and signature of the owner.

10.1.3 No certificate or approval shall be issued by the Commissioner of Buildings and no fuel oil storage permit shall be issued by the Fire Commissioner until the installer has furnished a certified statement to the Commissioner of Buildings that the installation complies with all requirements, and that the CO₂ content of the flue gas by actual test of the completed installation is not less than 8 percent without smoking.

10.2 Plans to be Filed Where Structural Considerations Are Involved.

10.2.1 The installer shall file with the Commissioner of Buildings plans showing the size and location of all storage tanks having a capacity greater than 275 gallons where such tanks are to be installed either inside of buildings in or below the lowest floor level or outside of buildings below ground. Plans, however, shall be filed where 275 gallon tanks are to be buried and for all multiple dwellings and for all places of public assembly. All such plans shall show compliance with all structural requirements and shall show all salient features of the installation. Plans shall also be approved by the New York City Transit Authority within the limitation in Rule 6.5.1 for all tanks located in or outside of buildings along the line of subways under its jurisdiction.

RULES

10.3 Inspection and Tests of Installations of Storage Tanks and Piping.

10.3.1 All fuel storage tanks and piping installed, as required to be tested by these Oil Burner Rules, shall after installation, except as indicated in this section, be tested by the installer in the manner and to the pressures set forth in this section, and proved tight before any fuel oil system shall be placed in operation. A certified statement by the installer attesting to such installation and test shall be filed with the Commissioner of Buildings.

(See Sections of the Administrative Code C19-19, as amended by Local Law 46 of 1951 and C19-152).

10.3.2 Storage tanks of more than two hundred and seventy-five (275) gallons' capacity and all piping for oil connected thereto shall show no change in a shape, rupture or leakage when subjected to a hydrostatic test with water or oil as follows:

10.3.2.1 Oval, or round, rectangular and specially shaped storage tanks and piping connected thereto twenty-five (25) pounds per square inch.

10.3.2.2 Cylindrical storage tanks and piping connected thereto, fifty (50) pounds per square inch.

Pressure shall be applied for a period of thirty minutes. When oil is used there shall be no fire or flame in the room or rooms in which the test is being conducted. The contractor shall furnish all necessary equipment for conducting tests. Such tests may be made with oil in freezing weather for tanks located outside of building.

10.3.3 Defective tanks, if repaired by welding, shall have all oil removed and shall be purged of all explosive gases or vapors.

10.3.4 The anti-syphon devices, where used as provided for in these rules, shall be approved devices.

10.3.5 All piping conveying oil from a transfer pump to a burner subjected to a pressure in excess of 50 lbs. per sq. inch shall be tested for a pressure of $1\frac{1}{2}$ times the working pressure.

10.4 Fee for Permit and Test of Storage Tanks and Piping.

10.4.1 When application for permit for the storage of fuel oil is made, as provide for in Rule 10.1, a fee covering the permit shall be paid to the Fire Department in accordance with the schedule given in the Administrative Code.

10.5 Except as otherwise provided for in Rule 11, oil burning installations shall be inspected as required by the Commissioner of Buildings and if it is determined that the installation complies with the requirements of the administrative code, the rules of the Board of Standards and Appeals and all laws and regulations applicable thereto, a certificate of approval shall be issued by the Commissioner of Buildings.

Rule 11. Inspection of Installations With Not More Than Six (6) Gallons' Storage Capacity.

11.1 All installations of burners with not more than six (6) gallons, storage capacity except where such installations are made in dwellings shall be reported by installer to the Fire Commissioner

giving location of building in which installation is made, name and address of owner and/or occupant name and address of installer and the make and approval number of burner. Such reported installations shall be inspected as required by the Administrative Code.

Rule 12. Ventilation.

12.1 No burner shall be installed in any boiler, heater, range or stove unless each boiler, heater, range or stove be connected to a legal chimney, complying with Article 12 of the Building Code, except that several units may be connected to a common chimney.

12.2 Adequate ventilation, at least 15 square inches clear opening per gallon of oil per hour, required to fire the equipment to gross output shall be provided in all rooms in which burners are installed. If the fixed ventilation is supplied mechanically, it shall be electrically interlocked with the burner, and it shall be capable of supplying at least 36 CFM of air per gallon oil per hour, required to fire the equipment to gross output. It shall also be capable of maintaining an air pressure in the boiler room when the burner is in operation, no less than the outdoor atmospheric pressure at the same time and elevation.

12.3 Dampers shall be so constructed that they cannot completely cut off the passage of flue gases at any time. Approved automatic draft controls may be installed when necessary to provide proper draft where the draft is excessive.

Rule 13. Automatic Pumps.

13.1 Automatic pumps, when not an integral part of the burner shall be of approved type, provided with automatic means for preventing continuous discharge of oil in case of pipe breakage.

Rule 14. Fire Protection.

NOTE: In order that the intent of Local Law No. 145 of 1940 be carried out, Section C26-693.0, sub. d, par. 1, 2, 3, is superseded by the following:

14.1 The clear distance between smoke pipe connections, of any boilers, furnaces or other heating apparatus to flues, and combustible material shall not be less than eighteen (18) inches, except that this clearance may be reduced to nine (9) inches where a baffle consisting of not less than No. 29 gauge sheet metal backed by $\frac{1}{4}$ inch thick asbestos is placed two (2) inches above and extending along the entire length of the smoke pipe connections and twice the width thereof and such baffle is securely fastened from the ceiling with substantial hangers. In lieu of such baffle the combustible material may be covered with fire-retarding material as defined in these rules.

14.2 The clear distance between any non-insulated heat-producing parts of boilers, furnaces or other heating apparatus and combustible material shall not be less than twenty-four inches (24"). Where such parts are insulated by two inches (2") of asbestos, or equivalent, the clear distance shall be not less than twelve inches (12"), or, in lieu of such insulation be combustible material shall be covered with fire retarding material as defined in these rules extending 8 ft. in front and 4 ft. side and rear of the apparatus.

14.3 No movable combustible material shall be stored or maintained within five feet (5') of heating apparatus, except where same is protected by fire retarding material.

14.4 Burners and all accessories, including tanks and piping shall be maintained oil tight and kept clear at all times.

3

University of Illinois Library
Serials Dept.
Urbana, Ill.

RULES

- 14.5 The floor beneath boiler or furnace and within two (2) feet in all directions, shall be protected by fireproof construction or a protection consisting of a $\frac{1}{8}$ th inch steel plate covered with $\frac{1}{2}$ inch sheet asbestos and 4 inches of terra cotta. Suspended furnaces shall comply with the requirements of Rule 14.2.
- 14.6 Oil burning devices designed for installation with storage of not more than six (6) gallons shall be set level and firmly anchored. The floor beneath stoves or any such heating devices shall be protected by a shield of $\frac{1}{2}$ " asbestos or equivalent extending at least twelve inches (12") beyond the projected area of such device where required within the specific approval of each burner. Approved safety cans only shall be used for the storage and filling of oil containers. The fuel oil used for these burners shall be range oil or No. 1 or No. 2 fuel oil. The manufacturer or installer of these burners shall within 48 hours after each installation notify the Fire Department in writing of the name of the person to whom this burner is sold and the address of the premises where installed.
- 14.7 Near each boiler, furnace or suspended fuel oil-burning unit there shall be immediately available one (1) approved hand fire extinguisher of not less than two quart capacity suitable for oil fires or two (2) rounded bottom pails filled with sand.

Rule 15. Instruction Cards and Certificate of Fitness.

- 15.1 Cards, giving complete instructions for the care and operation of the system shall be permanently fixed near the apparatus in readable condition. Where burners or oil-burning heaters designed for use with storage of not more than six (6) gallons' capacity are installed, there shall also be posted a copy of the specifications under which it was approved by the Board of Standards and Appeals in addition to the instruction card herein provided for.
- 15.2 Except as provided in Rule 15.2.1 every heating system in which the oil is preheated or systems not fully automatic when operating shall be under the direct supervision of a person holding a certificate of fitness issued by the Fire Commissioner and who shall be in the building at all times while the burners are in operation, except, that a person holding a certificate of qualification as a licensed engineer or as a licensed fireman issued after May 1, 1941, under the provisions of C-26-213.0 of the Administrative Building Code, or a person with

such license issued prior to May 1, 1941 carrying an endorsement reading "Oil Burners" shall not be required to obtain such certificate.

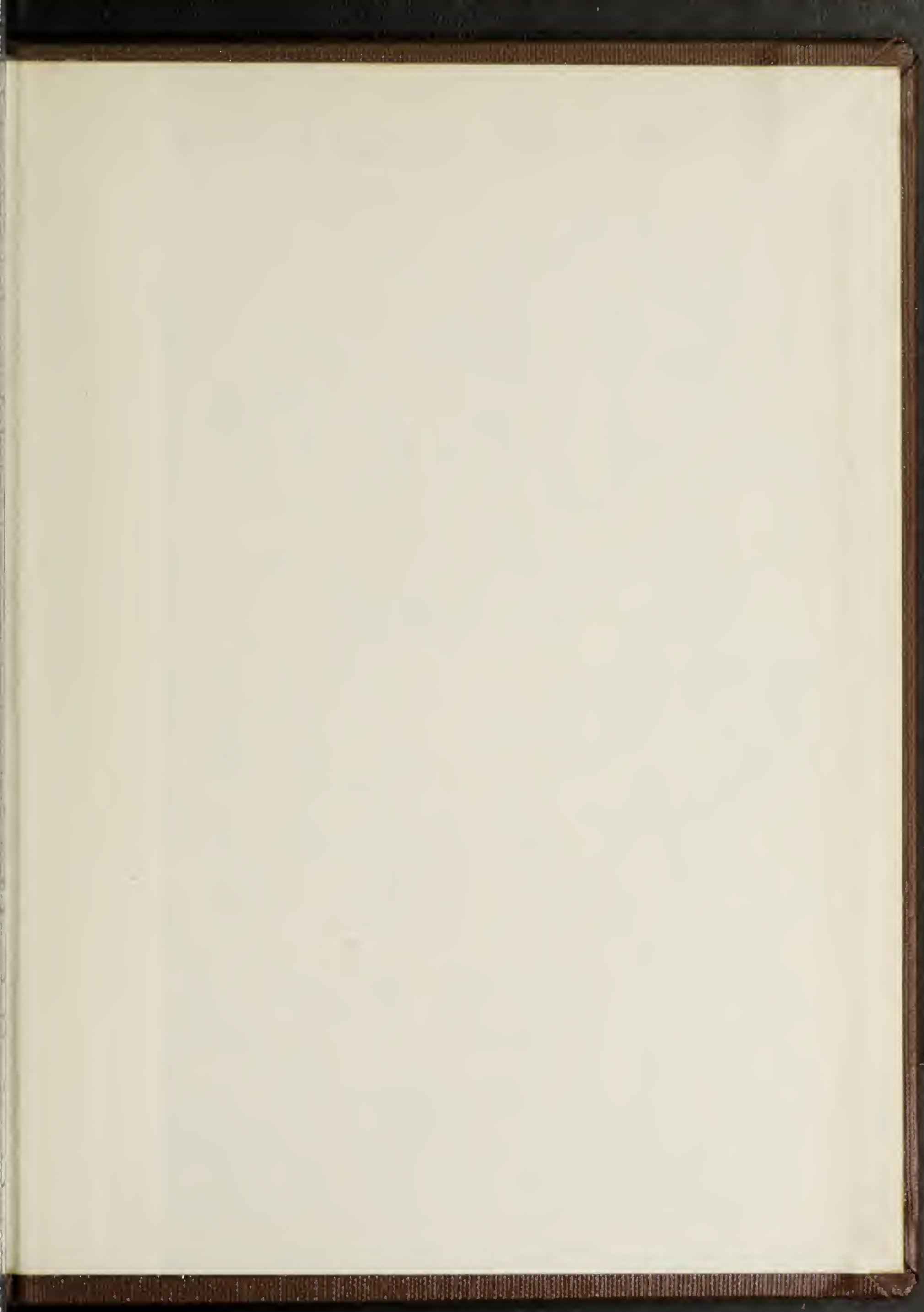
- 15.2.1 The provisions of Rule 15.2 shall not apply to heating systems in residential occupancies where the building or the building units are contiguous on a site or plot under common ownership, and when such systems are equipped with approved, fully automatic, self-checking electrical safety controls which will shut down the system or systems within five (5) seconds following oil flame failure. The collective number of such heating systems, while in operation, shall be under the care and supervision of one person holding a certificate of fitness issued by the Fire Commissioner and who is regularly employed on full time, and resides on the premises, and whose employment has as one of its purposes the operating and maintenance of the oil burner, except that a person holding a certificate of qualification as a licensed engineer or as a licensed fireman issued after May 1, 1941 under the provision of C-26-213.0 of the Administrative Building Code, or a person with such license issued prior to May 1, 1941 carrying an endorsement reading "Oil Burner, shall not be required to obtain such certificate. The safety controls shall be reset for burner operation only by the person holding the certificate of fitness or license referred to in this section, or by an installer holding a certificate of license issued by the Commissioner of Buildings for the installation of such oil burning equipment.

Rule 16. Modification.

- 16.1 When, for any reason, it may be impracticable to comply strictly with the foregoing rules, the administrative official having jurisdiction shall have power to accept substitute methods provided the spirit and substance of these rules shall be complied with.

Rule 17. Existing Installations.

- 17.1 Oil burner systems heretofore installed and duly approved as complying with all laws and rules then applicable thereto shall be deemed acceptable, provided there have been no subsequent alterations to the apparatus, except as to Rule 15.2.



UNIVERSITY OF ILLINOIS-URBANA
352.05 NEW C001 v.44:1-25(1959)
Bulletin.



3 0112 087954035